550 W. Irving Park Road, Itasca, Illinois 60143-2018
630-773-0835 • Fax 630-773-2505 • www.itasca.com

VILLAGE OF ITASCA
PLAN COMMISSION AGENDA

PLAN COMMISSION MEETING WILL BE CONDUCTED THROUGH ZOOM

Instructions on Public Participation can be found on Pages 3 & 4 of the Agenda

Wednesday, July 15, 2020 - 7:00 p.m.
Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

REGULAR MEETING AGENDA

1. Call to Order
2. Roll Call
3. New Business
    a. Case PC 20-007
    Petitioner: Quadrangle Development
    Owner: 870 Arlington, LLC & Arlington Thorndale, LLC
    Location: 870 & 900 N. Arlington Heights Rd.
    Request: Petition for Preliminary & Final Plat of Subdivision Approval
4. Review and Consideration of Regular Meeting Minutes for:
    a. June 17, 2020
5. Public Comment
6. Project Updates and Announcements
7. Executive Session *(if needed)*
8. Adjournment

PUBLIC HEARINGS

1. Case PC 19-014 (Continuation)
   Petitioner: Haymarket DuPage LLC
   Owner: Pearl Hospitality LLC
   Location: 860 W. Irving Park Rd.
   Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

2. Case PC 20-010
   Petitioner: Rosaleen Ann Bradley
   Owner: Rosaleen Ann Bradley
   Location: 340 Home Ave.
   Request: Petition for a Variance to Lot Coverage Requirements in the R-2 Zoning District to allow for the construction of a patio.

3. Case PC 20-009
   Petitioner: MRK Realty, LLC
   Owner: MRK Realty, LLC
   Location: 1133 N. Prospect Ave.
   Request: Petition for Variances to Number of Permitted Wall Signs and Wall Sign Area to allow for the construction of two wall signs.

4. Case PC 20-006
   Petitioner: BSTP Midwest, LLC.
   Owner: Bridge Itasca, LLC
   Location: Southeast Corner of Rohlwing Rd. & Devon Ave.
   Request: Petition for Planned Development by Special Use, Petition for Subdivision, and Class I Site Plan Review for the development of a multi-tenant retail/restaurant site, hotel site, and gas station site.

5. Case PC 20-005 (Continuation)
   Petitioner: Village of Itasca
   Owner: N/A
   Location: N/A
   Request: Petition for Text Amendments to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations.

NEXT REGULARLY SCHEDULED MEETING:

- Wednesday, August 19, 2020 at Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143

NOTE: Any person who has a disability requiring reasonable accommodation to participate in this public hearing should contact Jody Conidi, Village Clerk, 550 W. Irving Park Road, Itasca, IL or call (630) 773-0835 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.

INSTRUCTIONS FOR PUBLIC PARTICIPATIONS

1. To Listen to Audio & Participate:

   Call: (312) 626-6799
   Enter Meeting ID: 959 5424 7886
   Enter Participant ID: #

2. To view the Presentation & Exhibit(s) presented to the Plan Commission:

   Zoom Meeting Link:
   https://us02web.zoom.us/j/95954247886?pwd=YXZ6TFBzaVM4U0FncHJnV1VJbGdkQT09
   Password: Ruler2020

   Note: Members of the Public will only be able to view the Presentation & Exhibit Screen. In order to listen to the audio feed and participate, you must call into the meeting.

3. Swearing in Witnesses:

   All persons who desire to testify will be sworn in at the beginning of the hearing. When each person begins their individual testimony/ comment, the Chairperson or Village Staff will verbally confirm with you if you were sworn in at the beginning of the hearing.

4. Written Questions & Comments:

   The Public is encouraged to submit written comments and questions in advance of the public hearing in lieu of live comments and questions. Deadline to submit written comments and questions is 2 hours before the meeting. Village Staff will read submitted questions and comments into the record and either the Plan Commission, Village Staff and/or Petitioner will respond to the comments and questions.

   Comments and questions can be submitted via email to commdev@itasca.com or by mail addressed to:

   Village of Itasca
   Attn: Plan Commission Chairperson
   Case: PC# 20-XXX
   550 W. Irving Park Rd.
   Itasca, IL 60143

   Note: Case Number can be found on the Plan Commission Agenda.

5. Live Comments and Questions:

   The public will have the opportunity to give live comments and/or ask live questions. The Chairperson or Village Staff will acknowledge each member of the public calling into the meeting by the last 4 digits of their phone number and ask them if they wish to provide a comment or question. If the person does not wish to provide any comments or question please remain silent and Village Staff will move onto the next caller. There will only be one pass of callers to provide comments and/or questions to allow for an efficient meeting.

6. Questioning of Witnesses:

   Those persons who would like to cross-exam a witness are required to sign-up in advance of the hearing by emailing commdev@itasca.com, calling Mo Khan, Village Planner, at 630-228-5631, or submitting a written notice to:

   Village of Itasca
   Attn: Plan Commission Chairperson
   Case: PC# 20-XXX
   550 W. Irving Park Rd.
   Itasca, IL 60143

   Any documents that will be used during questioning must be provided to Village staff no later than 7 days before the Plan Commission meeting so that these documents may be made available to the Plan Commissioners, petitioner, and the testifying witness before the hearing.

7. Submittal of Comments & Questions Post-Hearing Due to Technology Failure:

   The public is provided a 7-day period, starting the day after the vote is taken, to submit in writing to commdev@itasca.com any objections, comments or questions that were not able to be heard during the hearing due to failure to access the hearing due to a failure of technology (i.e. internet failure, inability to connect/log into the meeting).

   After seven-days, if no technology objection is raised by a member of the public, the Plan Commission's recommendation becomes final and is forwarded to the Village Board. If a written technology objection is submitted within the seven day period, the Plan Commission's recommendation is voided and the Plan Commission shall re-open the hearing at its next regularly scheduled meeting to hear the objection and any response by the petitioner.

Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, June 17, 2020 - 7:00 p.m.
Plan Commission Meeting Conducted Through Zoom

REGULAR MEETING AGENDA

1. **CALL TO ORDER**
Chairman Kischner called the Village of Itasca Plan Commission Regular Meeting to order at 7:01 p.m. on June 17, 2020.

2. **ROLL CALL**
Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yourdina Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

3. **ADOPTON OF PLAN COMMISSION PUBLIC HEARINGS PROTOCOLS DURING COVID-19**
Chairman Kischner asked if all the Commissioners had an opportunity to review the protocols presented for adoption and asked if they had any questions. Each Commissioner and staff confirmed that they understood the protocols and had no questions.

Call for Motion:
Chairman Kischner asked for a roll call vote to approve the adoption of Plan Commission Public Hearings Protocols during COVID-19.

Motion to approve the adoption of Plan Commission Public Hearings Protocols during COVID-19:
Commissioner Swets
Second to Continue: Commissioner Carello

Roll Call Vote:
Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

Call for Motion:
In consideration of petitioner's time, Chairman Kischner asked for a motion to continue the regular meeting business to after the completion of the Public Hearings.

Motion to continue the regular meeting business to after the completion of the Public Hearings:
Commissioner Swets
Seconded: Commissioner Carello

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

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PUBLIC HEARINGS

CALL TO ORDER
Chairman Kischner called the Village of Itasca Plan Commission Public Hearings to order at 7:03 p.m.

ROLL CALL
Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray; Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yourdina Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

1. Case #: PC 19-014 (Continuation)
   Petitioner: Haymarket DuPage LLC
   Owner: Pearl Hospitality LLC
   Location: 860 W. Irving Park Rd.
   Request: Petition for a planned development by special use with exceptions and Class I Site Plan approval all in order to permit a mixed-use residential and healthcare facility and other accessory uses in the B-2 Community Business District at 860 W. Irving Park Road.

Call for Motion:
Chairman Kischner asked for a roll call vote to continue Case #PC 19-014 to the Wednesday, July 15, 2020 Plan Commission meeting.

Motion to Continue Case # PC 19-014: Commissioner Carello
Second to Continue: Commissioner Daly

Roll Call Vote:
Yes - Commissioners Daly, Carello, Holmes, Drummond, Ray
Nay - None
Recused – Commissioner Swets
Motion Carried

2. Case #: PC-002 (Continuation)
   Petitioner: Doyle Signs, Inc. on behalf of Keyence
   Owner: BPRE Itasca Holdings, Ltd.
   Location: 500 Park Blvd.
   Request: Petition for Variances to Number of Permitted Wall Signs and Total Wall Sign Area in order to accommodate a second wall sign.

Roll Call to Open Case # PC 20-002:
Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray; Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yourdina Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation: Mr. Mike Schatz made a presentation on behalf of the petitioner, Keyence. He noted that they currently have a sign on the southwest corner of the building (313 sq. ft.) and they are requesting a variance to install a duplicate sign on the northeast corner. He noted the western exposure provides great exposure to both I290 and I390 and the additional sign would give exposure to traffic

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traveling eastbound. He stated that the requested signage is similar to others in the immediate area, including the Westin.

Commission Discussion: Commissioner Carello asked for confirmation that the requested additional signage would be an exact duplication of the current one on the building and Mr. Schatz stated it would be identical. Commissioner Drummond asked for the combined signage square footage of the Westin and Mr. Mo Khan stated he did not have that information. Commissioner Swets noted while the current sign is a conventional size and comparable to others in the area but due to the length of the company name, it needed to be a bit larger. He added that based upon the size of the building and the fact that both signs would not be visible at the same time, he would be in favor of approving the request. Mr. Schatz added that Keyence currently occupied approximately 94% of the 500 Park building and added that whenever space becomes available they request it to expand. Commissioner Drummond asked for confirmation of the proposed sign location and Mr. Schatz confirmed that the sign would be on the east wall of the north side of the building.

Staff Report: Mr. Khan stated the following:

- The requested second sign would be on the opposite facade of the building (not visible at the same time)
- It would be proportional to the building
- Is a unique circumstance that would not be applicable to others in the area
- Would be aesthetically appealing
- A variance had been granted for the original/current sign

Chairman Kischner agreed with the staff report and stated that he also supported the request however; he raised a question regarding Conditions of Approval # 4, item 4 – allowing additional signs in the future. Mo Khan stated that if additional signs were requested in the future, they would have to go through the variance process. Attorney Wysocki stated that this variance could be written specific to this petitioner only and not as a per tenant ordinance if desired and the Commissioners noted that would be their preference. She reiterated that all future variance requests would be required to be brought before the Plan Commission for individual review and would be approved for specific square footage.

Public Comment: Commissioner Kischner asked if there were any public comments or concerns and with none were raised, closed the public comment portion of the hearing.

Legal Findings of Fact: Attorney Wysocki noted that the findings of fact required for a variance was available in the staff memorandum included in the meeting packet. She noted that the circumstances of this request were unique (location and size of building) and it would not alter the essential character of the locality.

Call for Roll Call Vote:
Chairman Kischner asked for a roll call vote to confirm agreement of Commissioners with Attorney Wysocki's findings.

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray; Chairman Kischner
Nay - None
Motion Carried

Call for Motion:
Chairman Kischner asked for a motion to approve the petition for variances.

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Motion to Approve Case # PC 20-002, petition for variances to Section 13.03-4b and 13.03-4c to allow for two (2) wall signs with a total wall sign area of 626 square feet as described in the petition and attached documents and subject to staff recommended Conditions #1-4: Commissioner Drummond
Seconded: Commissioner Daly

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

Chairman Kischner advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Call for Motion:
Chairman Kischner asked for a motion to close Public Hearing #PC 20-002.

Motion to close Public Hearing #PC 20-002: Commissioner Swets
Seconded: Commissioner Daly

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

3. Case #: PC 20-003 (Continuation)
Petitioner: Michael Gasior
Owner: Zain Investments, LLC
Location: 1431 Harmony Ct.
Request: Petition for Special Use & Class I Site Plan Review to permit Outdoor Storage at the address commonly known as 1431 Harmony Ct., Itasca, IL 60143 in order to accommodate an online car sales business.

Roll Call to Open:
Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yourdina Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation: Mr. Michael Gasior began his presentation on behalf of the owner of Zain Investments. He stated that the purchased property is located in a limited manufacturing zoned district. They seek to lease it to a tenant that is currently running a successful car sales business in Mount Prospect that would like to open a location in Itasca. He noted that the primary sales are online and the desire is to be able to store vehicles both inside and outside the facility. He provided a letter from the Village of Mount Prospect that stated that they are good tenants and in good standing with the Village.

Commission Discussion: Commissioner Drummond asked if there would be security implemented and Mr. Gasior stated that lighting had recently been updated but fencing would not be installed. He added that the majority of vehicles would be parked inside the facility with up to fifteen additional vehicles parked outside. Mr. Khan stated that the outside parking would serve as overflow parking, for inventory rotation during business hours and staff parking. Commissioner Drummond asked for confirmation of the number of

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outdoor parking spaces and asked if there were mandates concerning the indoor parking capacity. Mr. Khan confirmed the number of outdoor parking spaces and stated the only indoor parking requirement was their adherence to building code requirements. Commissioner Daly asked if any physical improvements were anticipated and Mr. Khan replied that there might be seal coating and painting but nothing additional. Commissioner Daly asked about the dumpsters that currently existed and Mr. Gasior stated they would be stored in the rear of the building. Additional concerns raised by Commissioner Daly included the access and egress of emergency vehicles and refuse disposal vehicles; Mr. Khan stated that both access and egress would be secured. Commissioner Swets asked if outdoor storage would be limited to cars only and would vehicles need to be licensed, in good condition and parked on paved surfaces. Mr. Khan stated that the Conditions of Approval addressed those concerns. Commissioner Holmes asked if all adjacent properties had been notified and Mr. Khan confirmed they had - the only response was the letter from the Forest Preserve District that he read into the record. The letter, addressed to Chairman Kischner from Mr. Kevin Stowe of the Forest Preserve District of DuPage County, thanked the Plan Commission for the opportunity to comment and voiced concern of potential gasoline and oil environmental hazards. Regarding a question raised about tax revenues to Itasca, Mr. Khan noted that Platinum would need to list this address, update their license and noted that the sales tax revenue percentage is less than that of new vehicle sales. Chairman Kischner asked if a safety inspection of the indoor storage area had been conducted and Mr. Khan confirmed that safety inspections were routinely conducted in conjunction with the business license application process. The Chairman also asked if fencing is required and Mr. Khan responded that fencing is only required when adjacent or visible to residential properties. Commissioner Daly stated that cars parked in a parking lot falls beyond that requirement as it is not unusual. Commissioner Daly also asked if the Police and Fire Departments had looked at the exterior not from the perspective of risk/theft (up to the tenant's discretion) but from a personal safety standpoint; Mr. Khan stated he would forward the Commission's request for review. Chairman Kischner stated that he would be supportive of approval based on the Police and Fire Department's recommendation. Chairman Kischner asked the petitioner if he agreed with the recommendations in Exhibit C and he confirmed that they did. Commissioner Daly added that ADA rules should also be followed and Mr. Khan shared where the designated ADA spaces were located on the property adding that no storage would be allowed in those spaces.

Staff Report: Mr. Khan presented the staff report noting that Platinum Auto Exchange, an online car dealership business received their Zoning Certificate approval from the Village Board to use the subject property as an indoor storage facility in February 2020. They have indicated that they would like to move the business's main operations to this location in Itasca pending the ability to use the outdoor pavement area for additional storage of their vehicles. Staff looked at parking and zoning ordinances and there were no separate requirements designated for online sales. He provided an overview of the Planning & Zoning Analysis prepared and in summary stated that the proposed use of a motor vehicle sales business with accompanying outdoor storage at the subject property raised concerns regarding safe and adequate off-street parking and circulation and the potential for inadequate access by emergency vehicles to the site. He then shared the Recommendation Conditions of Approval prepared by Village staff that sited five recommendations for approval.

Public Comment: Chairman asked if there were any additional questions or comments from the public and with none raised, he closed the Public Comment portion of the hearing.

Legal Findings of Fact: Attorney Wysocki stated that the Standards of Approval for Special Use and Required Findings of Fact for Special Use were included in the staff memorandum. She noted that the proposed use would assist in safely and securely allowing customers to purchase vehicles online, and to assist the petitioner to move a well-established business to the Village of Itasca. The property is located in a cul-de-sac, which allows for minimal traffic to the surrounding businesses. The special use allowing outdoor vehicle parking will not be detrimental to the health, safety, orals or general welfare of person residing or working in the vicinity. The petitioner agrees to abide by the Zoning Ordinance and any Conditions made part of the authorization by the Board.

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Call for Roll Call Vote:
Chairman Kischner asked for a roll call vote to confirm agreement of Commissioners with Attorney Wysocki's findings.

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

Call for Motion:
Chairman Kischner asked for to approve Case #PC 20-003.

Motion to Approve Case # PC 20-003, petition for Special Use and Class 1 Site Plan Review to permit outdoor storage as described in the petition and attached documents, and subject to staff recommended Conditions #1-5: Commissioner Drummond
Seconded: Commissioner Daly

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

Chairman Kischner advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Call for Motion:
Chairman Kischner asked for a motion to close Public Hearing #PC 20-003.

Motion to close Public Hearing #PC 20-003: Commissioner Swets
Seconded: Commissioner Daly

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

4. Case #: PC 20-004 (Continuation)
Petitioner: Itasca Bank & Trust
Owner: Itasca Bank & Trust
Location: 308 W. Irving Park Rd.
Request: Petition for Variance to Dynamic Sign Regulation regarding shut-off time.

Roll Call to Open:
Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner
Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yourdina Wysocki (Village Attorney*)*, Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation: Mr. Jim Mensching, President of Itasca Bank and Trust Company stated that he came before the Board in January for sign approval and noted that they are currently under construction. He

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was now coming before the Plan Commission with a petition regarding the Dynamic Sign Regulation in reference to shut-off time. He noted that the smaller sign on west side is for the Drive-up Teller and ATM usage - available to customers and non-customers. The Drive-up hours are 7:00 a.m. - 7:00 p.m. but are currently shortened due to COVID-19 pandemic. Mr. Mensching shared that the Drive-up sign is helpful to customers and would be changed twice a day – at the start and end of each day. With the main entrance moved to the east side of the building, the main (larger) sign has been moved to the east side of the property. The main sign advertises product and service offerings and provides event information/community announcements.

Commission Discussion: Commissioner Swets asked Mr. Khan why the Bank had to come back before the Commission and he replied that the variance hadn't been publically announced for the last meeting. He added that Illuminated signs can be on 24 hours but dynamic (electronically changing signs) have time limitations. He confirmed that the petitioner is seeking a variance to allow approved dynamic signs to remain operational 24 hours a day, 7 days a week due to safety concerns for motorists approaching the Bank on Irving Park Road and to let their customers know if the Drive-up is open or closed for efficient traffic flow. He added that the Drive-up teller window is open at 6:50 a.m., earlier than when the bank opens. Commissioners Ray and Drummond did not understand that this request would be applicable to both signs. Mr. Khan stated the Bank would have usual banking hours on the main (large) sign from 10:00 a.m. – 7:00 p.m. that advertises services, product offerings and event/community information. The smaller sign would address the business operations for the ATM (24 hours) and specific hours for the Drive-up Teller. He noted that the Village staff recommends that the ATM/Drive-up sign for 24 hours per day and the main sign be operational from 6:30 a.m. - 8:00 p.m. The differences between a dynamic (moving) sign and a static (digital) sign were discussed and it was confirmed that the black screens on both signs were dynamic. It was also noted that the lumens of the LED lighting at night would need to be monitored as well. Mr. Steve Gruber (sign company) noted that the LEDs are programmable and stated that the ATM 24 HRS sign is dynamic but would remain static. Chairman Kischner noted Condition #3 – could operate 24 hours per day and allow two changes a day. Chairman Kischner polled the Commissioners asking for consensus of adding a Condition changing the Drive-up sign twice a day and the responses were as follows:

Yes: Commissioners Daly, Carello, Swets, Holmes, Ray
No: Commissioner Drummond

Staff Report: Mr. Khan provided an overview of the prepared Planning & Zoning Analysis and in summary noted that the petitioner was requesting a variance to the Zoning Ordinance to permit 24 hours of operation of their dynamic signs. The petitioner stated that the signage would allow for better visibility, and help to control and contribute to traffic safety. The variance would also allow for the Bank to alert customers that their drive-up window was open before the Bank opens. He then outlined the four Staff Recommended Conditions of Approval.

Public Comment: Mr. Khan read a letter submitted in advance by residents Mr. Dave and Mrs. Paula Pattelli of 309 West Grove Street, Itasca regarding the elevated lit architectural sign on the east side of the Itasca Bank & Trust building. They stated that the glaring light is an eyesore that "changes the environment of that nature area". They asked for consideration of adjustments such as shielding the light from the south side or changing the color from neon blue to a soft white. Two photographs taken from their yard on May 21 were presented to the Plan Commission. She stated that she understands she cannot force a change but hopes that consideration to the homes on Grove, the river walk and nature walk path would be considered. Mr. Mensching stated that these were old photos - in the last two weeks the entire area had been landscaped that he believed would soften the lighting but Ms. Patelli responded that the issue was the light on the roof. He understood their concerns and responded that he would go back to see what might be done to make it better

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Legal Findings of Fact: Attorney Wysocki clarified Condition #5 ATM-24 Hours sign (smaller sign on west side of building) stating it may be changed no more than twice a day. She noted that this is a request for a variance to Section 13.01-27 requiring certain Findings of Facts that were included in the staff memorandum. The proposed Finding of Facts stated that the west entrance sign helps motorists to ensure safe traffic flow on Irving Park Road; the east entrance sign provides information on products, service offerings and community events. She also noted that the new signage compliments the Bank's newly remodeled building, it has a unique circumstance in that different components of the Bank's business has differing operating hours and the Bank operates different hours from other businesses in the downtown district. In order to fully serve its customers, the petitioner must keep the public informed of operating hours and traffic patterns. It would not have negative effects on the character of the neighborhood or property values and not alter the essential character of the locality.

Roll Call Vote:
Chairman Kischner asked for a roll call vote to confirm agreement of Commissioners with Attorney Wysocki's findings.

Call for Roll Call Vote:
Yes - Commissioners Daly, Carello, Holmes, Drummond, Ray
No - Commissioner Swets
Motion Carried

Call for Motion:
Chairman Kischner asked for a motion to approve Case #PC 20-004.

Motion to approve Case # PC 20-004, petition for variance to Section 13.01-27.i to allow for ATM Dynamic Signs in the B-6 Zoning District to remain operational 24-hours a day, 7 days a week and changed no more than twice a day and, the Main Dynamic sign to be operational from 6:30 a.m. and 8:00 p.m. as described in the petition and attached documents and subject to the staff Recommended Conditions #1-5: Commissioner Carello
Seconded: Commissioner Daly

Roll Call Vote:
Yes - Commissioners Daly, Carello, Holmes, Drummond, Ray
No - Commissioner Swets
Motion Carried

Chairman Kischner advised the petitioner that the motion passed and to discuss with staff when they would appear before the Village Board. Mr. Khan advised that he would be in contact with them.

Call for Motion:
Chairman Kischner asked for a motion to close Public Hearing #PC 20-004.

Motion to close Public Hearing #PC 20-004: Commissioner Swets
Seconded: Commissioner Daly

Roll Call Vote:
Yes - Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

5. Case #: PC 20-005
Petitioner: Village of Itasca

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Owner: N/A
Location: N/A
Request: Petition for Text Amendments to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations.

Roll Call to Open:
Present: Commissioners Daly, Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner

Others Present: Shannon Malik Jarmusz (Director of Community Development), Mo Khan (Village Planner), Yourdina Wysocki (Village Attorney), Peggy Michet (Recording Secretary)

Petitioner and Public Sworn In

Petitioner Presentation/Staff Report: Mr. Khan noted a concern among members of the Village Board and Plan Commission regarding the use of dynamic signs in residential areas. The Dynamic Sign ordinance was reviewing every 60 seconds to every 15 seconds. In addition, the operational hours in or adjacent to residential areas be modified from shutting off from 10:00 p.m. to 7 a.m. to 8:00 p.m. to 7:00 a.m. If approved by the Village Board, the current signs would be grandfathered but would also be asked to comply but not mandated.

Commission Discussion: Commissioner Swets stated the timing of the signs changing should be different for residential vs. non-residential areas – signs changing every 15 seconds in a residential area could be annoying. He the current setting for one minute was fine or suggested designating residential and non-residential parameters. Mr. Khan noted that the text amendment could be adjusted to address both areas in a different fashion. Commissioner Holmes was in favor of the proposed shut-off time of 8:00 p.m. but not in favor of a 15-second sign change. Commissioner Daly wanted the one-minute timing to remain and would like the shut-off time modified to 8:00 p.m. Commissioner Ray agreed with Commissioner Holmes. Commissioner Carello asked why the change was being recommended and Mr. Khan stated one minute doesn't allow viewing more than one message in traffic. Ms. Malik Jamusz noted the allowance of the car wash's sign at Arlington Heights Road and Irving Park Road hadn't had any issues and that is why it is was being brought forward. Commissioner Holmes stated the car wash is between a stop light and stop sign – a different scenario. Commissioner Drummond was concerned that our own Village sign changes more often than every minute so it would be difficult to enforce- we need to lead by example. Ms. Malik Jamusz reminded the Commissioners that all signage currently in place before the new regulations would be grandfathered in. Chairman Kischner believed 15 seconds would be too aggressive despite the various studies noted; different roads would have different recommendations. Mr. Khan stated that the study provided an average and the proposed amendment would adopt the more stringent number of 15 seconds and Ms. Shannon Malik Jarmusz added that we always look at how it fits into our community. Commissioner Holmes stated safety must be the most important consideration. Commissioner Swets stated that he would be open to adopting the 30-second recommendation but suggested that perhaps more discussion was needed. Mr. Khan stated the Commission could continue this discussion until the next meeting. Ms. Malik Jarmusz stated that she would provide requested additional data on safety, timing and information on what other communities are doing per their request. Commissioner Swets stated perhaps just leave as is and if a petitioner wants a change, we can have that discussion on an individual basis. It was noted that it is worth looking at to be business friendly but we need to look at all aspects. Commissioner Daly stated that a sign changing every 15 seconds sounds fast but the distance you travel in that time is not that significant. It was also called out that signs changing looking down the road can be distracting and unattractive. It was recommended that the cycle times of residential versus business be addressed.

Call for Motion:
Chairman Kischner asked for a roll call vote to continue Case #PC 20-005 to the Wednesday, July 15, 2020 Plan Commission meeting.

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Motion to Continue Case # PC 20-005 to July 15, 2020: Commissioner Swets
Second to Continue: Commissioner Daly

Roll Call Vote:
Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

Return to the Regular Meeting with the completion of the Public Hearing portion of the meeting

4. **REVIEW AND CONSIDERATION OF REGULAR MEETING MINUTES**

a. December 4, 2019 (Continuation)

Call for Motion:
Chairman Kischner asked for a motion to approve the December 4, 2019 meeting minutes

Motion to approve the December 4, 2019 meeting minutes: Commissioner Swets
Seconded: Commissioner Carello

Roll Call Vote:
Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

b. December 18, 2019 (Continuation)

Call for Motion:
Chairman Kischner asked for a motion to approve the December 18, 2019 meeting minutes

Motion to approve the December 18, 2019 meeting minutes: Commissioner Holmes
Seconded: Commissioner Daly

Roll Call Vote:
Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

c. January 22, 2020 (Continuation)

Call for Motion:
Chairman Kischner asked for a motion to approve the January 22, 2020 meeting minutes

Motion to approve the January 22, 2020 meeting minutes: Commissioner Holmes
Seconded: Commissioner Daly

Roll Call Vote:
Yes: Commissioners Daly; Carello, Holmes, Drummond, Ray
Nay - None
Abstain: Commissioner Swets

DRAFT

Motion Carried

d. February 19, 2020 (Continuation)

Call for Motion:
Chairman Kischner asked for a motion to approve the February 19, 2020 meeting minutes

Motion to approve the February 19, 2020 meeting minutes: Commissioner Holmes
Seconded: Commissioner Carello

Roll Call Vote:
Yes: Commissioners Carello, Holmes, Drummond, Ray; Chairman Kischner
Abstain: Commissioners Daly, Swets
Nay - None
Motion Carried

e. March 18, 2020

Call for Motion:
Chairman Kischner asked for a motion to approve the March 18, 2020 meeting minutes

Motion to approve the March 18, 2020 meeting minutes: Commissioner Daly
Seconded: Commissioner Swets

Roll Call Vote:
Yes: Commissioners Daly, Drummond, Ray; Chairman Kischner
Nay - None
Abstain: Commissioners Carello, Swets, Holmes
Motion Carried

f. April 15, 2020

Call for Motion:
Chairman Kischner asked for a motion to approve the April 15, 2020 meeting minutes

Motion to approve the April 15, 2020 meeting minutes: Commissioner Holmes
Seconded: Commissioner Daly

Roll Call Vote:
Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

g. **May 20, 2020**

Call for Motion:
Chairman Kischner asked for a motion to approve the May 20, 2020 meeting minutes

Motion to approve the May 20, 2020 meeting minutes: Commissioner Holmes
Seconded: Commissioner Daly

Roll Call Vote:

DRAFT

Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray
Nay - None
Motion Carried

5. **PUBLIC COMMENT: NONE**

6. **NEW BUSINESS: NONE**

7. **PROJECT UPDATES AND ANNOUNCEMENTS:** Ms. Malik Jarmusz shared that the Itasca Park District was close to having a new bathhouse approved. She also noted that the Wings and Talons improvements at the Nature Center that included lighting, outlets and switches for the buildings housing the birds of prey should be finished by next week.

8. **OLD BUSINESS:**

Hamilton Signage: Ms. Malik Jarmusz provided an update on the Hamilton signage. The permits are in and movement is anticipated in late spring/early summer.

Keyence/The Bridge: As soon as the end of this month/next month, Keyence may be moving into the middle section of the Bridge as one of the first tenants.

Haymarket: Ms. Bridget O'Keefe, legal representative of Haymarket was present on the call. Ms. Malik Jamusz noted this is our first remote meeting and the Village was working to catch up on the backlog and new applications that had occurred during pandemic. She stated that the hope was for this meeting and next would allow them to gain wisdom on how to apply the online meeting format for bigger hearings. She noted that the Commissioners would receive a survey from Mr. Khan either tomorrow or by the end of next week to look at meeting dates to ensure a quorum. Based on caseload and availability, the meetings would be scheduled. Attorney Wysocki noted that other technologies are also being looked at to make sure the petitioners, objectors and public have an opportunity to be heard. Rules will be adjusted, known in advance and staff would work with their legal representatives. Attorney Wysocki stated that the COVID-19 Phase 4 guidelines as currently stated would allow the Commission, petitioners, Village staff to be together for meetings but noted that we are at the mercy of the pandemic. Ms. O'Keefe was asked if she had anything to add and she did not at this time.

Pulte Home: Commissioner Daly asked it would be coming back to any development on Irving Park Road

Gullo Property (Rohlwing Road)**:** Ms. Malik Jamusz stated that they are still interested in doing something in the Village.

Comprehensive Plan Review: Commissioner Daly mentioned that grant money was approved and public input to be sought. The RTA staff and Ms. Malik Jamusz would review the materials obtained through an RFP (aka, Downtown Strategic Plan Update) to gain a consensus on a consultant for the project. She noted that the plan had slowed due to pandemic but was still moving forward; a timeframe should be available in the next month or so.

IDOT Road Work: Commissioner Daly stated that IDOT had come to review the possible widening of Irving Park Road from Walnut to the western edge of the Village in the past and asked if this consideration might re-emerge and Ms. Malik Jamusz responded that it had not been brought back up but could in the future. Commissioner Holms noted the traffic has increased on Irving Park Road due to I355 and called out potential implications moving forward resulting from the COVID-19 pandemic.

9. **ADJOURNMENT**

DRAFT

Chairman Kischner asked for a motion to adjourn the Village of Itasca Plan Commission Regular Meeting at 9:53 p.m.

Motion to adjourn the Plan Commission meeting of June 17, 2020: Commissioner Holmes
Second to Continue: Commissioner Swets

Roll Call Vote:
Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond
Nay - None
(Commissioner Ray left the meeting prior to adjournment.)
Motion Carried

DRAFT

Motion to Adjourn: Commissioner Swets
Second to Adjourn: Commissioner Carello

Roll Call Vote:
Yes: Commissioners Daly; Carello, Swets, Holmes, Drummond, Ray, Chairman Kischner
Motion Carried

NEXT REGULARLY SCHEDULED MEETING: Wednesday, July 15, 2020 at Itasca Village Hall, 550 W. Irving Park Road, Itasca, IL 60143 *(Location subject to change.*)

Respectfully submitted by Recording Secretary, Peggy Michet

_____
Peggy Micher, Recording Secretary

Approved: July 10, 2020

DRAFT

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC MEETING DATE: JULY 15, 2020 **PC 20-006**

TITLE: **Option Care Subdivision**
ADDRESS: **870 & 900 N. Arlington Heights Rd.**
PIN: **03-05-403-007; -010, 03-05-302-072**

PROPOSAL: Tim Sweeney, as representative of Quadrangle Development and the property owners 870 Arlington LLC and Arlington Thorndale LLC, is requesting the following:

1. Preliminary and Final Plat of Subdivision – Options Care Subdivision Approval for 870 & 900 N Arlington Heights Rd.



BACKGROUND

The Village Board approved Ordinance 1921-19 in September 2019, which granted approval of a Planned Development and Class I Site Plan review to Quadrangle Development for the construction of a single-story manufacturing, warehouse, and office building for Option Care. The Plan Commission heard the Petition for Planned Development and Class I Site Plan Review under Case # PC 19-014.

The plans submitted as part of PC 19-014 indicated that there would be a need for a Plat of Subdivision to reflect a lot area change to accommodate the construction of parking stalls for 870 N. Arlington Heights Rd. However, a Petition for Subdivision and Plat of Subdivision was not prepared at that time. The lot line will shift approximately 83 ft. to the west.

PLANNING & ZONING ANALYSIS

The subject properties are located at the southwest corner of Arlington Heights Rd. and South Thorndale Ave. 900 N. Arlington Heights Rd. is currently improved with a three-story office building that is approximately 103,00 square feet with surface parking and a retention pond. 870 N. Arlington Heights Rd. is currently under construction for a single-story manufacturing, warehouse and office building that will be approximately 50,000 square feet with surface parking and a retention pond. The subject properties are both zoned B-2, Community Business District.

Section 8.04-5 of the Zoning Ordinance states that in the B-2 District there are no minimum lot standard requirements for lots with the proposed use at 870 N. Arlington Heights Rd. and the existing use at 900 N. Arlington Heights Rd.

The various provisions of the Subdivision Ordinance related to School & Park District Land Donation, Payment or Fee-in-lieu are not applicable as the proposed subdivision does not include any new residential units.

Provisions related to public street design as stated in the Subdivision Ordinance are not applicable as there are no new public streets proposed.

Provisions related to stormwater management have been addressed as part of the previous Planned Development and Class I Site Plan Approval.

Provisions related to Final Plat requirements will be addressed during the final review by Village's Community Development and Engineering staff after approval, which is consistent with past practice of Plat approvals.

SUMMARY

The proposed Plat of Subdivision will clear up the property line and include the required parking needed for the Options Care business on its own property (870 N Arlington Heights Rd.). The proposed Plat of Subdivision will not alter the characteristic of the area.

PUBLIC COMMENTS

As of July 8, 2020, Village Staff has received no public comments regarding this petition.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Final Plat of Subdivision must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. Final Plat of Subdivision shall be reviewed and approved by Village's Community Development and Engineering Staff prior to recording the Plat with DuPage County's Recorder's Office.

REQUIRED STANDARDS OF REVIEW FOR SUBDIVISIONS

Section 2.00 of the Subdivision Ordinance sets the following standards for review when considering a Subdivision Request.

1. To ensure sound, harmonious subdivision development including Planned Developments and community growth, and to safeguard the interest of the homeowner, the subdivider, the investor, and the Village.

   To assure that no subdivisions shall be approved that is not energy efficient as practicable in terms of density, mixture of use, site selections, building layout and orientation and landscaping.
2. To provide permanent assets to the locality and to the Village.
3. To prevent scattered development beyond existing public utilities and prevent excessive development costs.
4. To assure development of land for optimum use with necessary protection against deterioration and obsolescence.
5. To limit and control the pollution of the environment that can be caused by inadequate or incomplete urban development.
6. To provide common grounds of understanding and a sound working relationship between the Village and Subdivider.
7. To lessen congestion in the streets and highways.
8. To provide for adequate light and air.
9. To facilitate adequate provision for transportation, water, sewerage, schools, and other public necessities.
10. To ensure proper legal description and proper monumenting of subdivided land.

DOCUMENTS ATTACHED

1. Petition for Subdivision, dated March 5, 2020
2. Plat of Survey (870 N. Arlington Heights Rd.), dated July 3, 2019
3. Plat of Survey (900 N. Arlington Heights Rd.), dated July 25, 2018
4. Plat of Subdivision (Options Care Subdivision), dated October 31, 2019
5. Site Plan, dated August 7, 2019

PETITION FOR SUBDIVISION

VILLAGE OF ITASCA PLAN COMMISSION
Community Development Department
111 Line Street
Itasca, IL 60143
(630) 773-5568
Fax: (630) 773-0852

FOR OFFICE USE ONLY
Plan Commission
Public Hearing
Remarks
Fee

DATE 3 / 5 / 2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property 870 N. Arlington Hts Rd Itasca 60143
Proposed Use general office / parking Subdivision Name Arlington Thorndale
Existing Use general office / Parking Existing Zoning B-2 PUD
All P.I.N. #'s 03-05-403-007 Number of Acres 7.36 Lot Size 7.36 acres
03-05-403-010

X Attach preliminary plat of subdivision with legal description

THE LEGAL TITLEHOLDER MUST SIGN THIS PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the beneficiaries to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

Owner's Name(s) 870 Arlington LLC
Address(es) c/o Quadrangle Development
see below
Phone 847-940-9667
Fax 847-940-7895

Petitioner(s) Quadrangle Development Company, As Agent
Address(es) 1650 Lake Cook Rd. Ste 150
Deerfield IL 60015
Phone 847-940-9667
Fax 847-940-7895

Agent or Attorney Information
Name N/A
Firm
Address
Phone

Site Planner or Engineer
Name Chris Bartosz
Firm V3 Companies
Address
Phone 630-729-6124

I/WE Timothy E. Sweeney DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH

Signature Timothy E. Sweeney Date 3/5/20

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 5TH DAY OF March, 20 20

Cathleen M. Carrell
NOTARY PUBLIC

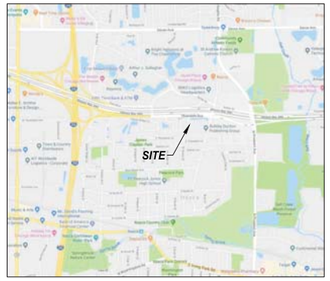
"OFFICIAL SEAL"
CATHLEEN M. CARRELL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10-16-21

RECEIVED
MAR 06 2020
By

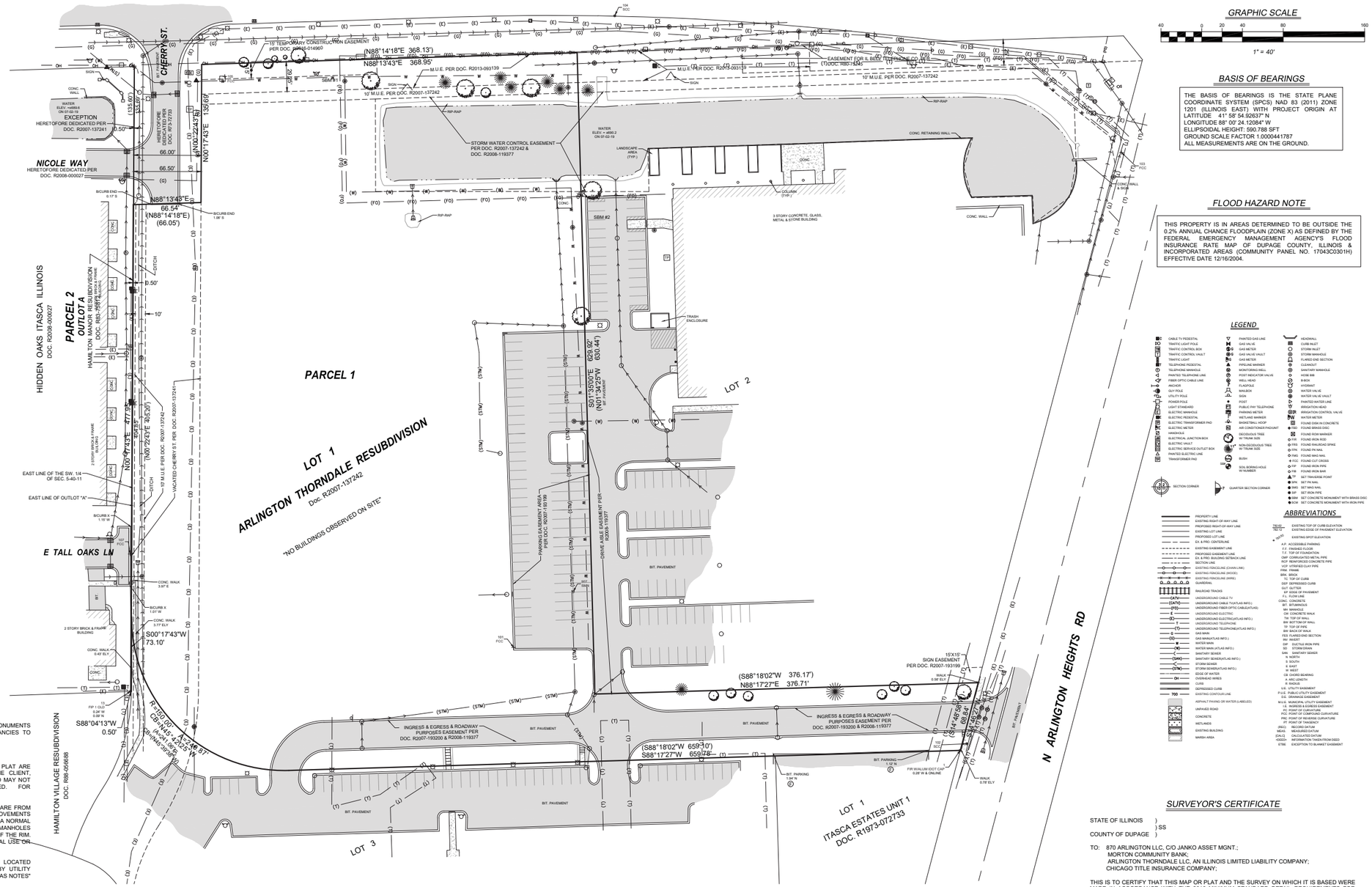
ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
OF
ARLINGTON THORNDALE RESUBDIVISION
ITASCA, ILLINOIS

PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 03-05-403-007
03-05-302-072



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

40 0 20 40 80 160
1" = 40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41° 58' 54.92637" N
LONGITUDE 88° 00' 24.12084" W
ELLIPSOIDAL HEIGHT: 590.788 SFT
GROUND SCALE FACTOR 1.0000441787
ALL MEASUREMENTS ARE ON THE GROUND.

FLOOD HAZARD NOTE

THIS PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17043C0301H) EFFECTIVE DATE 12/16/2004.

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN ARLINGTON THORNDALE RESUBDIVISION, IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 24, 2007 AS DOCUMENT R2007-137242, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

OUTLOT A IN HAMILTON MANOR RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BLOCK 9 IN ITASCA ESTATES UNIT NO. 1, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 18, 1983 AS DOCUMENT R83-75812, EXCEPTING THEREFROM THE NORTH 135.60 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF OF SAID OUTLOT A, AS DEDICATED TO THE VILLAGE OF ITASCA IN ORDINANCE NO. 1375-07 PLAT RECORDED JULY 24, 2007 AS DOCUMENT R2007-137241, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: *870 N. ARLINGTON HEIGHTS ROAD ITASCA, IL 60143*

NOTES FROM SCHEDULE B

	EXCEPTIONS	PLOTTED HEREON
D	EASEMENT, DOC. R80-75245	YES
E	EASEMENT AGREEMENT, DOC. R86-02967	(a) 1
F	TERMS & PROVISIONS, AGREEMENT, ENCHROACHMENT	(b)
G	EASEMENT, DOC. R83-75812	(c)
H	EASEMENT, DOC. R2007-193199	YES (d)
I	EASEMENT, DOC. R2007-193200 & R2008-119377	YES
J	EASEMENT, DOC. R2013-093139	YES
K	EASEMENT, DOC. R2007-137242	YES
T	EASEMENT, DOC. R2007-137242	YES
M	TEMPORARY EASEMENT, DOC. R2016-014960	YES

ALL OTHER SCHEDULE B ITEMS ARE NON-POTTABLE

CLARIFICATION STATEMENTS
a. the exact location cannot be plotted from the record document;
b. enchroachement shown hereon
c. it is not on the surveyed property;
d. indications that part of it may have been released or otherwise terminated.

1. Easement exist over Lot 1 for storm sewer purposes for the drainage of Lot 1 of Itasca Estates Unit 1 - located south of the southeast corner of Lot 1 - near Arlington Heights Road.

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
5. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. A CURRENT CHICAGO TITLE INSURANCE COMPANY COMMITMENT ORDER NO. CCH01902889LD, EFFECTIVE DATE MAY 31, 2019, PRINTED 06-13-19, WAS PROVIDED FOR SURVEYORS USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE NOTES FROM SCHEDULE B TABLE HEREON.

PARKING STALLS

STANDARD PARKING STALLS= 84
ACCESSIBLE PARKING STALLS= 0
TOTAL PARKING STALLS=84

AREA

320,826 SQ. FT.
7.3652 ACRES

LEGEND

ABBREVIATIONS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: 870 ARLINGTON LLC, C/O JANKO ASSET MGNT.;
MORTON COMMUNITY BANK;
ARLINGTON THORNDALE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9 AND 11 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON JULY 2, 2019.

DATED THIS 3RD DAY OF JULY, A.D., 2019

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

REVISIONS		
NO	DATE	DESCRIPTION
1	10-17-19	ADDED CERTIFICATION PARTIES NAME

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY
ARLINGTON THORNDALE RESUBDIVISION, ITASCA, IL

Project No: 19196
Group No: VP01.1
SHEET NO. 1 of 2

DRAFTING COMPLETED:	07-03-19
FIELD WORK COMPLETED:	07-02-19
DRAWN BY:	SPK
CHECKED BY:	CDB
PROJECT MANAGER:	CDB
SCALE:	1" = 40'

PREPARED FOR:
Quadrangle Development Company
1650 Lake Cook Road, Suite 450
Deerfield, IL 60015
847-940-7333

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
V3co.com

Engineers
Scientists
Surveyors

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. – PROFESSIONAL LAND SURVEYING

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

e-mail: tmolloy@ejmolloy.com

ALTA/NSPS LAND TITLE SURVEY

OF

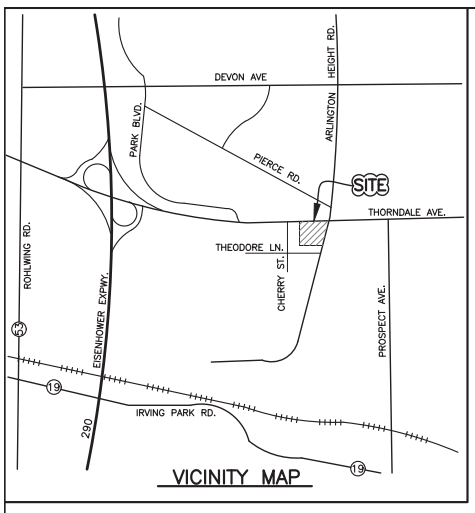
PARCEL 1:
LOT 2, IN ARLINGTON THORNDALE RESUBDIVISION, IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 24,2007 AS DOCUMENT R2007-137242, IN DUPAGE COUNTY, ILLINOIS.

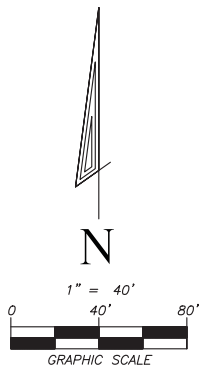
(EXCEPT THAT PART OF LOT 2 PURSUANT AGREED FINAL JUDGMENT ORDER ENTERED IN CASE NO. 2014 ED 000036, RECORDED JANUARY 26, 2016 AS DOCUMENT 014960 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 88 DEGREES 07 MINUTES 49 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 130.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 07 MINUTES 49 SECOND EAST, ON SAID NORTH LINE, 406.94 FEET TO THE NORTHEASTERLY LINE OF LOT 2; THENCE SOUTH 38 DEGREES 34 MINUTES 11 SECONDS EAST, ON ,SD NORTHEASTERLY LINE, 29.88 FEET TO EAST LINE OF SAID LOT 2; THENCE SOUTH 14 DEGREES 43 MINUTES 09 SECONDS WEST, ON SAID EAST LINE, 453.75 FEET; THENCE NORTH 10 DEGREES 02 MINUTES 07 SECONDS EAST, 110.23 FEET; THENCE NORTH 14 DEGREES 53 MINUTES 36 SECONDS EAST, 250.00 FEET; THENCE NORTH 47 DEGREES 16 MINUTES 04 SECONDS WEST, 105.47 FEET; THENCE NORTH 85 DEGREES 05 MINUTES 30 SECONDS WEST, 317.23 FEET TO THE POINT OF BEGINNING)

EXCEPT ANY PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY IN THE DEED RECORDED OCTOBER 30, 2017 AS DOCUMENT R2017-111585.

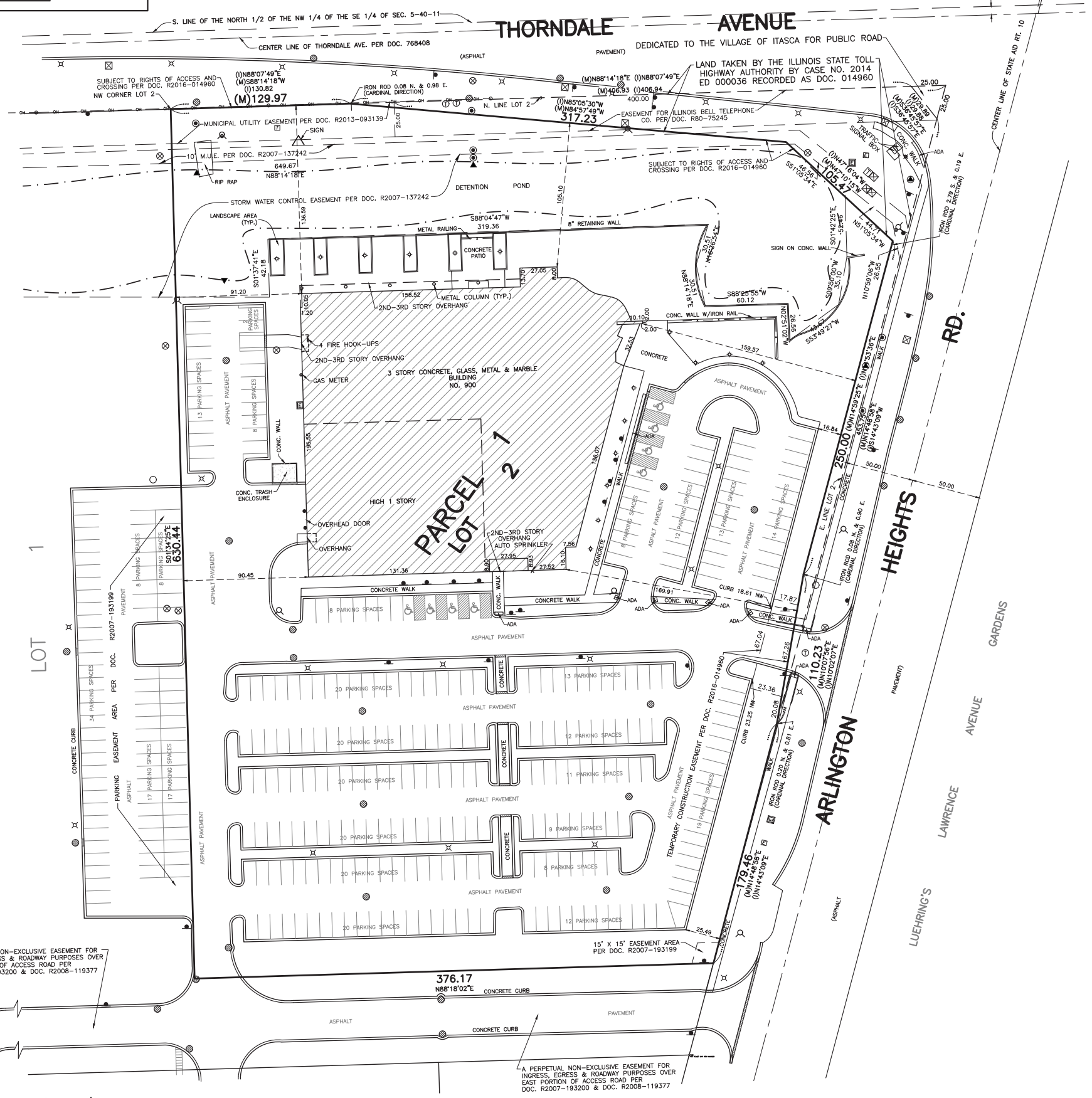
COMMONLY KNOWN AS: 900 ARLINGTON HEIGHTS ROAD, ITASCA, ILLINOIS





LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Electric Vault
- Concrete Filled Post
- Telephone Pedestal
- Anchor for Power Pole
- Electric Transformer
- Telephone Vault
- Electric Box
- (M) Measured
- (I) Illinois State Toll Highway Authority



SURVEYOR'S NOTES

TITLE COMMITMENT: THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER CCHI1800778LD WITH A COMMITMENT DATE OF JULY 9, 2018:

I. TERMS AND PROVISIONS OF THE GRANT OF EASEMENT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED DEC. 3 1980 AS DOCUMENT R80-75245. (AFFECTS LAND AND OTHER PROPERTY) [PLOTTED ON THE DRAWING]

J. TERMS AND PROVISIONS OF THE AGREEMENT AS TO DRAINAGE AND DETENTION EASEMENT AND RELATED RECORDED JAN. 9 1986 AS DOCUMENT R86-02967. [EASEMENT AREA DESCRIBED IN DOCUMENT DOES NOT FALL WITHIN OR IMMEDIATELY ADJOIN THE PROPERTY SURVEYED HEREON. NOT PLOTTED ON THE DRAWING]

K. TERMS AND PROVISIONS OF THE AGREEMENT AS TO BLACKTOP PARKING AREA, ENCROACHMENT, LICENSE AND RELATED RECORDED JAN. 9 1986 AS DOCUMENT R86-02966. [AREA DESCRIBED IN DOCUMENT DOES NOT FALL WITHIN OR IMMEDIATELY ADJOIN THE PROPERTY SURVEYED HEREON. NOT PLOTTED ON THE DRAWING]

L. TERMS AND PROVISIONS OF THE PUBLIC UTILITIES AND MUNICIPAL EASEMENT ON UNDERLYING PLAT OF HAMILTON MANOR RESUBDIVISION AND CERTIFICATE ATTACHED THERETO PLAT RECORDED OCT 18 1983 DOCUMENT R83-75812. [HAMILTON MANOR RESUBDIVISION DOES NOT UNDERLY THE PROPERTY SURVEYED HEREON, NOT PLOTTED ON THE DRAWING]

M. TERMS AND PROVISIONS OF THE DECLARATION AS TO EASEMENT FOR PARKING AND SIGNAGE AND RELATED RECORDED OCT 24 2007 DOCUMENT R2007-193199 [PLOTTED ON THE DRAWING]

N. TERMS AND PROVISIONS OF THE DECLARATION AS TO EASEMENT FOR ACCESS AND STORM WATER AND RELATED RECORDED OCT 24 2007 DOCUMENT R2007-193200 – RERECORDED JULY 30 2008 DOCUMENT R2008-119377. [NOTED ON THE DRAWING]

O. TERMS AND PROVISIONS OF THE ORDINANCE PLAT OF EASEMENT RECORDED JUNE 27 2013 DOCUMENT R2013-093139 AS TO UTILITIES. [PLOTTED ON THE DRAWING]

P. EASEMENTS FOR MUNICIPAL AND UTILITIES AND FOR STORMWATER CONTROL ON PLAT OF ARLINGTON THORNDALE RESUBDIVISION DOCUMENT R2007-137242 RECORDED JULY 24 2007. [PLOTTED ON THE DRAWING]

Q. TEMPORARY CONSTRUCTION EASEMENTS, PURSUANT TO AGREED FINAL JUDGMENT ORDER ENTERED IN CASE NO. 2014ED000036, RECORDED JANUARY 26, 2016 AS DOCUMENT 014960 OVER, ACROSS AND UPON THE LAND FOR A PERIOD OF FIVE YEARS OR UNTIL COMPLETION OF CONSTRUCTION, WHICHEVER OCCURS FIRST; AND WITH THE RIGHT OF ACCESS AND CROSSING TO, FROM OR OVER THE LAND;

THAT PART OF LOT 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 14 DEGREES 43 MINUTES 09 SECONDS EAST, ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 179.46 FEET; THENCE NORTH 10 DEGREES 02 MINUTES 07 SECONDS EAST, 20.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75 DEGREES 16 MINUTES 55 SECONDS WEST, 23.36 FEET; THENCE NORTH 14 DEGREES 43 MINUTES 09 SECONDS EAST, 67.04 FEET; THENCE SOUTH 75 DEGREES 16 MINUTES 55 SECONDS EAST, 17.87 FEET; THENCE SOUTH 10 DEGREES 02 MINUTES 07 SECONDS WEST, 67.26 FEET TO THE POINT OF BEGINNING

THAT PART OF LOT 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 88 DEGREES 07 MINUTES 49 SECONDS EAST, ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 130.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 04 MINUTES 30 SECONDS EAST, 317.23 FEET; THENCE SOUTH 47 DEGREES 16 MINUTES 04 SECONDS EAST, 105.47 FEET TO THE POINT OF TERMINATION) [PLOTTED ON THE DRAWING]

V. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES. [PORTION OF LAND TAKEN BY THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY CASE NO. 2014 ED 000036 RECORDED AS DOC. 014960 PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 03-05-403-008

ACCESS STATEMENT: THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM ARLINGTON HEIGHTS ROAD, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

TABLE A – ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A – ITEM 2 STATEMENT AS TO ADDRESS: THE ADDRESS OF THE PROPERTY OBSERVED WHILE CONDUCTING THE FIELDWORK IS 900 ARLINGTON HEIGHTS ROAD, ITASCA, ILLINOIS.

TABLE A – ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17043C0301H WITH A MAP EFFECTIVE DATE OF DECEMBER 16, 2004, SHOWS THAT THE PROPERTY LEGALLY DESCRIBED HEREON FALLS WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A – ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 278,824 SQUARE FEET OR 6.4009 ACRES.

TABLE A – ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A – ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF SUBSTANTIAL FEATURES OBSERVED ON THE SURVEYED PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TABLE A – ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 290 EXISTING PAINT STRIPED PARKING SPACES INCLUDING 282 REGULAR SPACES AND 8 DESIGNATED HANDICAP SPACES. PARKING EASEMENT AREA PER DOC. R2007-193199 CONTAINS A TOTAL OF 84 EXISTING PAINT STRIPED PARKING SPACES INCLUDING 84 REGULAR SPACES AND 0 DESIGNATED HANDICAP SPACES.

TABLE A – ITEM 11 STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.iv.

TABLE A – ITEM 20 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY TO:

ARLINGTON THORNDALE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8, 9, 11 AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 5, 2018. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 23RD DAY OF JULY , A.D. 2018

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-004840

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2018 AND IS RENEWABLE)

THOMAS A. MOLLOY 35-3409 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BENSENVILLE, ILLINOIS

VALID ONLY WITH EMBOSSED SEAL

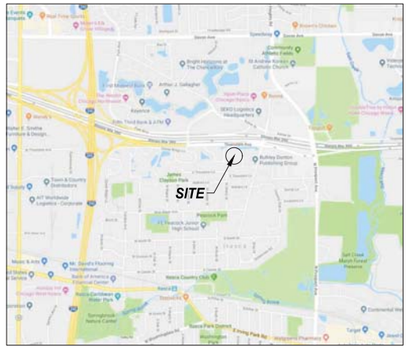
DRAFTED BY: BJE

PAGE: 1 OF 1
ORDER NO.: 180147
FILE: 5-40-11
PROJECT NO.: 133

REVISION DATE	ORDER NO.	REVISION
JULY 25, 2018	180147	ADDITIONAL CURB TIES ADDED
JULY 23, 2018	180147	ALTA SURVEY

FINAL PLAT OF SUBDIVISION
OF
OPTION CARE SUBDIVISION
ITASCA, IL

PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

P.I.N.: 03-05-403-007
03-05-403-008

AREA

LOT 1	266,247 SQ. FT.	6.1122 ACRES
LOT 2	333,064 SQ. FT.	7.6461 ACRES
TOTAL	599,311 SQ. FT.	13.7583 ACRES

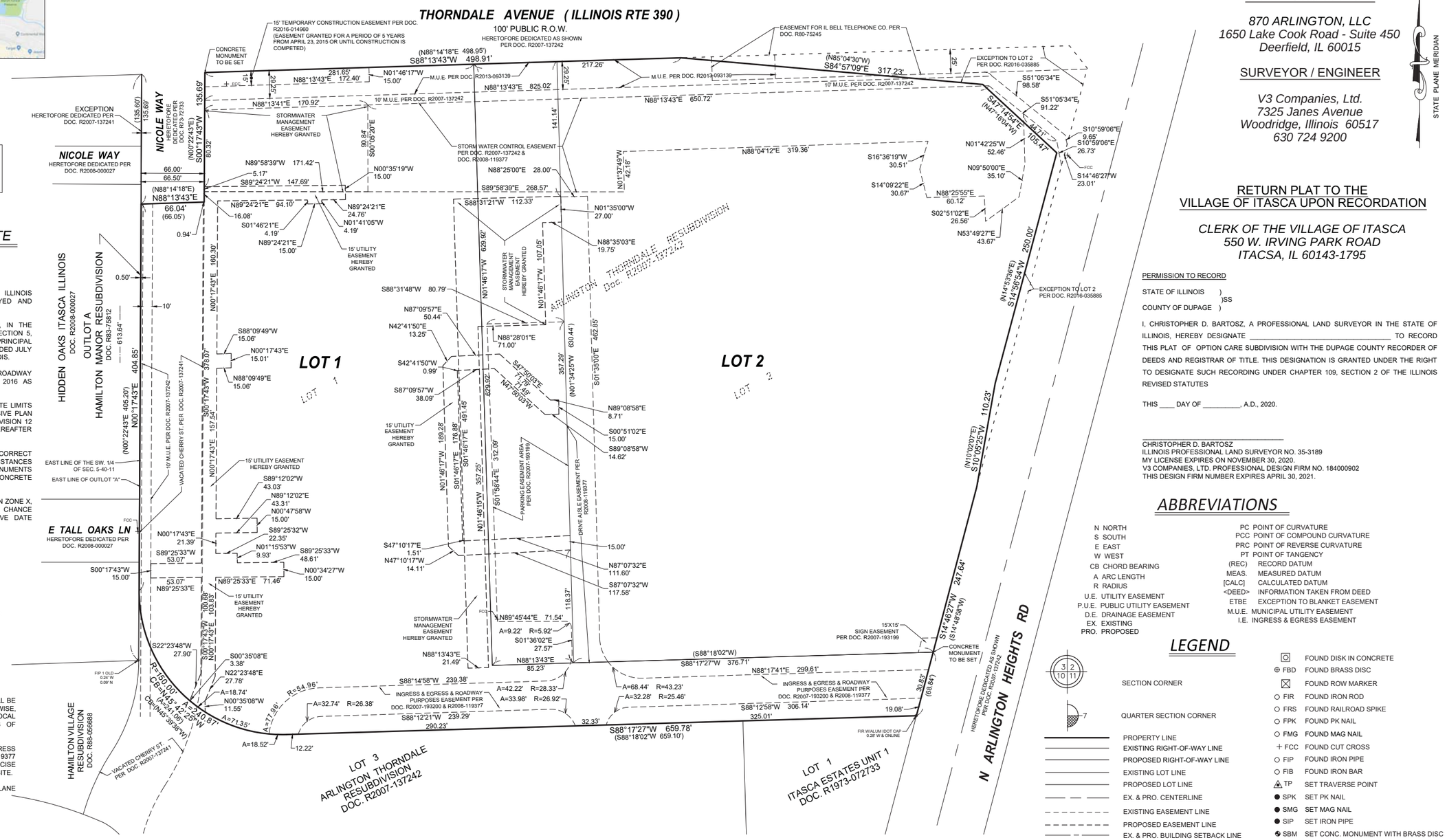
BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41° 58' 54.92637" N
LONGITUDE 88° 00' 24.12084" W
ELLIPSOIDAL HEIGHT: 590.788 SFT
GROUND SCALE FACTOR 1.0000441787
ALL MEASUREMENTS ARE ON THE GROUND.

GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'



SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 AND 2 IN ARLINGTON THORNDALE RESUBDIVISION, IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 24, 2007 AS DOCUMENT R2007-137242, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LOT 2 TAKEN FOR ROADWAY ACCORDING TO JUDGEMENT ORDER RECORDED APRIL 15, 2016 AS DOCUMENT R2016-035885.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 17043C0057J EFFECTIVE DATE 08/01/2019.

DATED THIS ____ DAY OF _____, A.D., 20___.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.

SURVEYOR'S NOTES:

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 3/4" IRON PIPES, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
3. EASEMENTS FOR PARKING AREA, DRIVE AISLE, INGRESS & EGRESS & ROADWAY PER DOCUMENTS R2007-193200 & R2008-119377 SHOWN HEREON ARE APPROXIMATE LOCATIONS. PRECISE LOCATION IS DEFINED BY LIMITS OF IMPROVEMENTS ON THE SITE.
4. THERE SHALL BE NO VEHICULAR ACCESS FROM TALL OAKS LANE TO THIS SUBDIVISION.

OWNER / SUBDIVIDER

870 ARLINGTON, LLC
1650 Lake Cook Road - Suite 450
Deerfield, IL 60015

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

STATE PLANE MERIDIAN

RETURN PLAT TO THE VILLAGE OF ITASCA UPON RECORDATION

CLERK OF THE VILLAGE OF ITASCA
550 W. IRVING PARK ROAD
ITACSA, IL 60143-1795

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS PLAT OF OPTION CARE SUBDIVISION WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

THIS ____ DAY OF _____, A.D., 2020.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2020.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2021.

ABBREVIATIONS

N	NORTH	PC	POINT OF CURVATURE
S	SOUTH	PCC	POINT OF COMPOUND CURVATURE
E	EAST	PRC	POINT OF REVERSE CURVATURE
W	WEST	PT	POINT OF TANGENCY
CB	CHORD BEARING	(REC)	RECORD DATUM
A	ARC LENGTH	MEAS.	MEASURED DATUM
R	RADIUS	[CALC]	CALCULATED DATUM
U.E.	UTILITY EASEMENT	<DEED>	INFORMATION TAKEN FROM DEED
P.U.E.	PUBLIC UTILITY EASEMENT	ETBE	EXCEPTION TO BLANKET EASEMENT
D.E.	DRAINAGE EASEMENT	M.U.E.	MUNICIPAL UTILITY EASEMENT
EX.	EXISTING	I.E.	INGRESS & EGRESS EASEMENT
PRO.	PROPOSED		

LEGEND

3 2 10 11	SECTION CORNER
7	QUARTER SECTION CORNER
	PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EX. & PRO. CENTERLINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EX. & PRO. BUILDING SETBACK LINE
	SECTION LINE
⊙	FOUND DISK IN CONCRETE
⊕ FBD	FOUND BRASS DISC
⊠	FOUND ROW MARKER
○ FIR	FOUND IRON ROD
○ FRS	FOUND RAILROAD SPIKE
○ FPK	FOUND PK NAIL
○ FMG	FOUND MAG NAIL
+ FCC	FOUND CUT CROSS
○ FIP	FOUND IRON PIPE
○ FIB	FOUND IRON BAR
▲ TP	SET TRAVERSE POINT
● SPK	SET PK NAIL
● SMG	SET MAG NAIL
● SIP	SET IRON PIPE
⊕ SBM	SET CONC. MONUMENT WITH BRASS DISC
⊕ SCM	SET CONC. MONUMENT WITH IRON PIPE

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McSHANE CONSTRUCTION COMPANY LL.
9500 W. BRYN MAWR AVE - SUITE 200
ROSEMONT, IL 60018
847-292-4300

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	12/04/19	REVISED PER VILLAGE COMMENTS			
2.	02/27/20	REMOVED OUTLOT A			
3.	03/02/20	ADD LOT 2 IN ARLINGTON THORNDALE RESUB, CERTIFICATES			

FINAL PLAT OF SUBDIVISION
OPTION CARE SUBDIVISION - ITASCA, IL

Project No: 19196
Group No: VP04.1

DRAFTING COMPLETED: 10/31/19
FIELD WORK COMPLETED: N/A
DRAWN BY: EJM
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 50'

SHEET NO. 1 of 2

FINAL PLAT OF SUBDIVISION
OF
OPTION CARE SUBDIVISION
ITASCA, IL

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

GRADE SCHOOL DISTRICT 10
HIGH SCHOOL DISTRICT 108
COLLEGE OF DUPAGE DISTRICT 502

DATED AT _____, THIS _____ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____ AND

_____ (TITLE) _____ OF

_____, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20 ___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

GRADE SCHOOL DISTRICT 10
HIGH SCHOOL DISTRICT 108
COLLEGE OF DUPAGE DISTRICT 502

DATED AT _____, THIS _____ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ (TITLE) _____ AND

_____ (TITLE) _____ OF

_____, WHO PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO IS SUBSCRIBED TO THE FOREGOING CERTIFICATE OF OWNERSHIP APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS INSTRUMENT IN THEIR CAPACITY FOR THE USES AND PURPOSES THEREIN SET FORTH AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20 ___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., 20_____ AT _____ O'CLOCK __M. AS

DOCUMENT NUMBER_____

_____
COUNTY RECORDER

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ IN _____ COUNTY IN THE STATE OF ILLINOIS AS DOCUMENT _____, HEREBY CERTIFY THAT _____ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20_____.

_____
SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

_____

_____

_____
AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20___.

_____ _____
NOTARY PUBLIC SIGNATURE PRINT NAME

MY COMMISSION EXPIRES: _____

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AS AN AUTHORIZED AGENT UNDER THE PROVISIONS OF A MORTGAGE AGREEMENT DATED AND RECORDED ON _____ IN _____ COUNTY IN THE STATE OF ILLINOIS AS DOCUMENT _____, HEREBY CERTIFY THAT _____ IS THE MORTGAGEE OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AFFIXED HEREON, AND THAT AS SUCH IT DOES HEREBY ACKNOWLEDGE THE PROVISIONS OF THE OWNERS CERTIFICATE, AFFIXED HEREON.

DATED THIS _____ DAY OF _____, 20_____.

_____
SIGNATURE

PLEASE TYPE/PRINT THE AUTHORIZED INDIVIDUAL'S NAME, TITLE CORPORATION/COMPANY NAME, AND ADDRESS:

_____

_____

_____
AFFIX CORPORATE SEAL IF APPROPRIATE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING SIGNATOR OF THE MORTGAGE CERTIFICATE, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20___.

_____ _____
NOTARY PUBLIC SIGNATURE PRINT NAME

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF ITASCA HAVE REVIEWED AND RECOMMENDED APPROVAL OF THIS PLAT

DATED AT ITASCA, DU PAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF ITASCA, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND THE PLANS AND SPECIFICATIONS THEREFORE, MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D., 20_____.

_____
VILLAGE ENGINEER

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE TREASURER FOR THE VILLAGE OF ITASCA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT, INCLUDED IN THIS PLAT

DATED IN ITASCA, DUPAGE COUNTY, ILLINOIS

THIS _____ DAY OF _____, A.D., 20_____.

_____
VILLAGE TREASURER

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF ITASCA, ILLINOIS, HEREBY CERTIFY THE THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20___, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY REGULATIONS OF SAID VILLAGE

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE ITASCA, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
PRESIDENT

BY: _____
VILLAGE CLERK

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, 20 ___.

_____
COUNTY CLERK

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to Commonwealth Edison Company
and
SBC- AMERITECH ILLINOIS A.K.A Illinois Bell Telephone Company, Grantees

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT, CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, AND SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "P.U.&D.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS COMMON ELEMENTS, AND THE PROPERTY DESIGNATED ON THE PLAT AS A COMMON AREA OR AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAMPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "P.U.&D.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE CONDOMINIUM PROPERTY ACT, CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM COMMON AREA OR AREAS IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, OUTLOTS, COMMON ELEMENTS, OPEN SPACE, OPEN AREA, COMMON GROUND, PARKING, AND COMMON AREA. THE TERMS COMMON AREA OR AREAS, AND COMMON ELEMENTS INCLUDES REAL PROPERTY SURFACE WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING. SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY (NICOR), FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING A GAS MAIN OR GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, INCLUDING SERVICES AND LATERALS, AND ALSO INCLUDING ABOVE GROUND GAS MAIN MARKERS AND TESTING FACILITIES AS REQUIRED BY LAW (HEREINAFTER "GRANTEE'S FACILITIES") IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY MARKED AS "P.U. &: D.E." HEREON, TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES.

THE OWNER RESERVES THE RIGHT TO USE THE EASEMENT PREMISES IN ANY MANNER NOT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, PROVIDED, HOWEVER, NEITHER CURRENT OWNER NOR ANY FUTURE OWNER OF THE EASEMENT PREMISES SHALL BUILD, CONSTRUCT, ERECT OR PLACE, OR PERMIT OTHERS TO BUILD, CONSTRUCT, ERECT OR PLACE, ANY BUILDINGS OR ENCLOSED FACILITIES OVER ANY PORTION OF THE EASEMENT PREMISES.

OWNER REPRESENTS AND WARRANTS TO (NICOR) THAT THEY, (I) ARE THE TRUE AND LAWFUL OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAS FULL RIGHT AND POWER TO GRANT AND CONVEY THE RIGHTS GRANTED AND CONVEYED HEREIN, AND (II) HAS NOT GRANTED ANY OTHER PERMANENT RIGHTS TO, THROUGH, ACROSS OR ALONG THE EASEMENT PREMISES THAT WOULD PREVENT (NICOR) FROM UTILIZING THE EASEMENT PREMISES FOR THE INTENDED PURPOSES.

UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ITASCA AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "UTILITY EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY LINES, INCLUDING BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF HE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF ITASCA. THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ITASCA; HOWEVER THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ITASCA AND THE COUNTY OF DUPAGE AND THEIR SUCCESSORS AND ASSIGNS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE-FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT EASEMENT AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT HAVING FIRST RECEIVED PRIOR WRITTEN APPROVAL OF THE COUNTY OF DUPAGE, OR THE VILLAGE OF ITASCA. ANY AREA DISTURBED BY MAINTENANCE OR OTHER ACTIVITY SHALL BE RE-PLANTED IN ACCORDANCE WITH DUPAGE COUNTY STORMWATER STANDARDS. IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO PROPERLY MAINTAIN THE WATER DETENTION AREA EASEMENTS, THE COUNTY OF DUPAGE, ILLINOIS OR THE VILLAGE OF ITASCA, SHALL UPON TEN (10) DAYS PRIOR WRITTEN NOTICE, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK WITHIN STORMWATER MANAGEMENT FACILITIES REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE AND FREE FLOW OF STORMWATER THROUGH THE STORMWATER MANAGEMENT EASEMENT AREAS. IN THE EVENT THE COUNTY OF DUPAGE, ILLINOIS, OR THE VILLAGE OF ITASCA, SHALL BE REQUIRED TO PERFORM, OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK IN THE STORMWATER MANAGEMENT EASEMENT, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL UPON RECORDATION OF A NOTICE OF LIEN WITHIN NINETY (90) DAYS OF COMPLETION OF THE WORK CONSTITUTE A LIEN AGAINST ALL LOTS CREATED BY THIS PLAT WHICH MAY BE FORECLOSED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE COUNTY OF DUPAGE, ILLINOIS.

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT AS SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
OWNER (OR ATTORNEY FOR OWNER)

BY: _____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____ STATE REGISTRATION NUMBER

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McSHANE CONSTRUCTION COMPANY LL.
9500 W. BRYN MAWR AVE - SUITE 200
ROSEMONT, IL 60018
847-292-4300

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1.	12/04/19	REVISED PER VILLAGE COMMENTS			
2.	02/27/20	REMOVED OUTLOT A			
3.	03/02/20	ADD LOT 2 IN ARLINGTON THORNDALE RESUB, CERTIFICATES			

FINAL PLAT OF SUBDIVISION

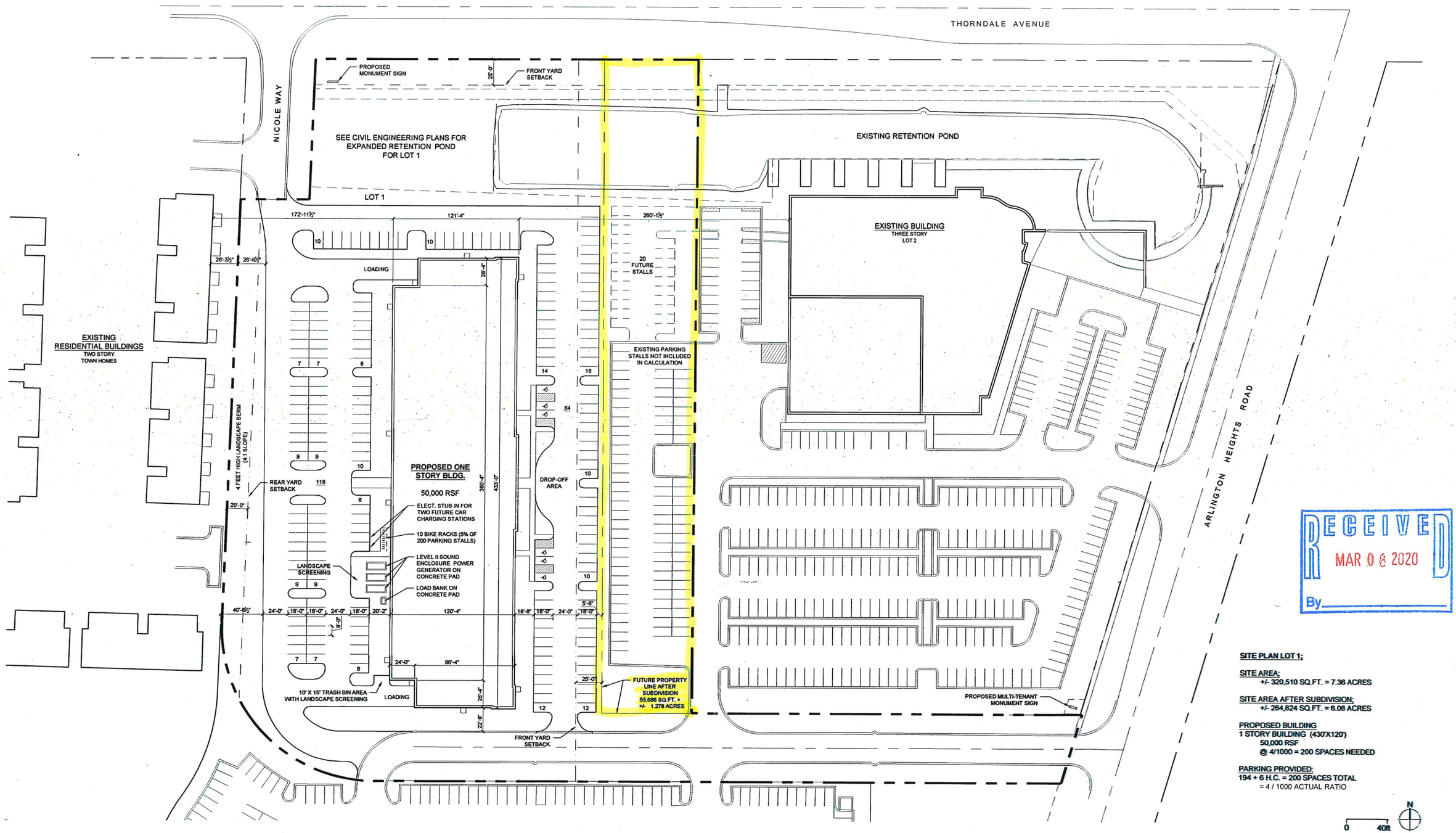
OPTION CARE SUBDIVISION - ITASCA, IL

Project No: 19196
Group No: VP04.1

DRAFTING COMPLETED: 10/31/19 | DRAWN BY: EJM | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A | CHECKED BY: CDB | SCALE: 1" = 50'

SHEET NO. 2 of 2

Site Plan - Lot 1



RECEIVED
MAR 06 2020
By

SITE PLAN LOT 1;

SITE AREA;
+/- 320,510 SQ.FT. = 7.36 ACRES

SITE AREA AFTER SUBDIVISION;
+/- 264,824 SQ.FT. = 6.08 ACRES

PROPOSED BUILDING
1 STORY BUILDING (430'X120')
50,000 RSF
@ 4/1000 = 200 SPACES NEEDED

PARKING PROVIDED;
194 + 6 H.C. = 200 SPACES TOTAL
= 4 / 1000 ACTUAL RATIO

N
0 40ft

WRIGHT HEEREMA ARCHITECTS

870 NORTH ARLINGTON | 08 . 07 . 2019

QUADRANGLE Development Company

Village of Itasca
Community Development Department

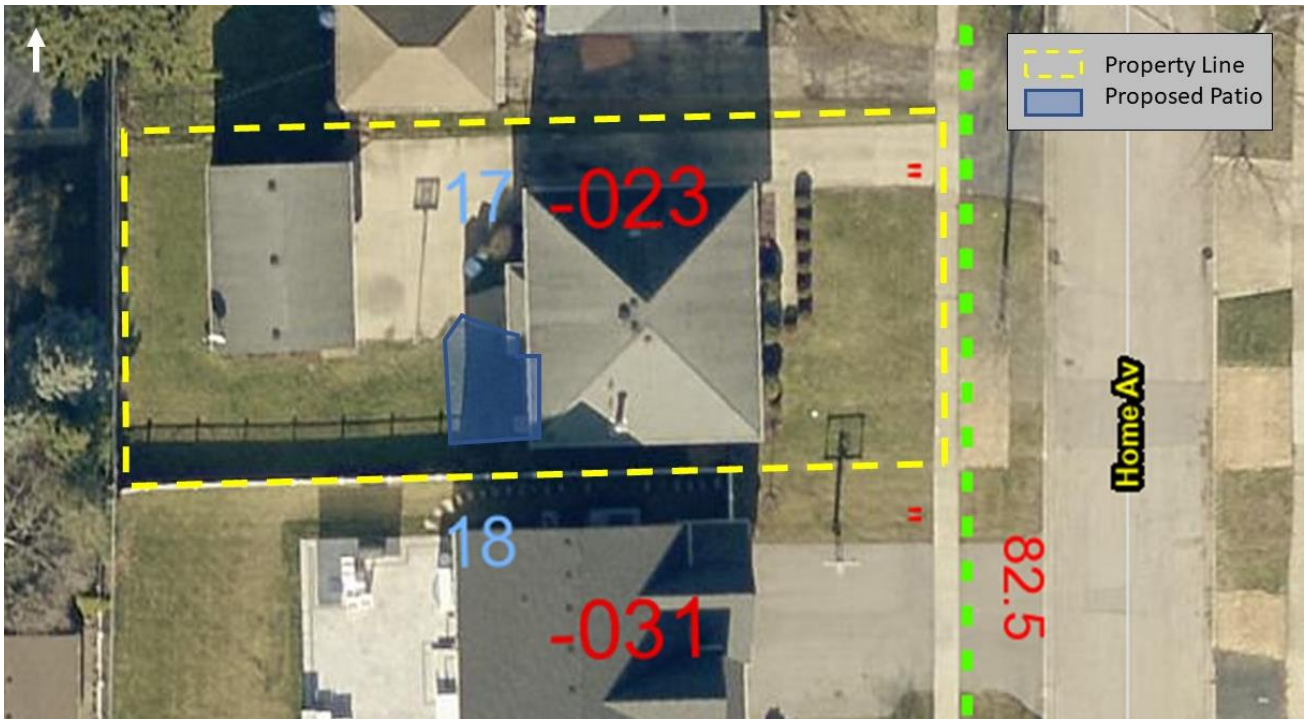
550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: JULY 15, 2020 **PC 20-010**

TITLE: **Bradley Variance**
ADDRESS: **340 Home Ave.**
PIN: **03-08-411-023**

PROPOSAL: Rosaleen Bradley as representative of Oxford Bank & Trust #1217, property owner, of 340 Home Ave. is requesting the following:

1. Variance to Section 7.05-7-b of the Zoning Ordinance to allow for a lot coverage of 51.5%, or 3,886 square feet, whereas the maximum allowed is 40% or 3,330 square feet.



BACKGROUND

The owner applied for a patio permit in May 2020 as part of the permit review it was found that the property exceeds the maximum 40% lot coverage allowed for non-conforming lots within the R-2, Single-Family Residence District and new impervious area would not be permitted.

The owner is seeking a variance to the lot coverage requirement to construct an approximately 210 ft.^{2} patio at the rear of the home.

PLANNING & ZONING ANALYSIS

The subject property is located on the west side of the 300 Block of Home Ave. and is Zoned R-2, Single-Family Residence District. The subject property is considered legal non-conforming as it does not meet the minimum lot width of 65 ft. and lot size of 9,100 ft.^{2} for R-2 zoned properties as required by Section 7.05-4 of the Zoning Ordinance. The subject property has a lot width of 55 ft. and lot area of 7,507.5 ft.^{2}.

The subject property was built in 2003 and is currently developed with a two-story single-family structure with a basement that is approximately 4,609 ft.^{2}, a detached garage that is approximately 588 ft.^{2} and a driveway.

Section 7.05, which regulates the R-2, Single-Family Residence District provides two sets of lot coverage regulations for lots within the zoning district. Lots that meet the minimum lot width and lot size requirements are allowed a lot coverage of 50%, whereas lots that are non-conforming are allowed a lot coverage of 40%.

There are multiple purposes for why municipalities have lot coverage requirements, including but not limited to:

1. Ensuring development is consistent within a neighborhood/zoning district.
2. Ensuring that greenspace is provided for stormwater saturation.

Typically, lot coverage requirements are provided as a percentage of the lot size since this allows the regulation to be applied equally to all properties in terms of the ratio of impervious to pervious surface.

The Village of Itasca Zoning Ordinance is unique in that it provides a stricter requirement for those lots which do not meet the minimum lot width and size requirements, which specifically only applies to those lots in the R-2, Single-Family Residence District. The Zoning Ordinance does not provide for a stricter lot coverage requirement for those lots which do not meet the minimum lot standard in either the R-1 nor R-3 Zoning Districts.

Staff is recommending that a variance to allow for a lot coverage of 50% or 3753 ft.^{2} be recommended for approval for consistent application of the Zoning Ordinance since this property presents requires additional impervious surface to reach the detached garage in the rear-yard.

SUMMARY

The subject property at 340 Home Ave. is a smaller lot and thus is required to have a smaller portion of their lot be improved with impervious surface. The location of the detached garage being located further to the rear of the property requires more pavement from the street to reach the detached garage resulting in less impervious area to be used for improvements such as patios.

PUBLIC COMMENTS

As of July 8, 2020, Village Staff has received no public comments regarding this petition.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The proposed patio was must comply with all Village Ordinance and Building Codes in place at time of permit application.
3. The proposed patio shall be completed within one (1) year from the date of Ordinance approval.

REQUIRED FINDINGS OF FACT FOR VARIANCES

Section 14.09-3 sets forth the following standards for variances:
(*Staff's Response are in Italics)*

No Variance shall be granted by the President and Board of Trustees unless the specific findings are made based on the evidence presented to the Plan Commission:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

2. The plight of the owner is due to unique circumstances, and

3. The variation, if granted, will not alter the essential character of the locality.

In making this determination, the Plan Commission shall consider whether there are particular difficulties or particular hardships, and take into consideration whether the following facts have been established by evidence:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;
2. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;
4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

DOCUMENTS ATTACHED

1. Petition for Variance, dated June 16, 2020
2. Plat of Survey, dated March 10, 2004
3. Site Plan, dated June 16, 2020

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 6-16-2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 340 HOME AVE ITASCA IL 60143.

Owner(s) of Property: ROSALEEN ANN BRADLEY

Petitioner(s) (if other than owners):

Existing Use: RESIDENTIAL FAMILY HOME Zoning: R-2

P.I.N. #(s): 03-08-411-023 Lot Size (sq. ft.): 7507 SQFT.

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.
The required lot coverage in R-2 zoned district is 40% land coverage.
We are seeking a variance to Section 7.05-7-B to allow for lot coverage of 51.5% or 3,866 sq. ft. whereas the current maximum allowed is 40% or 3,300 sq. ft.

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.
The property is a single family home with no outdoor living space. The proposed brick patio will allow for a brick paver seating area approximately 14 ft. X 15 ft.

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.
This property has no outside seating area for relaxing. It would be nice to entertain family and friends during the year. A new patio would help increase the value of said home and help make our backyard area more inviting.

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.
The said property is an inside lot with neighbors to the North and South. The average lot size in a R-2 district is approximately 9,100 sq. ft. Our lot is approximately 7,500 sq. ft. Our ground coverage is used up by our side driveway which is on the opposite side of the lot from the proposed patio.

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.
The lot size is unique and different. We are located in an R-2 zone which only allows us 40% ground coverage. R-1 zone lots can have a 50% ground coverage. If R-2 zone had 50% coverage we would not need a variance.

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.
The proposed patio will have no impact on the neighborhood, the property values, traffic, utilities, storm water detention and any other matters. The patio will be located at the rear of the home and be at ground level.

Owner's Name(s): Rosaleen Ann Bradley
Address: 340 Home Ave Itasca IL 60143. Phone: 630-205-5406.
Email: ColmbRADley@yAHoo.Com.
Petitioner's Name(s): Colm & Rosaleen A Bradley
Address(es): 340 Home Ave Itasca IL 60143 Phone: 630-205-5406
Email: ColmbRadley@yAHoo.Com.

Agent or Attorney (if applicable)
Name: N/A
Firm:
Address:
Phone:
Email:

Site Planner or Engineer (if applicable)
Name:
Firm:
Address:
Phone:
Email:

ARS
SURVEYING SERVICE, LLC
108 LEE LANE
BOLINGBROOK, ILLINOIS 60440
PH:630 226-9200 FAX:630 226-9234

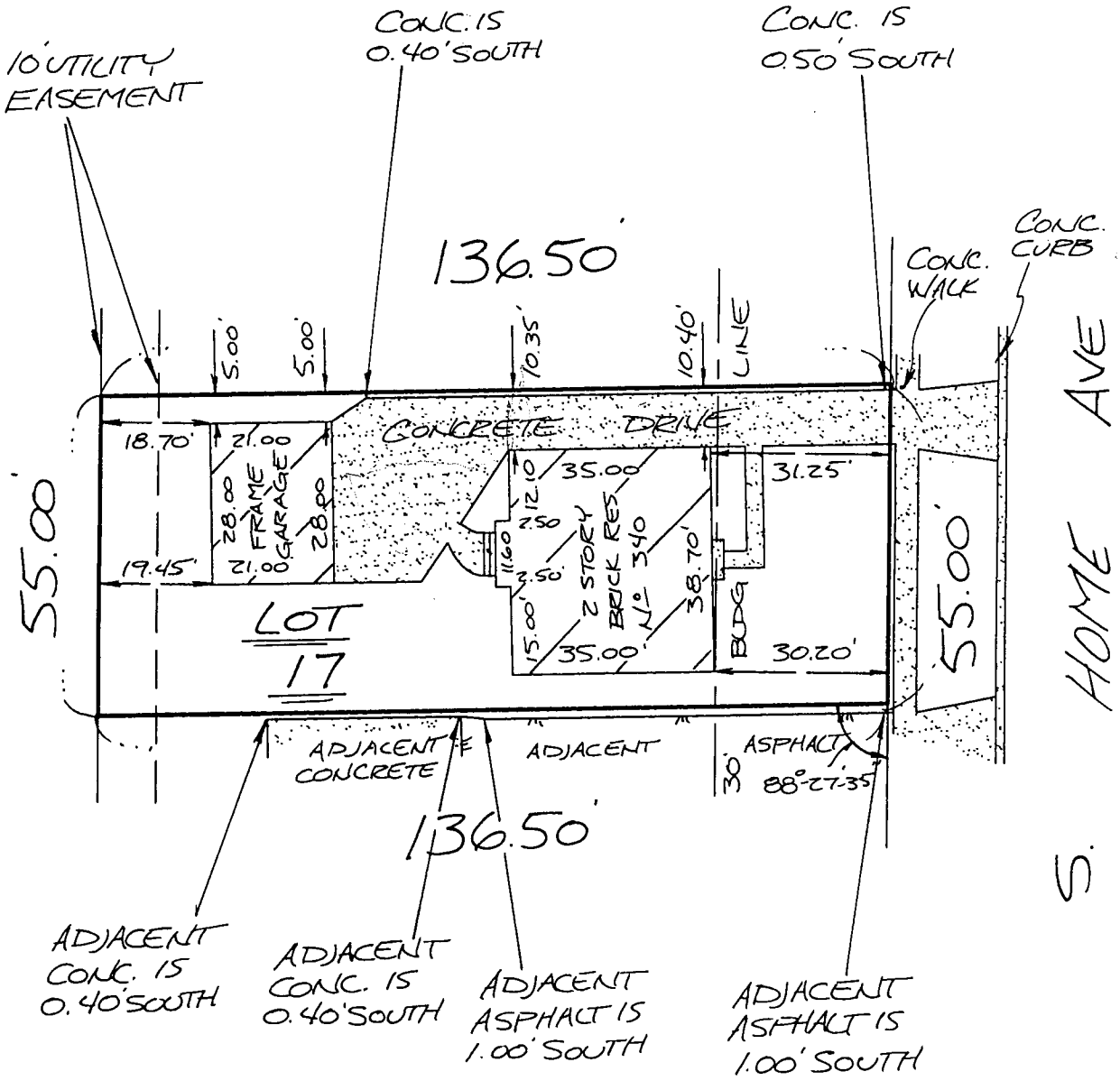
PROFESSIONAL LAND SURVEYORS

N W E S

SCALE 1"= 30'

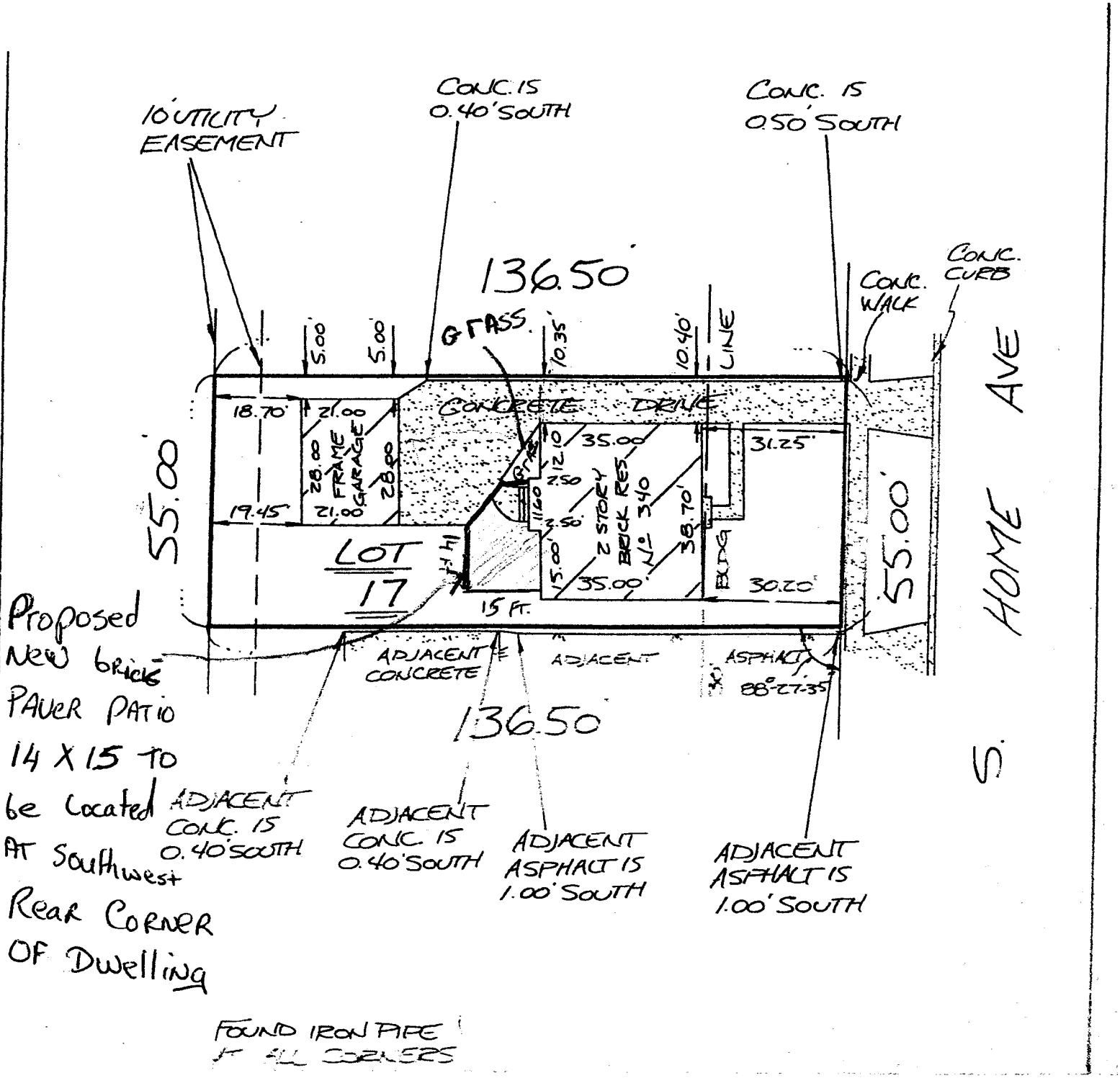
PLAT OF SURVEY

LOT 17 IN BLOCK 9 IN H.O. STONE AND COMPANY'S ADDITION TO ITASCA, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 20 RODS THEREOF AND SOUTH OF THE LANDS OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 2, 1926 AS DOCUMENT NO. 225893, IN DUPAGE COUNTY, ILLINOIS.



340 HOME AVE ITASCA IL 60143

SITE PLAN.



Village of Itasca
Community Development Department

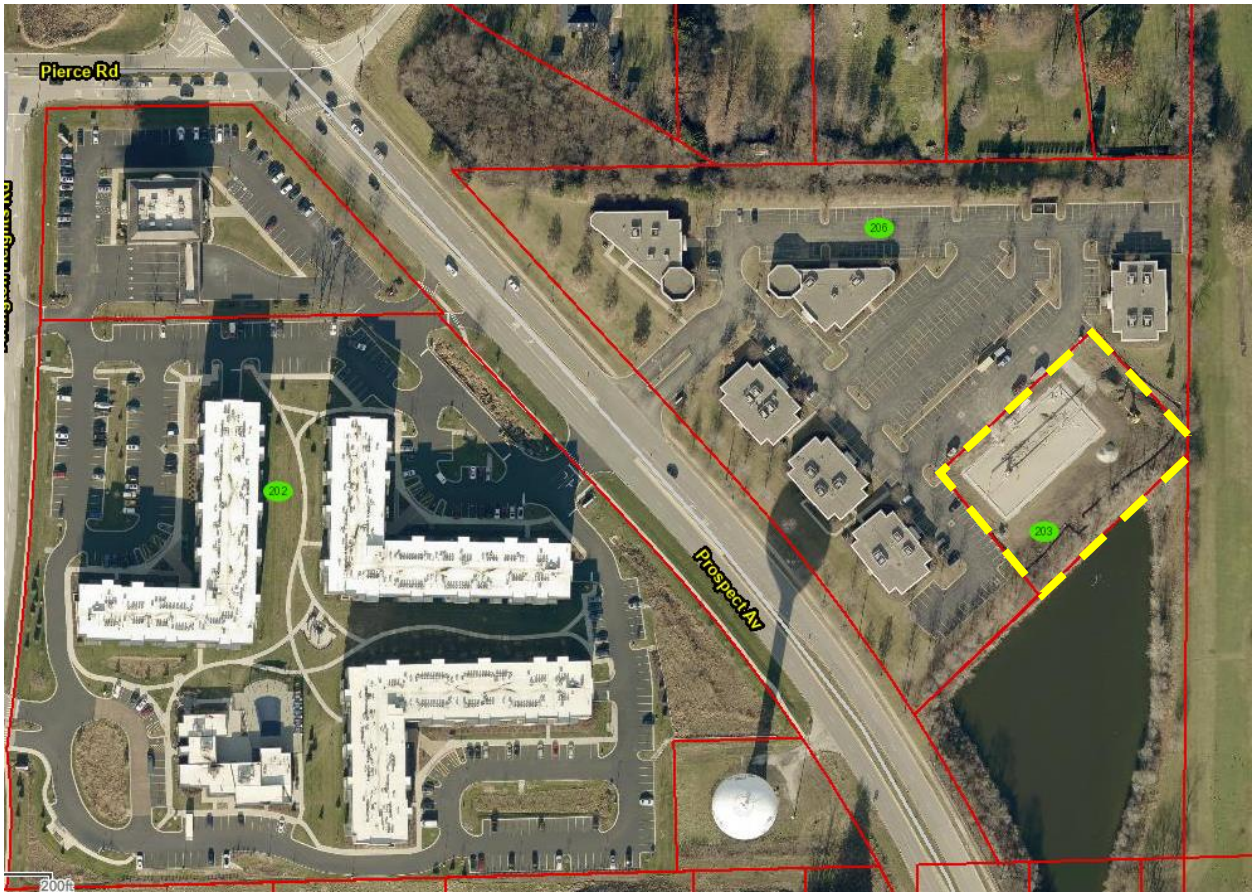
550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: JULY 15, 2020 **PC 20-009**

TITLE: **Kiddie Academy Variance**
ADDRESS: **1133 N. Prospect Ave.**
PIN: **03-05-203-020**

PROPOSAL: Kunjun Shah, as representative of the owner MRK Realty, LLC, are requesting the following:

1. Approval of a Wall Sign "A" that exceeds 48 ft.^{2} as required by Section 13.03-3.
2. Variance to Section 13.03-3-a of the Zoning Ordinance to allow for two wall signs, whereas the maximum allowed is one.



BACKGROUND

The Village Board approved Ordinance #1918-19 in July 2019, granting an amendment to the Prospect Courtyard Office Park Planned Development, Special Use Permit and Class I Site Plan Approval for Kiddie Academy to operate a childcare facility.

The construction of the building is nearing completion and Kiddie Academy submitted sign permit applications for the installation of various signage on the property and building. After a zoning review by Village Staff, it was determined that Kiddie Academy would need to request approval and a variance for their proposed wall signage.

PLANNING & ZONING ANALYSIS

The zoning regulation table below summarizes the applicable code requirements and how the proposed signage complies with the Zoning Ordinance.

Code	Description	Allowed	Proposed		
			1133 N Prospect	Sign A	Sign B
13.03-3-b	Number of Wall Signs	1	2	N/A	N/A
13.03-3-a	Total Area of All Signs	240 ft.^{2}	123.5 ft.^{2}	N/A	N/A
13.03-3-e	Total Area of All Wall Signs	160 ft.^{2}	123.5 ft.^{2}	N/A	N/A
13.03-3	Area per Sign	48 ft.^{2}	N/A	76 ft.^{2}	47.5 ft.^{2}

The subject property is unique in that it is an internal lot without direct frontage along a public street, Prospect Ave. Had this property been a corner lot or through lot, it would be permitted to have a second wall sign by right.

SUMMARY

Granting this variance would not alter the essential character of the area and would be consistent with signage that exists on buildings that are corner lots or are situated on the corner of a multi-tenant building.

PUBLIC COMMENTS

As of July 8, 2020, Village Staff has received no public comments regarding this petition.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Permit Documents must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. The proposed signage must comply with all Village Ordinance and Building Codes in place at time of permit application.

3. The proposed signage shall be installed within one (1) year from the date of Ordinance approval.

REQUIRED FINDINGS OF FACT FOR VARIANCES

Section 14.09-3 sets forth the following standards for variances:
(*Staff's Response are in Italics)*

No Variance shall be granted by the President and Board of Trustees unless the specific findings are made based on the evidence presented to the Plan Commission:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;

2. The plight of the owner is due to unique circumstances, and

3. The variation, if granted, will not alter the essential character of the locality.

In making this determination, the Plan Commission shall consider whether there are particular difficulties or particular hardships, and take into consideration whether the following facts have been established by evidence:

1. The particular physical surroundings, shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out;
2. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. The purpose of the variation is not based exclusively upon a desire to make more money from the property, or merely for the convenience of the owner;
4. The alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
6. That the proposed variation will not impair an adequate supply of light on adjacent property or substantially increase the danger of fire or otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

DOCUMENTS ATTACHED

1. Petition for Variance, dated June 22, 2020
2. Plat of Survey, dated February 19, 2019
3. Sign Drawings, dated March 8, 2020

PETITION FOR VARIANCE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 6/22/2020

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

* Address(es) of Property: 1133 N Prospect Ave, Itasca, IL, 60143

* Owner(s) of Property: MRK Realty, LLC (Kunjan Shah)

Petitioner(s) (if other than owners): _____

* Existing Use: Day care center Zoning: _____

* P.I.N. #(s): 03-05-203-020 Lot Size (sq. ft.): 1.04 Acre

Please answer the following questions (you may attached additional sheets if needed):

1.) Specifically state the variance(s) which is sought including the relevant section(s) of the Zoning Ordinance and how and/or the amount(s) by which the ordinance is sought to be varied.

SEE ATTACHED FOR 1 THRU 6

2.) Generally state the purpose and reasons for which the variance(s) is/are sought.

3.) Explain how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the Zoning Ordinance.

4.) State and explain the particular factors of the property (e.g., physical surroundings, shape or topographical conditions, etc.) that bring a hardship to the owner under the strict letter of the Zoning Ordinance.

5.) Explain how the plight of the owner is due to unique circumstances and not generally applicable to other properties in the neighborhood.

6.) State the effects of the proposed variation(s) upon the character of the neighborhood, the property values, traffic conditions, public utilities, storm water detention, and other matters pertaining to the public health, safety, morals, and general welfare of the community. Explain how the variation will not alter the essential character of the locality.

Owner's Name(s): Kunjan Shah (MFK Realty) LLC

Address: 8325 w church st
Niles, IL 60714

Phone: 224-622-2894

Email: Kunjan.Shah@Kiddieacademy.net

Petitioner's Name(s): Kunjan Shah

Address(es): 8325 w church st Niles IL 60714

Phone: 224-622-2894

Email: Kunjan.Shah@Kiddieacademy.net

Agent or Attorney (if applicable)		Site Planner or Engineer (if applicable)	
Name:		Name:	
Firm:		Firm:	
Address:		Address:	
Phone:		Phone:	
Email:		Email:	

Village of Itasca
Community Development Department
550 West Irving Park Rd. Itasca, IL 60143
Phone: 630/773-5568; Fax: 630/773-0852
www.itasca.com

CONSULTANT SERVICES AGREEMENT

Pursuant to Section 4.05(5) of the Village of Itasca Zoning Ordinance, the Village of Itasca may use the services of professional consultants for research, investigation and professional opinion in the processing of any application.

Section 4.04(5) of the Itasca Zoning Ordinance:

CONSULTANTS: The Plan Commission/Zoning Board of Appeals and the Village Board may utilize the services of professional consultants for research, investigation, and professional opinion, for assistance in arriving at recommendations or decisions. The applicant whose request to the Plan Commission/Zoning Board of Appeals, or Village Board, requires the use of such professional services, shall reimburse the Village the reasonable cost it incurred for the services rendered by its consultants within ten (10) days after the submission of the bill by the Village. The consultants shall bill for their services at the same hourly rate which they normally charge municipal clients. The Village consultants shall include but no be limited to the persons who provide the Village with advice in the field of engineering, law, planning, traffic, design, finance, and court reporters.

I/We the applicant(s) understand that when the services of a consultant are utilized in accordance with the above section for research, investigation, professional opinion or other assistance, I/we shall pay all costs incurred within ten (10) days of submission of a bill by the Village of Itasca.

Kunjan Shah (MPK Realty, LLC)	
Name of Applicant	Agent or Attorney (if applicable)
8325 W Church St	
Street Address	Street Address
Niles IL 60714	
City State Zip	City State Zip
224-622-2844	
Telephone	Telephone
Kunjan.Shah@Kiddiacademy.net	
E-Mail	E-Mail
	Date:
Signature of Applicant	

Please indicate who the bills for the costs incurred for the petition should be sent to.
Applicant: ☒ Agent: ☐ Other: ☐

If other, please complete the below information.

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ E-Mail: _____

1. Sign “A” variance is to increase the front of the building sign square footage from 48 sq ft to 75 sq ft. Sign “B” is to allow a second smaller sign that would be visible from Prospect Road. Sign “B” would be at 48 sq ft. This sign would be on the building wall.

2. The reason we are asking for these two variances is because of the buildings poor visibility on Prospect. Sign “B” on the south end of the building is the only visible in part to public/vehicles passing by. Also, prospect courtyard has no monument sign along the road so no one knows what business are included within the business park. The building along the prospect avenue has a banner sign behind their building for people to see what they have to offer but my building is not visible and only putting the sign in the corner is more appropriate than putting a banner to preserve the value of the brand we are offering. Sign “A” was designed/ sized to fit the frontage of the building appropriately, while making it easier to see once you pull in the office park, where we are. Sign “A” fits the back brick portion of the front wall directly above the arc and door.
3. This location is not ideal from a standpoint of visibility. It is important for residents and businesses to see that Kiddie Academy in now a partner in Itasca. The buildings visibility is greatly restricted, and the only identification that will be visible from Prospect will be having Sign “B”. Otherwise, we are located in the back of an office park, and no one will know we are there. It’s important that have some kind of visible identity to operate.
4. My building is part of prospect courtyard. First, courtyard has no monument sign along the road so nobody know what business is inside the courtyard. Second, other buildings along the prospect avenue use banners to promote their products. My building will lose brand if a banner will be use and banner is a temp solution not a permanent one. Also, we offer educational based childcare and it is in Itasca community interest to see the sign so they are aware of the childcare in their area since Itasca only has 2 childcare and only one of the branded one which belongs to the business park and not much to the general public. The business park has one access point. If you miss it, it is not safe to turn around or make a u turns. You will have to pull into other drives and turn around. There is absolutely no identifier to let anyone know we are in the back. No monument sign, no directional.
5. Being that this building is behind/on the inside of the business park, visibility is almost nonexistent. We need visibility to be a viable business for the type of business we are. Parents and caregivers will be coming and going from this facility. Dropping off and picking up from morning until evening. We have no street frontage, therefore, we need use the small amount of visibility space we have to identify where we are, and who we are.
6. Sign “A” and sign “B” will have no negative effects on the neighborhood. Sign “B” would directly face Itasca’s Water Tower to the West. None of Hamilton’s apartments will have a view of either sign “A” or “B”. Sign “A” is on the interior of the business park. Having some visibility and identification will make our customers aware of where we are. Less vehicles turning around in other driveways and/or making u turns when they figure out they missed the single drive. Sign “A” was sized to fit the frontage of the building, which is substantial. It looks undersized for the frontage, if we have to meet the 48 sq ft. We have a brand and we want to preserve it signage. It’s one of the pillars of the brand. My building signs will actually help the community realize that they have educational based childcare in their own area and will also be a provider to the businesses in Itasca. Nowadays, educational childcare is rare, but we are bringing it to Itasca and

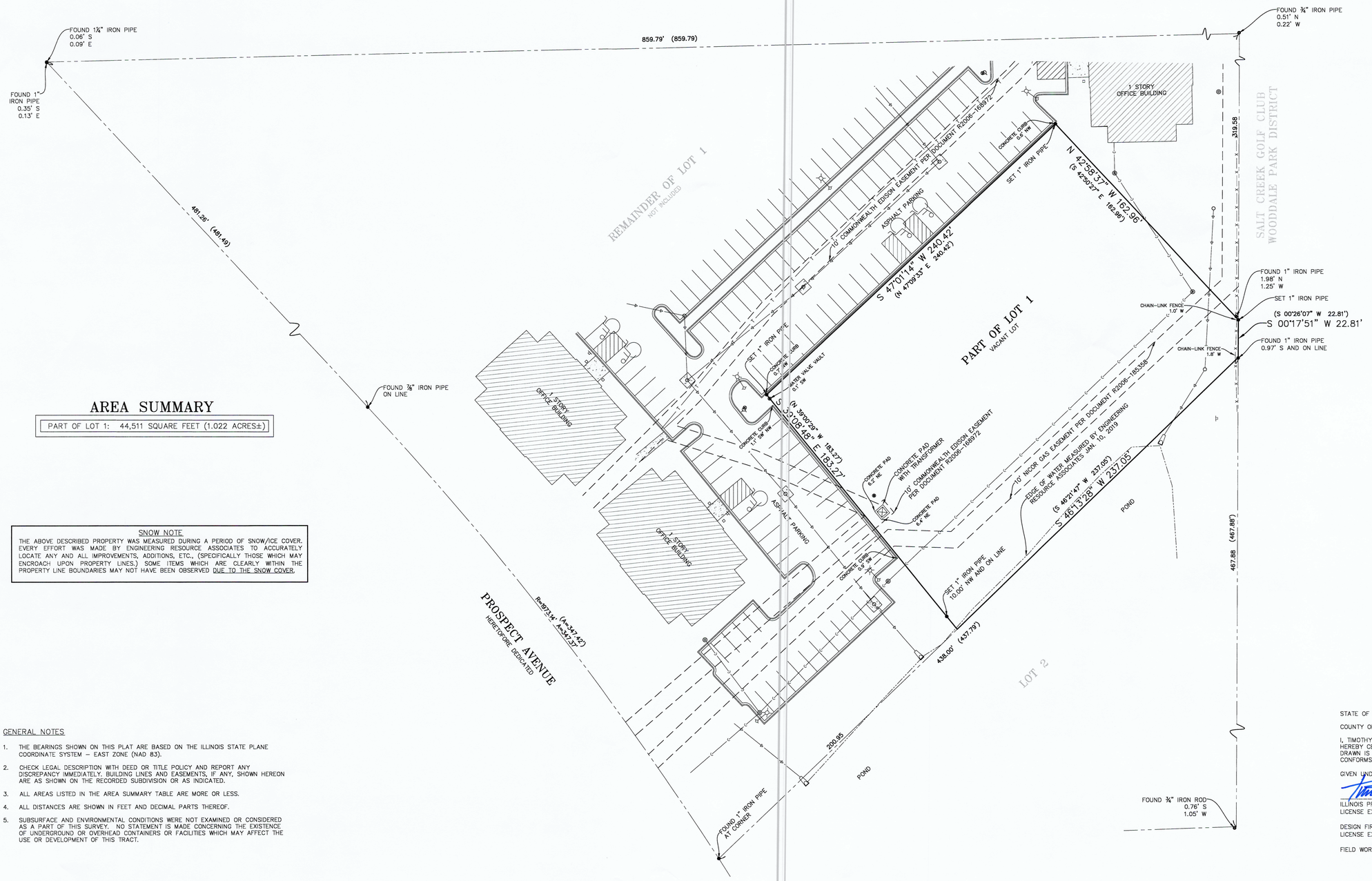
we want all the children to take advantage of it and signage is one of the brand awareness. We built an exceptional building, and will have exceptional services for the children and parents of the area. We are offering a branded educational based childcare in Itasca. Itasca only has 2 other day cares. It only has one educational based daycare, which belongs to a business park. Also, both are corporate owned and we are offering owner owned education based childcare to Itasca area. This will not impact other surrounding properties because what we are offering is unique and it's for the future of the children. We make them ready for Kindergarten. We want to help as many children ready and succeed once they leave our academy.

P.I.N.: 03-05-203-020

PLAT OF SURVEY

PART OF LOT 1 IN HAMILTON LAKES EAST ASSESSMENT PLAT NUMBER 4, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 2003 AS DOCUMENT NUMBER R2003-315122, DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 46 DEGREES 21 MINUTES 47 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 237.05 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS WEST 183.27 FEET; THENCE NORTH 47 DEGREES 09 MINUTES 33 SECONDS EAST 240.42 FEET; THENCE SOUTH 42 DEGREES 50 MINUTES 27 SECONDS EAST 162.96 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 00 DEGREES 26 MINUTES 07 SECONDS WEST ALONG SAID EASTERLY LINE 22.81 FEET TO THE POINT OF BEGINNING.



AREA SUMMARY

PART OF LOT 1:	44,511 SQUARE FEET (1.022 ACRES±)

SNOW NOTE

THE ABOVE DESCRIBED PROPERTY WAS MEASURED DURING A PERIOD OF SNOW/ICE COVER. EVERY EFFORT WAS MADE BY ENGINEERING RESOURCE ASSOCIATES TO ACCURATELY LOCATE ANY AND ALL IMPROVEMENTS, ADDITIONS, ETC., (SPECIFICALLY THOSE WHICH MAY ENCROACH UPON PROPERTY LINES.) SOME ITEMS WHICH ARE CLEARLY WITHIN THE PROPERTY LINE BOUNDARIES MAY NOT HAVE BEEN OBSERVED DUE TO THE SNOW COVER.

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM – EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

0 30' 60'
SCALE: 1"=30'

LEGEND

- = EX. PROPERTY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CHAIN-LINK FENCE
- = EX. CONCRETE CURB & GUTTER
- = EX. SANITARY LINE
- = EX. STORM LINE
- = EX. TELEPHONE LINE
- = FOUND IRON PIPE OR ROD
- = EX. SIGN
- = EX. SANITARY MANHOLE
- = EX. STORM MANHOLE
- = EX. CATCH BASIN
- = EX. WATER VALVE VAULT
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. LIGHT POLE
- = EX. FLARED END SECTION

ABBREVIATIONS

A	ARC LENGTH
CH	CHORD
CONC.	CONCRETE
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
N	NORTH
R	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
W	WEST
B.S.L.	BUILDING SETBACK LINE
DOC.	DOCUMENT
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I, TIMOTHY B. MARTINEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF FEBRUARY, 2019

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003782
LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES APRIL 30, 2019

FIELD WORK COMPLETED FEBRUARY 18, 2019

TIMOTHY B. MARTINEK 3782 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: CNB
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR: KUNJAN SHAH

TITLE: PLAT OF SURVEY ITASCA, ILLINOIS

SCALE: 1"=30'
DATE: 02-19-19
JOB NO: 180215
SHEET 1 OF 1

G:\PROJECTS\Shirk\180215.00 TI\ENP\Prospect\Itasca\CADD\180215 PLAT OF SURVEY.dwg updated by cbacani 2/19/2019

KIDDIE ACADEMY®
EDUCATIONAL CHILD CARE

Kiddie Academy
1119 N. Prospect Ave.
Itasca, IL 60143

APPROVAL: _____
DATE: _____

custom SIGN Center, Inc. Full Service Sign Company

SIGN PACKAGE REV 3

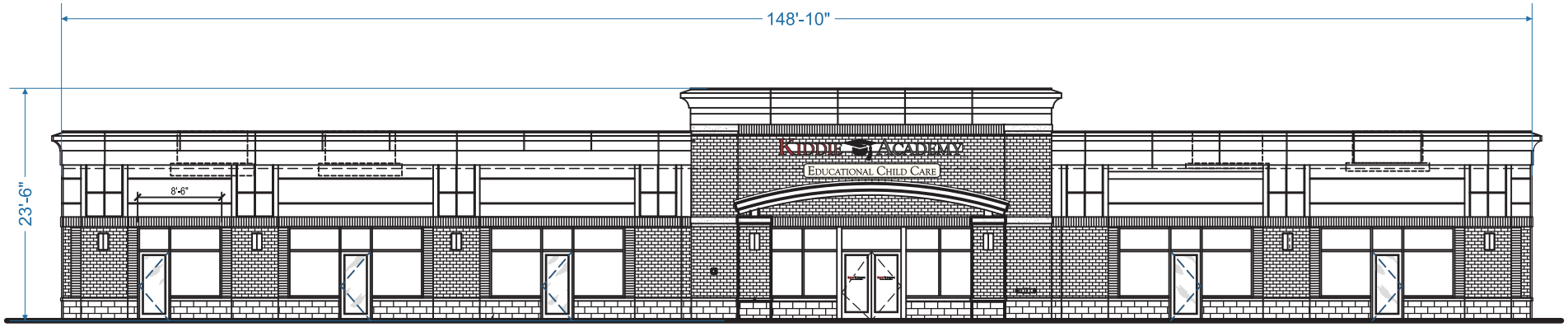
REV#	REV. DESCRIPTION HISTORY	REQUESTED BY	CSC DESIGNER	DATE
0	Itasca, IL Sign Pkg Rev 0	Shannon Lubiano	James Brooks	2/26/19
1	Revised entire sign package	Shannon Lubiano	James Brooks	11/26/19
2	Removed monument sign	Shannon Lubiano	James Brooks	2/25/20
3	Added Southwest Elevation Signage	Shannon Lubiano	James Brooks	3/18/20


Moons' Industries America
1119 North Prospect Avenue
CrossCountry Mortgage
Prospect Ave
N Prosp
PARKING LOT
(6) POLE LIGHTS
SIGN "A"
SIGN "B"
N
SCALE 1" : 60'

SIGN "A"



PARTIAL NORTH WEST ELEVATION SCALE 1/8" : 1'

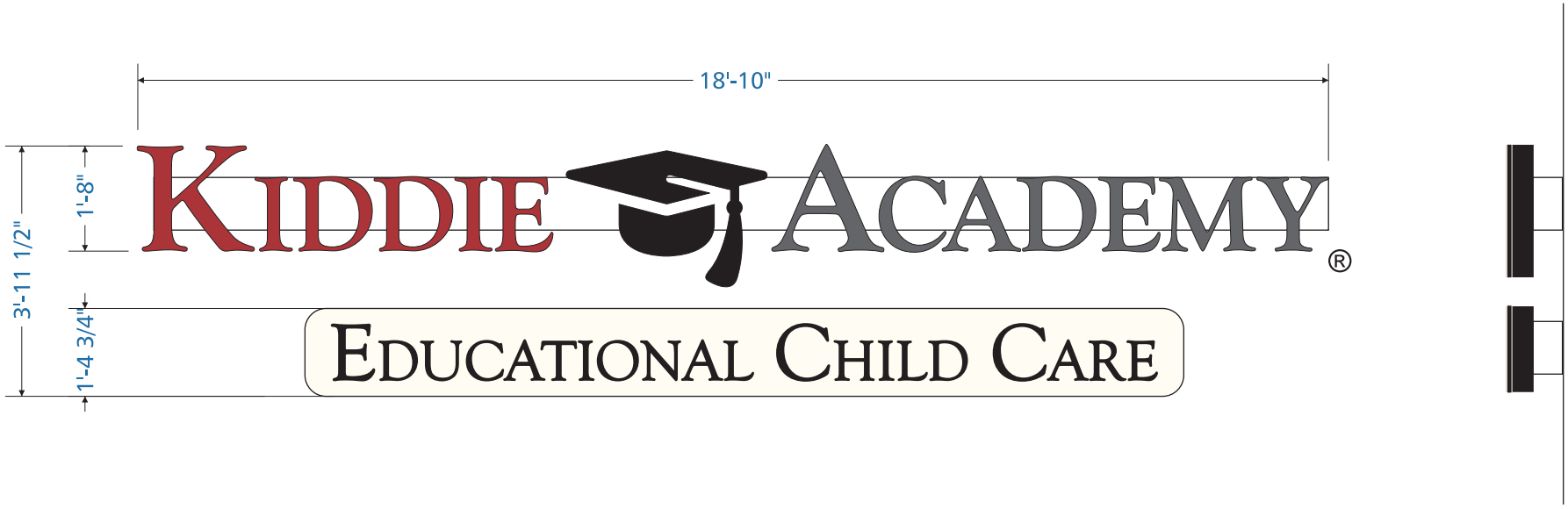


NORTH WEST ELEVATION SCALE 1/16" : 1'

Kiddie Academy -

SIGN "A"

KA-CLL-20



LED ILLUMINATED RACEWAY MOUNT CHANNEL LETTERS

SCALE: 3/8" = 1'-0"

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ SINGLE FACE ■ ILLUMINATED ■ WALL	**SINGLE FACE ILLUMINATED RACEWAY MOUNT CHANNEL LETTERS** - .040" ALUMINUM SIDES AND BACKS FINISHED BLACK - 1/8" CLEAR ACRYLIC DIGITALLY PRINTED FACES FOR "KIDDIE" TO MATCH PMS 1807 RED - 1/8" CLEAR ACRYLIC DIGITALLY PRINTED FACES TO MATCH PMS COOL GRAY 10 FOR "ACADEMY" - 1/8" BLACK/WHITE ACRYLIC FACES FOR "LOGO CAP" - 1/8" CLEAR ACRYLIC DIGITALLY PRINTED FACES FOR TAG LINE CABINET - RED LED FOR "KIDDIE" - WHITE LED FOR REMAINING GRAPHICS - ALUMINUM REGISTER MARK - FABRICATED ALUMINUM RACEWAY PAINTED TO MATCH FASCIA	☐ SIGNA0072 ■ PMS 1807 RED ■ COOL GRAY 10 ■ BLACK ■ BLACK/WHITE ACRYLIC	☐ FACE TRIMS ☐ FASCIA COLOR ☐ RADIUS DIM. ☐ BUILDING DIM. ☐ FACADE ANGLE ☐ OTHER	☑ PROVIDED ☐ REQUIRED **If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.**

custom SIGN Center, Inc. Full Service Sign Company
3200 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

FILENAME: KA-CLL-20 **REV#** **SCALE:** AS NOTED
DATE: 1/4/19 **REV.DATE:** **DGNR:** JLB **SALES:** SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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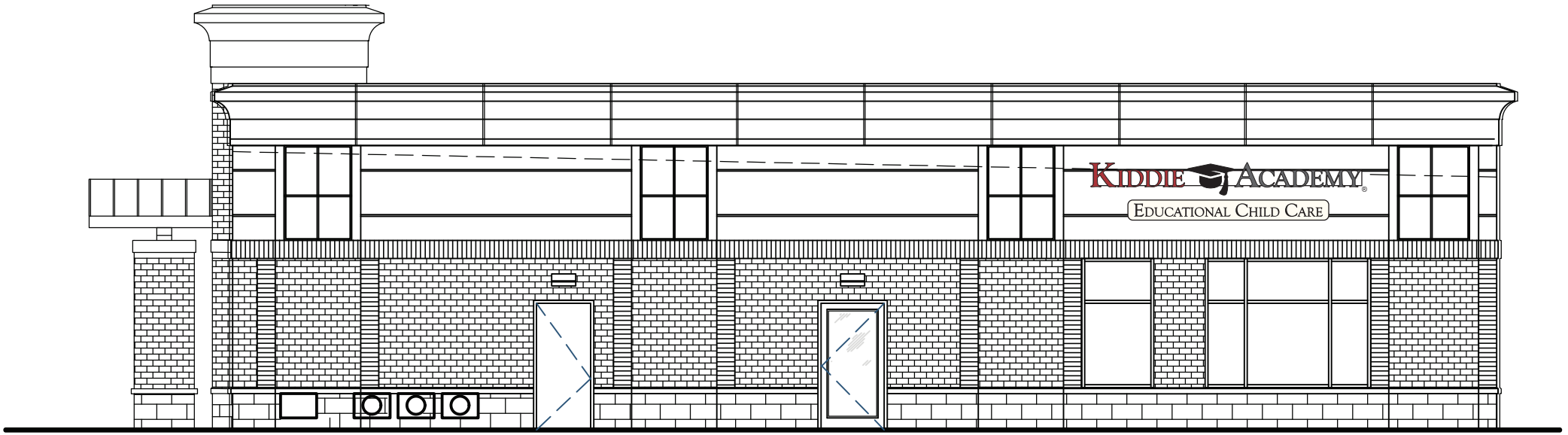
SIGN “B”

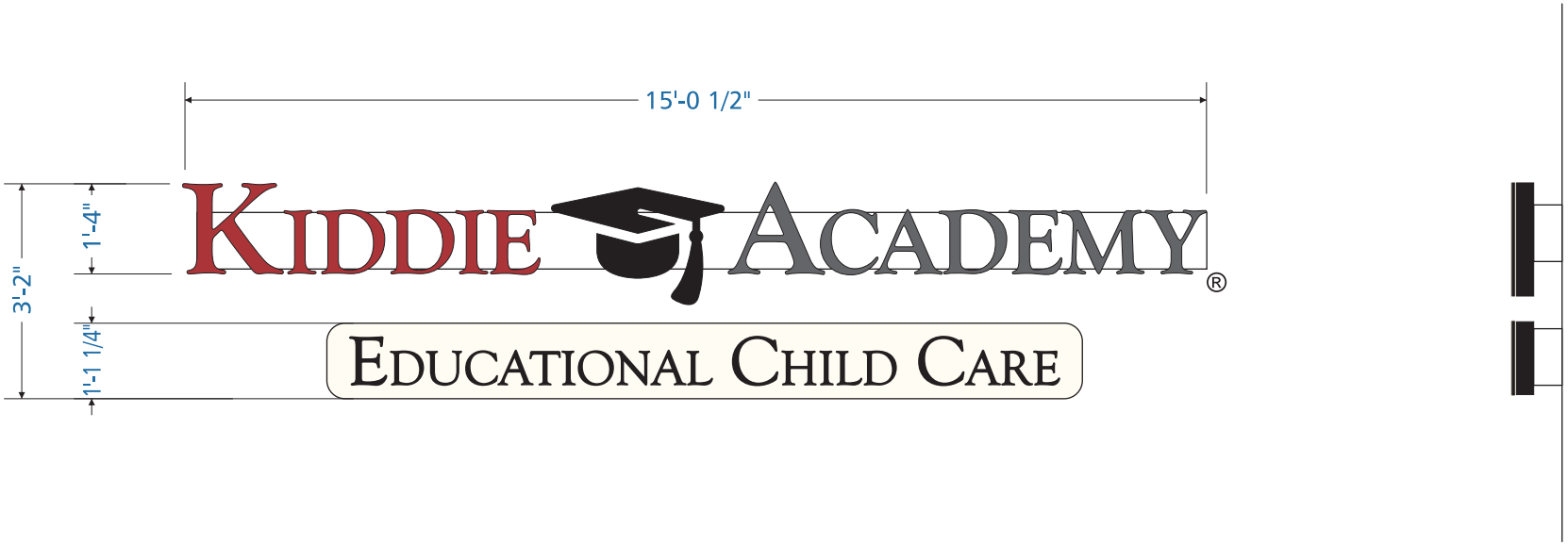


SOUTH WEST ELEVATION SCALE 1/8” : 1’

Kiddie Academy -

SIGN "B"

KA-CLL-16



LED ILLUMINATED RACEWAY MOUNT CHANNEL LETTERS

SCALE: 3/8" = 1'-0"

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ SINGLE FACE ■ ILLUMINATED ■ WALL	**SINGLE FACE ILLUMINATED RACEWAY MOUNT CHANNEL LETTERS** - .040" ALUMINUM SIDES AND BACKS FINISHED BLACK - 1/8" CLEAR ACRYLIC DIGITALLY PRINTED FACES FOR "KIDDIE" TO MATCH PMS 1807 RED - 1/8" CLEAR ACRYLIC DIGITALLY PRINTED FACES TO MATCH PMS COOL GRAY 10 FOR "ACADEMY" - 1/8" BLACK/WHITE ACRYLIC FACES FOR "LOGO CAP" - 1/8" CLEAR ACRYLIC DIGITALLY PRINTED FACES FOR TAG LINE CABINET - RED LED FOR "KIDDIE" - WHITE LED FOR REMAINING GRAPHICS - ALUMINUM REGISTER MARK - FABRICATED ALUMINUM RACEWAY PAINTED TO MATCH FASCIA	☐ SIGNA0072 ■ PMS 1807 RED ■ COOL GRAY 10 ■ BLACK ■ BLACK/WHITE ACRYLIC	☐ FACE TRIMS ☐ FASCIA COLOR ☐ RADIUS DIM. ☐ BUILDING DIM. ☐ FACADE ANGLE ☐ OTHER	☑ PROVIDED ☐ REQUIRED **If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.**

custom SIGN Center, Inc. Full Service Sign Company
3200 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

FILENAME: KA-CLL-16 **REV#** **SCALE:** AS NOTED
DATE: 1/4/19 **REV.DATE:** **DGNR:**JLB **SALES:** SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER: _____ **LANDLORD:** _____
DATE: _____ **DATE:** _____

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Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: JULY 15, 2020 **PC 20-006**

TITLE: **Blue Stone Planned Development & Subdivision**
ADDRESS: **Southeast Corner of Rohlwing Rd. & Devon Ave.**
PIN: **03-06-100-010; 03-06-200-013**

PROPOSAL: BSTP Midwest, LLC, Petitioner, and as representative of the property owner, Bridge Itasca, LLC, is requesting the following:

1. Approval of a Planned Development by Special Use in accordance with Section 14.12 of the Zoning Ordinance for the construction of a hotel, gas station, and multi-tenant retail/restaurant building, with the noted requested exceptions to the Zoning Ordinance:
   A. Exception to Section 8.02-1 to allow Outdoor Storage/Sales in the B-3, Service Business, Zoning District.
   B. Exception to Section 13.03-2-b-5 to allow Gas Station Front Entrance Sign to project 51", whereas the maximum allowed is 18 in.
   C. Exception to Section 13.03-2-b-7 to allow 3 ground signs on Lot 2, whereas the maximum allowed is 2 signs.
   D. Exception to Section 13.03-2-b-8 to allow for the Gas Station Pole Sign to be a height of 80 ft., whereas the maximum allowed is 20 ft.
   E. Exception to Section 13.03-2-b-8 to allow for the Gas Station Pole Sign to have a sign area of 330 ft.^{2}, whereas the maximum allowed is 48 ft.^{2}.
   F. Exception to Section 13.03-2-b-2 to allow for total gross surface area for wall signs on Lot 1B to be 420 ft.^{2}, whereas the maximum allowed is 300 ft.^{2}.
   G. Exception to Section 13.02-2-b-6 to allow for a Hotel Wall Sign height to be 42 ft. 4 in., whereas the maximum allowed is 30 ft.
2. Approval of a Class I Site Plan Review in accordance with 14.13 of the Zoning Ordinance.
3. Approval of a Final Plat of Subdivision in accordance with Section 7.09 of the Subdivision Ordinance.

BACKGROUND

The Village Board approved Ordinance # 1893.3-19 in June 2019 which granted a Planned Development by Special Use, Final Plat of Subdivision, and a Final Class I Site Plan Review for the construction of three warehouse buildings and the designation of an approximately 7-acre site along Rohlwing Rd. for the construction of a multitenant retail building, two free-standing restaurant sites, a hotel, and stormwater/common area open space.

The construction of the building shell for all three industrial building are nearing competition, with a portion of Building #2 currently being built out of a tenant.

The property owner, Bridge Itasca, LLC, along with their real estate brokers have marketed the commercial portion of the development to various end-users and developers. BSTP Midwest, LLC is under contract to purchase the commercial portion of the development pending approval of their request.

The commercial components of the overall Planned Development were negotiated as a condition of approval for the industrial portion of the development, all of which is governed and generally consistent with the Village Board approved Planned Development agreement.

PLANNING & ZONING ANALYSIS

The proposed development is approximately 7-acres and located on the east side of Rohlwing Rd. between Devon Ave. and Illinois Route 390. The property is zoned B-3 Service Business District. The adjacent property zoning and uses are as follows:

North: Automotive Service, Hotel, and Restaurant (Elk Grove Village)
South: Illinois Route 390
East: M Limited Manufacturing – Warehouse
West: M Limited Manufacturing – Office

The B-3 Service Business District is, *"designed to provide for automotive, service, and freestanding commercial activities which require limited comparison shopping. Customers usually arrive by automobile, making a separate stop for each errand. Uses permitted in this district usually require larger sites and buildings and often provide services which are not compatible with other commercial or residential districts. These commercial areas are usually located along major arterials or adjacent to limited access highway interchanges."*

The proposed uses of a gas station (including a truck fueling station) with a convenience store, hotel, and a multi-tenant retail/restaurant building are consistent with the intention of the B-3 Service Business District, as it provides for a variety of automotive, service and commercial uses.

The proposed uses are also complementary to the adjacent property uses as they will provide services that will be in need and in use by adjacent and nearby office and warehouse businesses. The proposed location of the three uses are also ideal for both the developer and the Village as the gas station will be located along the IL-390 frontage and reserve the corner lot for the multi-tenant restaurant/retail building per the originally approved conceptual plans.

The proposed Thornton's Gas Station will provide an approximately 5,600 ft.^{2} convenience store, 20 gas station pumps for passenger vehicles, and 4 truck fueling stations. The proposed gas station site will also have a limited outdoor storage/sale area where they will have materials/goods for sales common to be found at gas stations, including but not limited to an ice box machine, propane tank storage, car accessories, etc.

The proposed Holiday Inn Express & Suites Hotel will be approximately 54,233 ft.^{2} and provide a total of 93 rooms, a business center, fitness center, pool, and other amenities.

The proposed multi-tenant restaurant/retail building will be approximately 8,400 ft.^{2} and is proposed to have two tenant spaces, one each for restaurant and retail. The site plan proposes to locate the restaurant on the northern portion of the building where a drive-through lane can be constructed if the user requires one. This allows for the developer to market the restaurant site to a variety of restaurant users. Once a user is identified, the developer will have to return for a Class I Site Plan Approval and if necessary, a Special Use approval dependent on the type of user.

Bulk Standards & Off-Street Parking Requirements

The following table provides a summary of the proposed development's compliance with the B-3 Zoning Bulk Standards and Off-Street Parking Requirements:

Section	Description	Required	Multi-Tenant Restaurant/ Retail (Lot 1A)	Hotel (Lot 1B)	Gas Station (Lot 2)
8.05-4	FAR	≤ 0.8	0.1	0.48	0.04
8.05-5	Lot Size	No Minimum	85, 949 ft.^{2}	113,502 ft.^{2}	148,150 ft.^{2}
8.05-6	Front-Yard Setback[1]	≥ 25 ft.	156 ft.	116 ft.	148 ft.
8.05-6	Side-Yard Setback[1]	≥ 5 ft.	83 ft.	76 ft. / 93 ft.	83 ft.
8.05-6	Corner-Side Yard Setback[1]	≥ 25 ft.	88 ft.	N/A	378 ft.
8.05-6	Rear-Yard Setback[1]	≥ 20 ft.	74 ft.	102 ft.	76 ft.
8.05-8	Building Height	≤ 45 ft. or 3 Stories, whichever is less	N/A[3]	45 ft. 4" 4 stories[2]	24 ft.
12.03-1-a-(3)	Parking Lot Setback	≥ 5 ft.	15 ft.	10 ft.	119 ft.
12.03-5	Parking Stall Dimension	≥ 9 ft. Wide x 18 ft. Length	9 ft. x 18 ft.	9 ft. x 18 ft.	9 ft. x 20.5 ft.
12.03-5	ADA Stall Dimension	≥ 16 ft. Wide x 18 ft. Length	16 ft. x 18 ft.	16 ft. x 18 ft.	16 ft. x 18 ft.
12.06	Drive Aisle Width	≥ 24 ft.	24 ft.	24 ft.	24 ft.
12.05	Min. # of Parking Stalls	≥ 70 /107 / 24	75	108	24
12.05	Min. # of ADA Stalls	4 / 5 / 1	4	5	1

14.12-7-c-(2)-(c)	Building Coverage	≤ 25%	9.7%	12.2%	8%
14.12-7-(2)-(d)	Open Space	≥ 15%	28.4%	31.2$	47%

[1]Yard setbacks: Each front, side, and rear setback or required yard shall be increased by two (2) feet for each additional one (1) foot of building height over thirty (30) feet.
[2] Ordinance # 1889-18 approved a building height and stories for the hotel to exceed maximum height of 45 ft. and maximum of 3 stories.
[3] Construction of the Multi-Tenant Restaurant/Retail Building is not proposed now as the end users have not been identified. Developer will return for amended Final Approval once users are identified and building plans have been drafted.

Site Access

Site Access will be provided by a right-in and right-out curb cut on Devon Ave., right-in curb-cut and a full access curb-cut along Rohlwing Rd. Access easements will be provided on the Plat of Subdivision to allow for internal access between all three lots as well as access to the warehouse development to the east with access to the curb-cut with the newly planned traffic light at Devon Ave. & Nerge Rd.

Landscaping Requirements

Section 14.19 requires that a Landscaping Plan be provided with any proposed development for review and approval. Section 14.19-3 states when drafting the landscape plan, "*landscape materials shall be selected and sited to produce a hardy drought resistant landscape area. Selection shall include: consideration of soil type and depth; spacing for opacity; exposure to sun, wind and water; slope and contours of the site; building walls, overhangs and compatibility with existing native vegetation preserved on site*."

The proposed landscape plan provides for a variety of coniferous and deciduous trees, shrubs, plantings, and ground cover. Appropriate landscaping is being provided at the base of the monument signage as well as appropriate landscaping and fence screening around trash enclosure areas. Trees are being provided in the parking lot islands as well as shrubs along the perimeter of parking areas that have street frontage.

Signage

Site Signage Matrix Exhibit provides a summary of the proposed development's compliance with Section 13.03 of the Zoning Ordinance related to sign regulations. The proposed signage for the development is in scale with the size of the development. The majority of exceptions being requested as part of the Planned Development are related to signage and this is to allow for the signage to be easily visible to motorists on IL Route 390.

SUMMARY

The proposed development is consistent with B-3 Zoning District and will bring a diverse development with significant economic development impact to the this previously undeveloped

parcel. It will work towards the Village's Comprehensive goal of bringing more commercial uses and activity along the Rohlwing Rd. / IL-53 Corridor. Adequate access to the site will be provided along both Rohlwing Rd. and Devon Ave. as well as internal drive aisles. Significant landscaping will be provided to balance hardscape and greenspace on the site. Signage proposed is consistent with those for developments located next to major highway systems.

PUBLIC COMMENTS

As of July 8, 2020, Village Staff has received no public comments regarding this petition.

STAFF RECOMMENDED CONDITIONS OF APPROVAL

Staff recommends the following conditions be included if a favorable recommendation is made by the Plan Commission:

1. Final Plat of Subdivision, Final Engineering Plans, and Final Building Elevations must be in substantial compliance with the Plan Commission and Village Board Submittals.
2. Final Plat of Subdivision shall be reviewed and approved by Village's Community Development and Engineering Staff prior to recording the Plat with DuPage County's Recorder's Office.
3. The project must comply with all Village Ordinances, Building Codes, Subdivision Regulations, Standards Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.
4. The project must comply with the approved Development Agreement (Ord. # 1889-18) governing this mixed-use industrial and commercial site.
5. Any favorable recommendation is subject to final building permit approval.
6. The proposal is subject to adherence to previously issued review comments.
7. Ordinarily, project approvals of this nature are conditioned to be valid for one year. Staff recommends that the phasing schedule and timeline of the proposed development be consistent with the approved Development Agreement.
8. If the project does not commence within three years of Village Board approval, the requests shall return to the Board for reauthorization. Furthermore, if for any reason BSTP Midwest, LLC is not able to complete this project, any future assignees will be required to obtain Village Board approval to amend the approvals for the new ownership entity.

REQUIRED STANDARDS OF APPROVAL FOR PLANNED DEVELOPMENTS

Section 14.12-7 of the Zoning Ordinance states no planned development shall be authorized unless the Plan Commission shall find and recommend, in addition to those standards established herein for Special Uses, that the following standards shall be met:

General:

1. The uses permitted by such exceptions as may be requested or recommended are necessary or desirable and appropriate to the purpose of the development.

2. The uses permitted in such development are not of such nature or so located as to exercise an undue detrimental influence or effect upon the surrounding neighborhood.
3. That any industrial park areas established in the planned development conform to all requirements therefore, as set forth elsewhere in this Ordinance.
4. That all minimum requirements pertaining to commercial, residential, institutional, or other uses established in the planned development shall be subject to the requirements for each individual classification as established elsewhere in this Ordinance, except as may be specifically varied in the Ordinance granting and establishing a planned development use.
5. When private streets and common driveways are made a part of the planned development or private common open space recreational facilities are provided, the applicant shall submit, as part of the application, the method and arrangement whereby these private facilities shall be operated and maintained. Such arrangements for operating and maintaining private facilities shall be subject to the approval of the Village Board.
6. That any bulk exceptions shall be solely for the purpose of promoting an integrated site plan more beneficial to the residents or occupants of such development as well as neighboring property, that would be obtained under the bulk regulations of this Ordinance for building developed on separate zoning lots.
7. Architectural Consistency. The architectural style and features established for an approved planned development shall be maintained throughout the entire project unless otherwise recommended by the Plan Commission and approved by the Village Board.

Business:

That in a planned business development, the following additional requirements are hereby specified:

1. All buildings shall be set back not less than fifty (50) feet from all street rights-of-way lines bounding the site; and set back forty (40) feet from any residentially zoned land.
2. Required off-street parking spaces shall be provided in accordance with Section 12.00 of this Ordinance and set back not less than twenty-five (25) feet from any residentially zoned land.
3. All walks within the planned development shall be paved with a hard-surfaced material meeting the specification of the Village.
4. Any part of the planned development not used for buildings, loading and access ways, shall be attractively landscaped with grass, trees, shrubs, or pedestrian walkways, according to a landscape plan, as approved by the Plan Commission.
5. The overall floor area ratio for the Planned Development shall not exceed by more than twenty (20) percent the maximum floor area ratio which would be determined on the basis of the amount required for the individual uses in such Planned Development as stipulated in each district.
6. The buildings in the planned development shall be planned and designed as a unified and single project

Variation of Minimum Requirements:

1. Wherever the applicant proposes to provide and set out, by platting, deeding, dedication, restriction, or covenant, any land or space separate from single-family or multi-family residential districts to be used for parks, playgrounds, commons, greenways or open areas, the Plan Commission may consider and recommend to the Village Board, and the Village Board may vary the applicable minimum requirements of the subdivision regulations and the zoning ordinance which may include but not necessarily be limited to the following:
    a. Front Yard
    b. Rear Yard
    c. Side Yard
    d. Lot Area
    e. Bulk
    f. Intensity of Use
    g. Street Width
    h. Sidewalks
    i. Public Utilities
    j. Off-Street Parking
2. Business
    a. Business uses shall be as prescribed by the Plan Commission.
    b. All business shall be conducted, and material shall be stored within a completed enclosed building.
    c. Not more than twenty-five (25) percent of the lot area shall be covered by buildings or structures.
    d. Not less than fifteen (15) percent of the lot shall be provided or landscaping and open space purposes.
    e. No building shall be more than sixty-five (65) feet in height.

REQUIRED STANDARDS OF REVIEW FOR SUBDIVISIONS

Section 2.00 of the Subdivision Ordinance sets the following standards for review when considering a Subdivision Request.

1. To ensure sound, harmonious subdivision development including Planned Developments and community growth, and to safeguard the interest of the homeowner, the subdivider, the investor, and the Village.

   To assure that no subdivisions shall be approved that is not energy efficient as practicable in terms of density, mixture of use, site selections, building layout and orientation and landscaping.
2. To provide permanent assets to the locality and to the Village.
3. To prevent scattered development beyond existing public utilities and prevent excessive development costs.
4. To assure development of land for optimum use with necessary protection against deterioration and obsolescence.

5. To limit and control the pollution of the environment that can be caused by inadequate or incomplete urban development.
6. To provide common grounds of understanding and a sound working relationship between the Village and Subdivider.
7. To lessen congestion in the streets and highways.
8. To provide for adequate light and air.
9. To facilitate adequate provision for transportation, water, sewerage, schools, and other public necessities.
10. To ensure proper legal description and proper monumenting of subdivided land.

DOCUMENTS ATTACHED

1. Petition for Special Use, dated March 6, 2020
2. Petition for Subdivision, dated March 6, 2020
3. Project Narrative, dated July 6, 2020
4. Plat of Survey, revision date of November 27, 2018
5. Plat of Subdivision, revision date of March 5, 2020
6. Civil Site Plans, revision date of July 6, 2020
7. Landscape Plan, revision date of July 2, 2020
8. Photometric Plan, dated February 28, 2020
9. Traffic Analysis / Trip Generation Memo, dated March 5, 2020
10. Truck Turn Exhibit, dated July 6, 2020
11. Holiday Inn Building Elevation & Floor Plan, dated July 6, 2020
12. Thornton's Building Elevation, dated July 6, 2020
13. Site Signage Drawings, dated July 6, 2020
14. Site Signage Matrix

PETITION FOR SPECIAL USE

Village of Itasca Plan Commission
c/o Community Development Department
550 W. Irving Park Rd.
Itasca, IL 60143
(Ph): 630-773-5568 (F): 630-773-0852
comdev@itasca.com

Date Submitted: 3/6/20

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property: 7N771 RT. 53 Itasca, IL 60143

Owner(s) of Property: Bridge Itasca, LLC

Petitioner(s) (if other than owners): BSTP Midwest, LLC

Existing Use: Vacant Zoning: B-3

P.I.N. #(s): Portion of PIN 0306100010 Lot Size (sq. ft.): 348,654.24

Please answer the following questions (you may attached additional sheets if needed):

1.) Please provide a detailed description of the use requested.
See attached narrative

2.) Please explain how the special use requested is in the interest of the public and is not solely for the interest of the applicant.
See attached narrative

3.) Explain the reasons why the special use is necessary or desirable for the public convenience and how it will contribute to the general welfare of the neighborhood or community at this location.
See attached narrative

4.) Will the special use be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity? Please explain your answer.
See attached narrative

5.) What effect will the use have on property values and improvements in the vicinity? Please explain your answer.
See attached narrative

Owner's Name(s): Bridge Itasca, LLC c/o Bridge Development Partners, LLC - Attn. Nick Siegel

Address: 1000 W. Irving Park Road, Suite 150 Phone: 312-683-7230

Itasca, IL 60143 Email: nsiegel@bridgedev.com

Petitioner's Name(s): BSTP Midwest, LLC

Address(es): 410 North Michigan Avenue, Suite 850 Phone: 617-320-2759

Chicago, IL 60611 Email: drew@bluestonestp.com

Agent or Attorney (if applicable)		Site Planner or Engineer (if applicable)	
Name:		Name:	Brett Duffy
Firm:		Firm:	SpaceCo
Address:		Address:	9575 W. Higgins Road, Suite 750
			Rosemont, IL 60018
Phone:		Phone:	847-696-4060
Email:		Email:	bduffy@spacecoinc.com

Please attach the following:

- ☒ Legal description of property (from title policy or plat of survey) – required for all variances.
- ☒ Current plat of survey (showing all site improvements/structures and easements).
- ☒ Architectural renderings of new or altered structures (if applicable).
- ☒ Site Plan (drawn to scale showing buildings, parking spaces, storm water detention and all other significant data with all pertinent dimensions fully noted).
- ☐ If held in trust, letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to the petition request. The letter must be signed by all beneficiaries of the trust.

THE LEGAL TITLEHOLDER MUST SIGN THE PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the below signed person to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

I/WE Bridge Itasca, LLC DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH.

Signature: _____ Date: 2/28/20

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 28TH DAY OF February, 2020

_____
NOTARY PUBLIC

OFFICIAL SEAL
AMY MCMURRAY
Notary Public – State of Illinois
My Commission Expires November 12, 2022

Village of Itasca
Community Development Department
550 WEST IRVING PARK RD. ITASCA, IL 60143
PHONE: 630/773-5568; FAX: 630/773-0852
www.itasca.com

CONSULTANT SERVICES AGREEMENT

Pursuant to Section 4.05(5) of the Village of Itasca Zoning Ordinance, the Village of Itasca may use the services of professional consultants for research, investigation and professional opinion in the processing of any application.

Section 4.04(5) of the Itasca Zoning Ordinance:

CONSULTANTS: The Plan Commission/Zoning Board of Appeals and the Village Board may utilize the services of professional consultants for research, investigation, and professional opinion, for assistance in arriving at recommendations or decisions. The applicant whose request to the Plan Commission/Zoning Board of Appeals, or Village Board, requires the use of such professional services, shall reimburse the Village the reasonable cost it incurred for the services rendered by its consultants within ten (10) days after the submission of the bill by the Village. The consultants shall bill for their services at the same hourly rate which they normally charge municipal clients. The Village consultants shall include but no be limited to the persons who provide the Village with advice in the field of engineering, law, planning, traffic, design, finance, and court reporters.

I/We the applicant(s) understand that when the services of a consultant are utilized in accordance with the above section for research, investigation, professional opinion or other assistance, I/we shall pay all costs incurred within ten (10) days of submission of a bill by the Village of Itasca.

BSTP Midwest, LLC	
Name of Applicant	Agent or Attorney (if applicable)
410 Michigan Avenue, Suite 410	
Street Address	Street Address
Chicago, IL 60611	
City State Zip	City State Zip
617-320-2759	
Telephone	Telephone
drew@bluestonestp.com	
E-Mail	E-Mail
	Date:
Signature of Applicant	

Please indicate who the bills for the costs incurred for the petition should be sent to.
Applicant: ☒ Agent: ☐ Other: ☐

If other, please complete the below information.

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ E-Mail: _____

PETITION FOR SUBDIVISION

VILLAGE OF ITASCA PLAN COMMISSION
Community Development Department
111 Line Street
Itasca, IL 60143
(630) 773-5568
Fax: (630) 773-0852

FOR OFFICE USE ONLY
Plan Commission
Public Hearing
Remarks
Fee

DATE ____/____/____

ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION

Address(es) of Property 7N771 RT. 53 Itasca, IL 60143

Proposed Use Commercial Subdivision Name Bridge Point Itasca

Existing Use Vacant Existing Zoning B-3 & M

All P.I.N. #'s 0306100010, 030620013 Number of Acres 50.217 Lot Size See attached plat for Lot sizes

____ Attach preliminary plat of subdivision with legal description

THE LEGAL TITLEHOLDER MUST SIGN THIS PETITION. Where the property is held in trust, the trust officer must sign the petition and include a letter naming all beneficiaries of the trust and authorizing the beneficiaries to act on the matters related to this petition request. The undersigned acknowledges and agrees that this application and all documentation submitted becomes public record and may be viewed by the public.

Owner's Name(s) Bridge Itasca, LLC c/o Bridge Development Partners, LLC - Attn. Nick Siegel

Address(es) 1000 W. Irving Park Road, Suite 150
Itasca, IL 60143

Phone 312-683-7230
Fax

Petitioner(s) BSTP Midwest, LLC

Address(es) 410 North Michigan Avenue, Suite 850
Chicago, IL 60611

Phone 617-320-2759
Fax

Agent or Attorney Information	Site Planner or Engineer
Name	Name Brett Duffy
Firm	Firm SpaceCo
Address	Address 9575 W. Higgins Road, Suite 750
	Rosemont, IL 60018
Phone	Phone 847-696-4060

I/WE Bridge Itasca, LLC DO HEREBY CERTIFY OR AFFIRM THAT I/WE ARE THE OWNER(S) OF RECORD OF THE AFORESAID DESCRIBED PROPERTY AND HEREBY MADE APPLICATION AS SUCH

Signature [signature] Date 2/28/20

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 28 DAY OF February, 20 20

[signature]
NOTARY PUBLIC

OFFICIAL SEAL
AMY MCMURRAY
Notary Public – State of Illinois
My Commission Expires November 12, 2022

BLUESTONE
SINGLE TENANT PROPERTIES

July 6, 2020

Mo Khan
Village Planner
Village of Itasca
550 W. Irving Park Road
Itasca, IL 60143

Re: Commercial Development (IL-53 & Devon)
Petition for Planned Development by Special Use

Mr. Khan,

BSTP Midwest, LLC is proposing a mixed-use commercial development on the southeast corner of N. Rohlwing Road (IL-53) and Devon Avenue. The development on the approximately 8 acre tract will consist of three individual lots as shown on the attached Plat of Subdivision: Lot 1B will contain a 93 room Holiday Inn Express & Suites, and Lot 2 will contain a 5,500 square foot convenience store and fuel center. We are actively marketing Lot 1A to retail and/or restaurant users, and we will submit a formal plan to the Village upon identification of that end user. The proposed building consists of a 2,000 square foot drive-in eating tenant and a 6,400 square foot retail tenant.

The business class national hotel on Lot 1B, proposed to be a Holiday Inn Express & Suites, will be 4 stories and provide 93 rooms with a fitness center, meeting rooms, indoor pool, breakfast bar, business center and guest laundry. The proposed parking field will wrap the hotel and include a porte-cochere entrance feature along the western elevation (IL-53 frontage) for check-ins. The proposed hotel is expected to create 15 full time and up to 10 part time jobs (approximately 12-14 employees per shift), has an estimated building value of $14-$15 million dollars and is expected to generate $2,800,000 in annual revenue (susceptible to sales tax).

The proposed convenience store on Lot 2 includes an approximately 5,500 square foot convenience store, which will offer pre-packaged and freshly prepared food and drink items. The fuel center provides 20 automobile fueling positions. In the rear of the convenience store, there are three commercial fueling lanes to service commercial vehicles, with a by-pass lane. The commercial vehicles will circulate counterclockwise through the Lot. Our convenience store and fuel center operator, Thorntons, has a very successful track record in the Illinois market and across the Midwest. The proposed Thorntons will generate 15 full time and 10 part time new jobs (mix of part time and full time) and is estimated to generate $150,000 a year in sales tax revenue for the Village of Itasca. The estimated sales tax revenue is based on Thorntons' fuel and inside sales projections for this location, the 10 year market average retail price of fuel and the Village's appliable portions of state sales tax, RTA tax and non-home rule tax.

The primary access for the development will be provided via the non-signalized extension of Hamilton Parkway, which will run between Lot 1B and Lot 2. This roadway extension will have a full access intersection with Rohlwing Road. Lot 1B and Lot 2 will have access off this internal roadway. Lot 2 will have no direct access to IL-53. Access points to the fuel center on Lot 2 will be segregated into passenger and commercial vehicle driveways as shown on the attached site plan. Lot 1A/1B will also be served by a right-in only driveway along Rohlwing Road. Finally, a right-in/right-out driveway to Lot 1A is proposed along Devon Avenue. The Devon Avenue access is currently approved by Cook County to be located on the

adjacent industrial property; however, to make Lot 1A more viable for retail development, we are requesting from Cook County to move the access driveway further west as shown on the site plan.

There will be cross-access between the Lots as shown on the attached site plan. The previously approved Development Agreement between the Village of Itasca and Bridge Itasca (the current landowner) contained reference to a Traffic Impact Study prepared by KLOA dated June 8, 2018. This traffic study contained initial trip generation projections for the commercial outlots referenced in this application. A revised trip generation memo has been prepared by KLOA which includes updated trip generation projections based on the site plan included in this application. The revised study indicates a reduction in overall daily trips to the site including during the AM and PM peak periods. As such, the original off-site roadway infrastructure recommendations remain unchanged.

The proposed signage for the development is as shown on the enclosed plans. Additionally, the development has designated a Village gateway signage feature on the northeast corner of Lot 1A (hard corner of IL-53 & Devon) and a Development sign located in the median of the Rohlwing Road entrance. These signs will be constructed by Bridge Itasca. The ultimate design and configuration of the Village's gateway feature and Development sign will be further discussed with staff as the development progresses.

PLANNED DEVELOPMENT AMENDMENT VIA SPECIAL USE CRITERIA

1. Please provide a detailed description of the use requested

   See Project Narrative.

2. Please explain how the special use requested is in the interest of the public and is not solely for the interest of the applicant

   The proposed fuel center includes a 5,500 square foot convenience store, 10 multi-product dispensers (20 fueling positions) and 3 commercial fueling lanes. The location of the proposed fuel center is located on Lot 2 of the proposed subdivision, directly abutting the IL-390 Elgin-O'Hare Tollway and Rohlwing Road. The Rohlwing Road corridor was identified in the Village's Comprehensive Plan as an area of increased traffic flow that was repositioned to support retail development and in turn provide a strong and stable source of tax revenue for the Village. This was a key issue found in the community feedback accompanying the Comprehensive Plan, namely to "gain stability of sales tax revenue and overall fiscal health of the Village". The significant sales tax revenue associated with the fuel center will help expand public facilities and services throughout the Village. The location of the fuel center, at the edge of the Village limits, is capable of drawing traffic from beyond Itasca to diversify the tax base and lessen the tax burden borne by local residents.

   The proposed Holiday Inn Express on Lot 1B will provide appealing amenities to both business and pleasure travelers in a convenient location, west of O'Hare airport. The Holiday Inn Express brand has quickly earned the reputation as the smart choice for business savvy patrons. As part of the world's most recognized hotel brand family, the Holiday Inn Express brand is one of the largest and most successful limited service brands in the industry.

We have not yet identified a tenant for the multi-tenant retail/restaurant building and as such have not provided building elevations or proposed sign renderings. The search for retail and restaurant users will provide another option for Itasca residents and businesses to dine at and provides for a development with diversified and compatible uses.

3. Explain the reasons why the special use is necessary or desirable for the public convenience and how it will contribute to the general welfare of the neighborhood or community at this location.

   The proposed fuel station is necessary to fill a strategic void in the trade area and to serve the existing commuter base that exists on the roadway network today. Industrial and business parks should consist of a range of business uses, including service- and consumer-oriented businesses. The fuel center will provide competitively priced fuel and a wide variety of food options including convenience items, gourmet coffee, ready-serve snacks and refreshments. The fuel center will also serve the commercial fueling needs of the adjacent industrial trade area which are severely lacking.

   The fuel center use will provide the appropriate landscaping & screening, full cut-off LED lighting with no light trespass, convenient ingress and egress points, and competitive goods that will contribute to the general welfare of the neighborhood and community.

   The hotel use will provide an upbeat, dynamic and friendly environment, with varying sightlines that ensure amenities are easily identifiable and accessible. This type of environment allows the smart traveler to control and tailor their experiences to meet their needs, whether interacting with an individual or group, working, or taking a break. The public spaces provide the right mix of flexible area and furnishings to accommodate a wide range of needs and functions simultaneously.

4. Will the special use be detrimental to the health, safety, morals or general welfare of persons residing or working the vicinity? Please explain your answer.

   The Village's Comprehensive Plan also discusses developing larger tracts of land, with multiple uses, concurrently. The intent of this approach is to leverage end users to pay "their fair share" of roadway and other infrastructure improvements. In this case, the overall development generated several off-site roadway improvements to the adjacent roadway network to minimize the impact of the development and to promote the health, safety and general welfare of the adjacent community. The revised trip generation table (included in the application) shows a reduction in overall traffic to the site compared to the originally approved site plan, thus the development-generated traffic can be accommodated efficiently by the previously approved infrastructure.

   Due to the reduction in overall traffic to the site from the previously approved traffic study and quality of the proposed commercial operators we believe this Planned Development amendment will not be detrimental to the health, safety, morals or general welfare of person residing or working in the vicinity

5. What effect will the use have on property values and improvements in the vicinity? Please explain your answer.

The fuel center is situated on the subject property to minimize the impact to the community. Lot 2 is bounded to the north by B-3 commercial zoning, to the east by M limited manufacturing district, to the west by Rohlwing Road (an arterial) with no direct access to the Lot, and to the south by IL-390. Based on the adjacent uses and the commercial corridor to which it is adjacent, the fuel center is compatible with the adjacent uses and will not have a negative impact on the property values in the vicinity. In general, the proposed project will increase the property and sales tax base for the Village while maintaining the character of the corridor.

PROJECT VARIANCES

1. Variance to Section 13.03-2-b-7 for 3 ground signs, where as the maximum allowed is 2 for the gas station site.
2. Variance to Section 13.03-2-b-8 for a gas station pole sign height of 80 ft., whereas the maximum allowed is 20 ft.
3. Variance to Section 13.03-2-b-8 for a gas station pole sign total surface area of 330 sf., whereas the maximum allowed is 48 sf.
4. Variance to Section 13.03-2-b-2 for a total gross surface area of wall signs of 420 sf, whereas the maximum allowed is 300 sf.
5. Variance to Section 13.03-2-b-6 for a wall sign height of 48 ft., whereas the maximum allowed is 30 ft.
6. Variance to Section 8.02-1 to include an outdoor sales area on proposed Lot 2.

Signage Variances

1. Variance to Section 13.03-2-b-7 for 3 ground signs, where as the maximum allowed is 2 for the gas station site.
2. Variance to Section 13.03-2-b-8 for a gas station pole sign height of 80 ft., whereas the maximum allowed is 20 ft.
3. Variance to Section 13.03-2-b-8 for a gas station pole sign total surface area of 330 sf., whereas the maximum allowed is 48 sf.

We respectfully request variances to the Village zoning code outlined in #1 through #3 above. As evidenced by the nature of the variances requested, which are almost all related to signage, signage is a critical element to the viability of this development. Without the requested signage variances, the fuel station and hotel lots will be difficult to develop. Projections for retail sales for a fuel center are based on many factors with visibility and traffic patterns near the top of the list. Due to the location and arrangement of the IL-390 Tollway and IL-53 overpass, visibility to the project is hindered to the following traffic patterns:

- Eastbound IL-390 traffic exiting off of IL-53 to go south
- Northbound IL-53 traffic entering on to IL-390 to go east
- Eastbound and Westbound traffic on IL-390 adjacent to the project site

With no true minor road traffic, maximizing visibility to the movements and traffic patterns on IL-53 and IL-390 described above is required. The decision point for vehicles traveling on IL-390 is just over a mile away and eighty (80) feet is the minimum height necessary for visibility at that decision

point. The proposed high-rise sign will be placed at the very southern end of the property at the highest elevation possible which was intended to reduce our variance request as much as possible.

The unique circumstances of the site which include its shared property line with IL-390 right of way combined with the existing grading of the property which sits 15+ feet below the IL-53 overpass and the site's adjacency to other compatible commercial and industrial uses yields our requested variance.

As outlined in the Village's zoning code the proposed uses for this PUD allow us to construct up to four (4) twenty (20) foot pole (pylon) signs, two (2) for the fuel station on Lot 2 and two (2) for the retail development at the hard corner of Devon and IL-53 on Lot 1A. Per code, these signs could be up to eighty (80) square feet each totaling 320 square feet in surface area. In lieu of pursuing these signs we have combined the height and square footage into one sign that will maximize visibility for the development and draw traffic from outside the Itasca tax base while minimizing any impact to neighboring properties.

1. Variance to Section 13.03-2-b-2 for a total gross surface area of wall signs of 420 sf, whereas the maximum allowed is 300 sf.
2. Variance to Section 13.03-2-b-6 for a wall sign height of 48 ft., whereas the maximum allowed is 30 ft.

We respectfully request variances to the Village zoning code outlined in #1 and #2 above. The proposed development is an extension of the terms of the Development Agreement dated May 7, 2019 between the Village and Bridge Itasca (the current owner of the subject property). As discussed in the Development Agreement certain variances and relief were granted to entice a hotel development on the subject property. The Development Agreement specifically contemplated a seventy (70) foot tall hotel building. In lieu of a building of this height a more modest forty-five (45) foot tall building is being proposed which is more compatible with the adjacent buildings along this commercial/industrial corridor. The appropriate signage for a hotel of this variety would be located near the top of the building as is prototypical. As the height of the building was recommended for a variance, we believe the associated signage should also be considered for a variance as this is incidental to the height of the overall structure.

<u>Outdoor Sales</u>

We respectfully request a variance to Section 8.02-1 to the Village's zoning code to allow for outdoor sales at the proposed fuel station located on Lot 2. The outdoor sales area would include seasonal items, ice and propane and would be located in the area shown on the attached site plan labeled "Outdoor Sales". The sale of seasonal items, ice and propane is consistent with other fuel stations within the Village (including the Bucky's and Speedway fuel stations located at the Devon Ave and Arlington Heights intersection) and is customary for fuel stations as these items are deemed essential to the typical c-store guest.

Should you have any questions on our application please do not hesitate to contact me.

Respectfully,



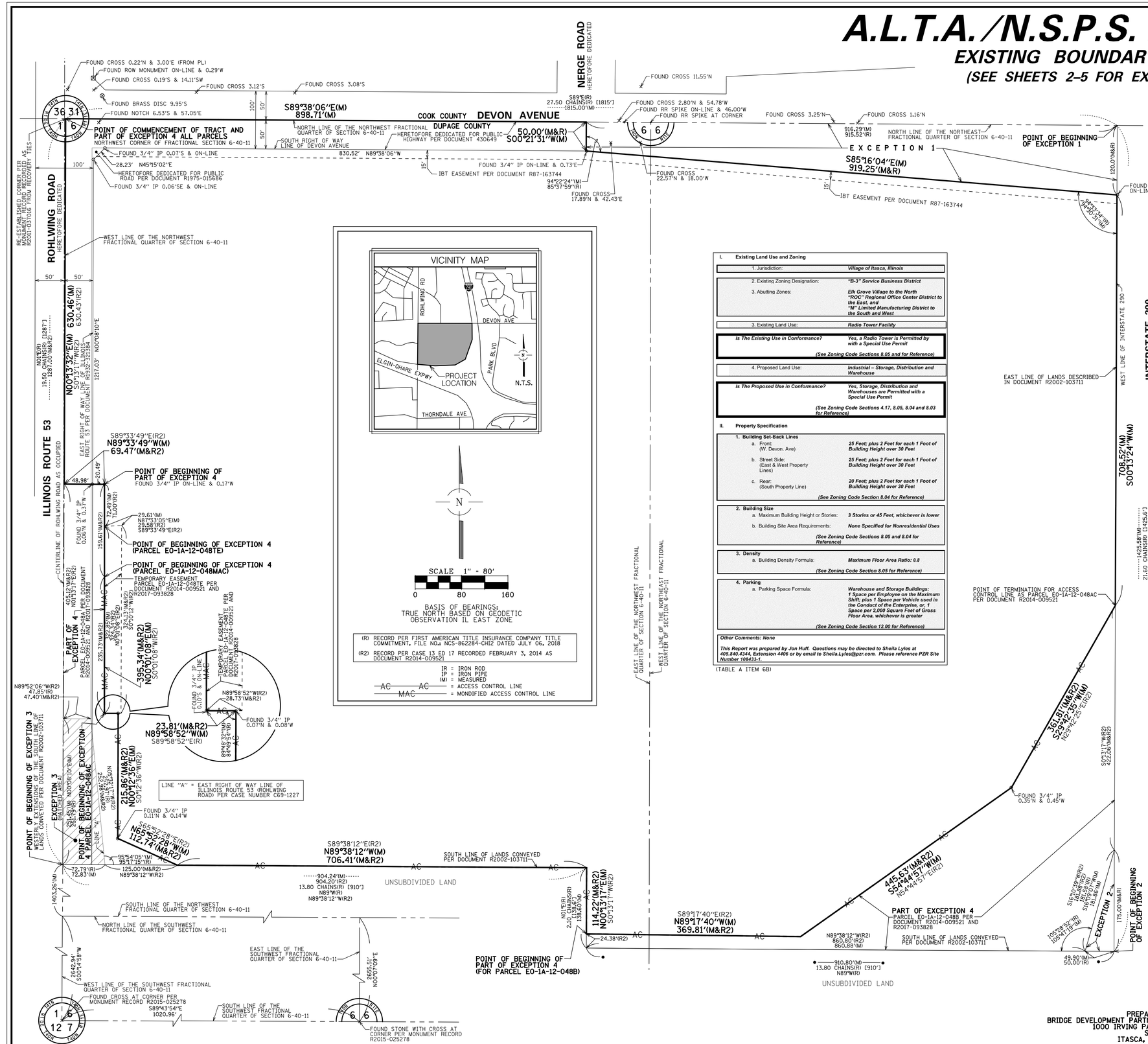
Drew Zazofsky
Senior Manager of Development

/Enclosures

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

EXISTING BOUNDARY INFORMATION AND NOTES

(SEE SHEETS 2–5 FOR EXISTING TOPOGRAPHIC INFORMATION)



I. Existing Land Use and Zoning

1. Jurisdiction:	*Village of Itasca, Illinois*
2. Existing Zoning Designation:	*"B-3" Service Business District*
3. Abutting Zones:	*Elk Grove Village to the North "ROC" Regional Office Center District to the East, and "M" Limited Manufacturing District to the South and West*
3. Existing Land Use:	*Radio Tower Facility*
Is The Existing Use in Conformance?	*Yes, a Radio Tower is Permitted by with a Special Use Permit (See Zoning Code Sections 8.05 and for Reference)*
4. Proposed Land Use:	*Industrial – Storage, Distribution and Warehouse*
Is The Proposed Use in Conformance?	*Yes, Storage, Distribution and Warehouses are Permitted with a Special Use Permit (See Zoning Code Sections 4.17, 8.05, 8.04 and 8.03 for Reference)*

II. Property Specification

1. Building Set-Back Lines	
a. Front: (W. Devon. Ave)	*25 Feet; plus 2 Feet for each 1 Foot of Building Height over 30 Feet*
b. Street Side: (East & West Property Lines)	*25 Feet; plus 2 Feet for each 1 Foot of Building Height over 30 Feet*
c. Rear: (South Property Line)	*20 Feet; plus 2 Feet for each 1 Foot of Building Height over 30 Feet (See Zoning Code Section 8.04 for Reference)*
2. Building Size	
a. Maximum Building Height or Stories:	*3 Stories or 45 Feet, whichever is lower*
b. Building Site Area Requirements:	*None Specified for Nonresidential Uses (See Zoning Code Sections 8.05 and 8.04 for Reference)*
3. Density	
a. Building Density Formula:	*Maximum Floor Area Ratio: 0.8 (See Zoning Code Section 8.05 for Reference)*
4. Parking	
a. Parking Space Formula:	*Warehouse and Storage Buildings: 1 Space per Employee on the Maximum Shift; plus 1 Space per Vehicle used in the Conduct of the Enterprise, or, 1 Space per 2,000 Square Feet of Gross Floor Area, whichever is greater (See Zoning Code Section 12.00 for Reference)*
Other Comments: None	*This Report was prepared by Jon Huff. Questions may be directed to Sheila Lyles at 405.840.4344, Extension 4406 or by email to Sheila.Lyles@pzr.com. Please reference PZR Site Number 108433-1.*

(TABLE A ITEM 6B)

PROPERTY DESCRIPTION:

THAT PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES EAST IN TOWNSHIP LINE 27.50 CHAINS; THENCE SOUTH 1 DEGREE WEST 21.60 CHAINS; THENCE NORTH 89 DEGREES WEST 13.80 CHAINS; THENCE NORTH 1 DEGREES EAST 2.10 CHAINS; THENCE NORTH 89 DEGREES WEST 13.80 CHAINS TO THE CENTER OF ROAD AND SECTION LINE; THENCE NORTH 1 DEGREE EAST IN SECTION LINE 19.50 CHAINS TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

(EXCEPTION 1)
BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID TRACT OF LAND A DISTANCE OF 120.0 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 94 DEGREES 33 MINUTES 34 SECONDS TO THE RIGHT OF PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 919.25 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE NORTHERLY ALONG A LINE WHICH MAKES AN ANGLE OF 85 DEGREES 37 MINUTES 59 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT A DISTANCE OF 50.0 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND, SAID POINT ALSO LYING ON THE NORTH LINE OF AFOREMENTIONED SECTION 6; THENCE EASTERLY ALONG THE SAID NORTH LINE A DISTANCE OF 915.52 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

(EXCEPTION 2)
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID TRACT OF LAND; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SAID TRACT OF A LAND A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 105 DEGREES 28 MINUTES 52 SECONDS TO THE RIGHT OF PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT A DISTANCE OF 181.58 FEET TO A POINT ON THE EAST LINE OF THE SAID TRACT OF LAND; THENCE SOUTHERLY ALONG THE SAID EAST LINE A DISTANCE OF 175.00 FEET TO A POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

(EXCEPTION 3)
BEGINNING AT THE WESTERN MOST SOUTHWEST CORNER OF THE SAID TRACT OF LAND; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SAID TRACT OF LAND A DISTANCE OF 72.79 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 95 DEGREES 17 MINUTES 15 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 252.97 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 53; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 84 DEGREES 49 MINUTES 54 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED POINT A DISTANCE OF 47.85 FEET TO A POINT ON THE WEST LINE OF THE SAID TRACT OF LAND; THENCE SOUTHERLY ALONG THE SAID WEST LINE THEREOF A DISTANCE OF 251.79 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

(EXCEPTION 4)
ALSO EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN IN AN ORDER VESTING TITLE IN CASE 13 ED 17 RECORDED FEBRUARY 3, 2014 AS DOCUMENT R2014-009521 AND RECORDED SEPTEMBER 12, 2017 AS DOCUMENT R2017-093828.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-862284-CHI2 WITH AN EFFECTIVE DATE: JULY 06, 2018.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEIOD 12B) UTILIZING GNSS EQUIPMENT AND REIL-NET CORS RTK NETWORK.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

TAX P.I.N.s (PER TITLE COMMITMENT):
03-06-100-010
03-06-200-013

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN.
(TABLE A ITEM 1)

ADDRESS:
NO ADDRESSES FOR THE SUBJECT PARCELS WERE DISCLOSED IN RECORD DOCUMENTS OR OBSERVED WHILE CONDUCTING THE SURVEY.

PER DUPAGE COUNTY GIS WEBSITE ONLINE:
7N771 ROHLWING ROAD
ITASCA, ILLINOIS 60143
(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17021OC0301H MAP WITH AN EFFECTIVE DATE OF DECEMBER 16, 2014 IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A ITEM 3)

PROPERTY SURVEYED CONTAINS 2,187,460 SQUARE FEET, OR 50.217 ACRES, MORE OR LESS. (TABLE A ITEM 4)

THE CURRENT ZONING FOR THE SURVEYED PROPERTY IS B-3 SERVICE BUSINESS DISTRICT BASED ON THE PLANNING AND ZONING RESOURCE COMPANY ZONING REPORT PREPARED FOR GOULD LAW OFFICE P.C. DATED 11/20/2017, PZR SITE NUMBER: 108433-1. SETBACKS AND BULK REGULATIONS AND RESTRICTIONS SHOWN HEREON PER SAID ZONING REPORT. PLOTTABLE ITEMS FROM THE PARCEL REPORT ARE SHOWN HEREON.
(TABLE A ITEM 6B)

SUBSTANTIAL FEATURES ARE SHOWN HEREON.
(TABLE A ITEM 8)

THERE ARE 0 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 0 OF WHICH ARE MARKED HANDICAPPED.
(TABLE A ITEM 9)

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
(TABLE A, ITEM 16)

NOTES FROM TITLE COMMITMENT:

EXCEPTION FROM COVERAGE - PART TWO:

3. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN A CERTIFIED COPY OF AN ORDINANCE RECORDED OCTOBER 3, 1937 AS DOCUMENT 244162.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)

4. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN AN EASEMENT IN FAVOR OF ILLINOIS BELL TELEPHONE COMPANY RECORDED NOVEMBER 17, 1987 AS DOCUMENT R87-163744.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON)

5. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN A PLAT OF ANNEXATION RECORDED JUNE 22, 1990 AS DOCUMENT R90-077251.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)

6. TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS AS CONTAINED IN A NO FURTHER REMEDIATION LETTER RECORDED APRIL 22, 1998 AS DOCUMENT R98-074196.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM)

7. TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN AN ORDER VESTING TITLE IN FAVOR OF THE ILLINOIS TOLL HIGHWAY AUTHORITY RECORDED FEBRUARY 3, 2014 AS DOCUMENT R2014009521 AND RECORDED SEPTEMBER 12, 2017 AS DOCUMENT R2017-093828.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON)

8. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, INCLUDING BUT NOT LIMITED TO THAT PART TAKEN FOR ROHLWING ROAD AND DEVON AVENUE AND THAT PART TAKEN IN DOCUMENTS 321384, 430649, R70-11501, R75-15666, R2014-009521 AND R2017093828, TAKEN OR USED FOR ROAD PURPOSES.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
AND TO: CBS RADIO EAST INC., A DELAWARE CORPORATION
AND TO: BRIDGE ITASCA, LLC.
AND TO: WEBSTER BANK, N.A., AS ADMINISTRATIVE AGENT FOR ITSELF AND CERTAIN OTHER LENDERS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9 & 16 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 1ST, 2018.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF NOVEMBER, 2018 IN ROSEMONT, ILLINOIS.

Gabriela Ptasinska

GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2020
gptasinska@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

GABRIELA PTASINSKA 3893 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

REVISIONS:
08/02/18 SHEET 1
08/17/2018 G.P.
11/27/2018 SHEET

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/08/2017
JOB NO: 10033
FILENAME: 10033ALTA-01
SHEET 1 OF 5

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, IL 60143

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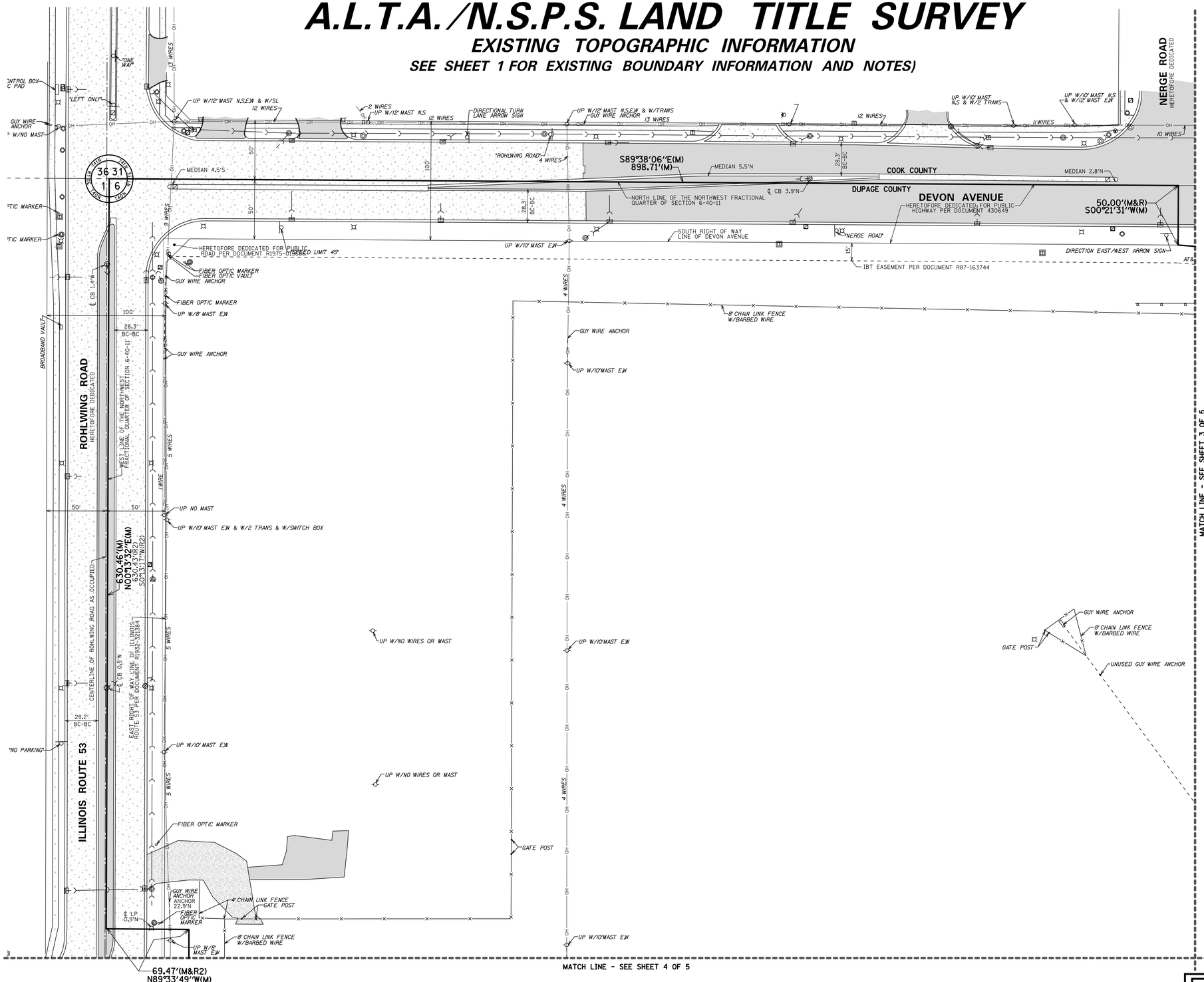
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

EXISTING TOPOGRAPHIC INFORMATION

SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION AND NOTES)



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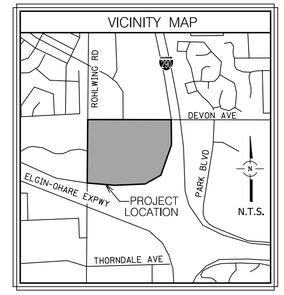
SCALE 1" - 80'

0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRES/ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE UPRIGHT
- ELECTRIC UPRIGHT
- CABLE TV UPRIGHT
- FIRE HYDRANT
- VALVE AND VAULT
- WATER VALVE
- B BOX
- AUXILIARY VALVE
- WELL
- GAS VALVE
- HAND HOLE
- STREET LIGHT
- UTILITY POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- SPRINKLER HEAD
- BOLLARD
- MAILBOX
- SIGN
- UNIDENTIFIED MANHOLE
- RIGHT-OF-WAY MONUMENT
- DISC
- IRON / STEEL ROD
- IRON PIPE
- CUT CROSS
- PK / MAG NAIL
- RAILROAD SPIKE
- BC TOP OF CURB
- CB CATCH BASIN
- ℄ CENTERLINE
- LP LIGHT POLE
- ASPHALT
- CONCRETE
- GRAVEL

(R) RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO.: NCS-862284-CHI2 DATED JULY 06, 2018

(R2) RECORD PER CASE 13 ED 17 RECORDED FEBRUARY 3, 2014 AS DOCUMENT R2014-009521

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, IL 60143

REVISIONS:
08/02/18 G.P.
08/17/2018 G.P.

SPACECO INC.
CONSULTING ENGINEERS
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9575 W. Higgins Road, Suite 700.
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 12/08/2017
JOB NO: 10033
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SHEET 2 OF 5

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A.L.T.A./N.S.P.S. LAND TITLE SURVEY

EXISTING TOPOGRAPHIC INFORMATION

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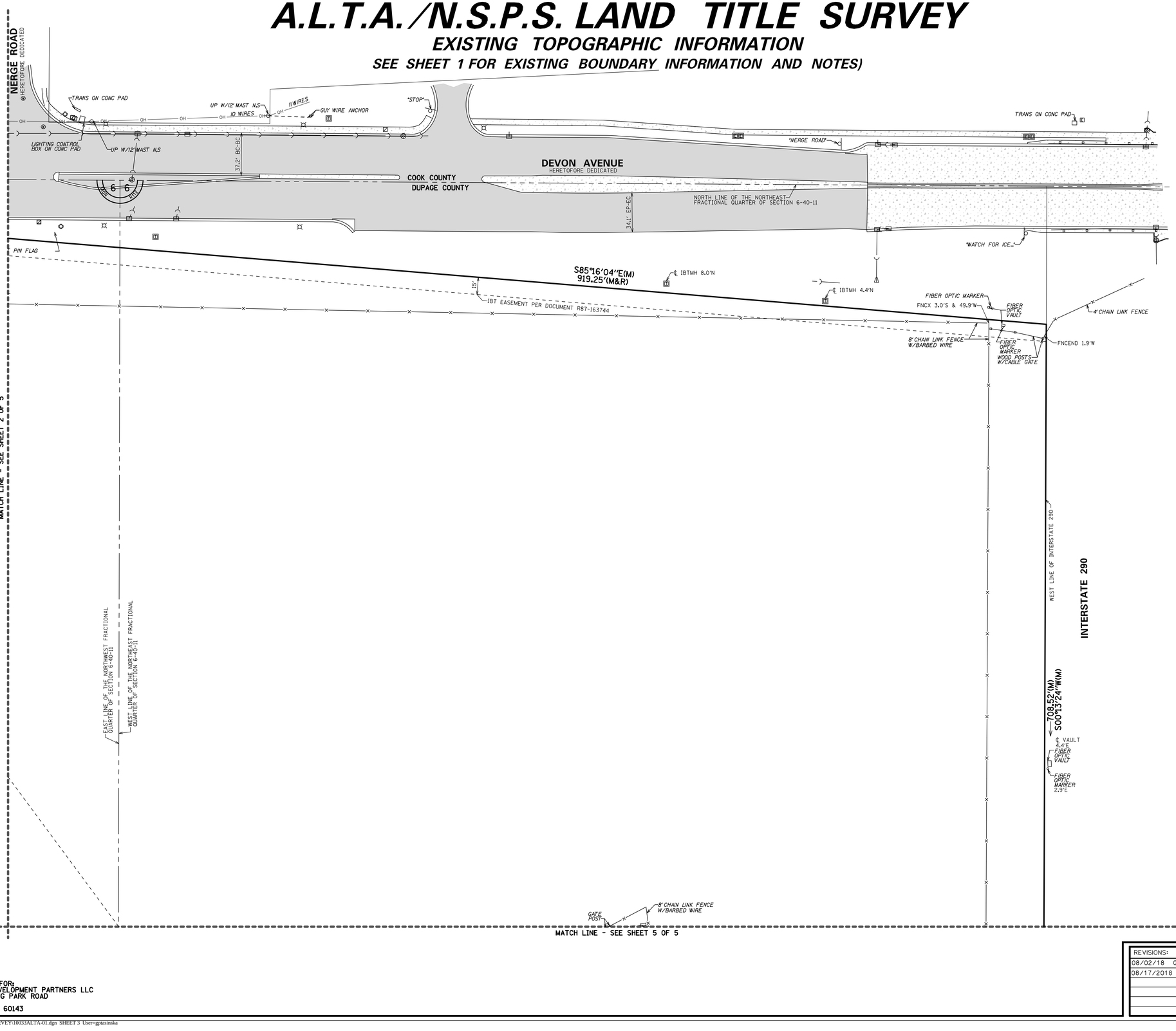
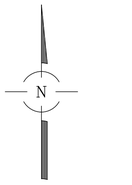
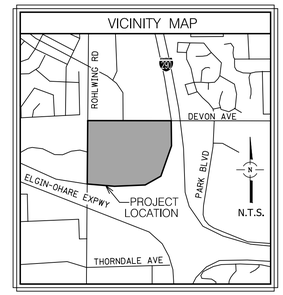




BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



LEGEND

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
W	WATER MAIN
G	GAS MAIN
T	UNDERGROUND TELEPHONE LINE
E	UNDERGROUND ELECTRIC LINE
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	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
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	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BOLLARD
	MAILBOX
	SIGN
	UNIDENTIFIED MANHOLE
	RIGHT-OF-WAY MONUMENT
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FNCEND	FENCE END
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	ASPHALT
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FILENAME: 10033ALTA-01
SHEET 3 OF 5

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MATCH LINE - SEE SHEET 2 OF 5

MATCH LINE - SEE SHEET 5 OF 5

ROHLWING ROAD
HERETOFORE DEDICATED

ILLINOIS ROUTE 53

CENTERLINE OF ROHLWING ROAD AS OCCUPIED

CHARGE LANE

EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 PER DOCUMENT R1932-121384

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6-40-11

PARCEL EO-1A-12-048A PER DOCUMENT R2014-009521

TEMPORARY EASEMENT PARCEL EO-1A-12-048TE PER DOCUMENT R2014-009521

29.3' BC-BC

50'

41.6' BC-BC

5 WIRES

UP W/8' MAST E/W

UP W/8' MAST E/W & W/1 TRANS

UP W/8' MAST E/W & W/1 TRANS

395.34'(M&R2)
N00°01'08"E(M)
S0°01'08"W(R2)

23.81'(M&R2)
N89°58'52"W(M)
S89°58'52"E(R2)

S0°12'36"W(R2)
N00°12'36"E(M)
215.86'(M&R2)

N65°52'28"W(M)
S65°52'28"E(R2)
112.74'(M&R2)

706.41'(M&R2)
N89°38'12"W(M)
S89°38'12"E(R2)

S0°13'17"W(R2)
N00°13'17"E(M)
114.22'(M&R2)

UNSUBDIVIDED LAND

KEY PAD ON CONC PAD

GATE POST

GATE MOTOR

8' CHAIN LINK FENCE W/BARBED WIRE

GUY WIRE ANCHOR

4 WIRES

HIGH TRANSMISSION TRANSFORMER AREA ENCLOSED BY 8' CHAIN LINK FENCE W/BARBED WIRE (RESTRICTED ACCESS)

GATE POST

1000 GAL DIESEL TANK ON CONC PAD ENCLOSED BY 6' CHAIN LINK FENCE

BX 328.76'N & 258.38'E

ACU

ACU SWITCH BOX

24" CONC BASE

FLOOD LIGHT

52.86'
GAS METER

ONE STORY BRICK BUILDING
BLDG AREA=3,417 SQFT.(AT GROUND LEVEL)
BLDG HEIGHT=19.8'

ELEC METER

BX 284.74'N & 234.23'E

GATE MOTOR

GATE POST

ELEC PANEL

SATELLITE DISH ON CONC BASE

SATELLITE DISH ON CONC PAD

BLDG HEIGHT=11.6'

ONE STORY BRICK GARAGE
BLDG AREA=729 SQFT.(AT GROUND LEVEL)

BX 218.46'N & 314.02'E

GATE POST

GUY WIRE ANCHOR

HIGH TRANSMISSION TRANSFORMER AREA ENCLOSED BY 8' CHAIN LINK FENCE W/BARBED WIRE (RESTRICTED ACCESS)

UP W/8' MAST E/W & W/3 TRANS & W/4 CONDUIT ON NORTH SIDE OF POLE

UP W/NO MAST

GUY WIRE ANCHOR

UP W/8' MAST E/W

UP W/10' MAST N.S & W/8' MAST E/W

FNCX 5.8'NE & 4.6'E
0.4'W & 2.5'SW
FIBER OPTIC MARKER

UP W/8' MAST E/W & W/1 TRANS

LIGHTING CONTROL BOX AND ELEC METER ON CONC PAD

GUY WIRE ANCHOR

FNCEND 0.7'S

CONC HEADWALL

6' CHAIN LINK FENCE

8' CHAIN LINK FENCE W/BARBED WIRE

FNCX 1.3'S & 1.0'W

FNCX 0.9'S & 1.3'W

TRAFFIC CONTROL BOX ON CONC PAD

ELEC BOX ON CONC PAD

GATE POST

ONE STORY BRICK BUILDING
BLDG AREA=200 SQFT.(AT GROUND LEVEL)

BLDG HEIGHT=12.2'

BX 257.66'N & 573.59'E

APPROXIMATE LOCATION OF CELL TOWER

8' CHAIN LINK FENCE W/BARBED WIRE

UNUSED GUY WIRE ANCHOR

GUY WIRE ANCHOR

GATE POST

8' CHAIN LINK FENCE W/BARBED WIRE

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

EXISTING TOPOGRAPHIC INFORMATION

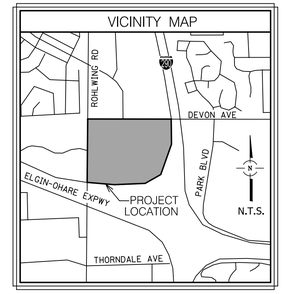
SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION AND NOTES)

N

SCALE 1" - 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

VICINITY MAP



LEGEND

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
W W	WATER MAIN
G G	GAS MAIN
T T	UNDERGROUND TELEPHONE LINE
E E	UNDERGROUND ELECTRIC LINE
CATV	UNDERGROUND CATV LINE
OH OH	OVERHEAD WIRES/ON UTILITY POLES
FO FO	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
	EDGE OF WATER
	WETLAND LIMITS
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	FLARED END SECTION
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE UPRIGHT
	ELECTRIC UPRIGHT
	CABLE TV UPRIGHT
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BOLLARD
	MAILBOX
	SIGN
	UNIDENTIFIED MANHOLE
680	CONTOUR
× 999.99	SPOT ELEVATION
	RIGHT-OF-WAY MONUMENT
	DISC
	IRON / STEEL ROD
	IRON PIPE
	CUT CROSS
	PK / MAG NAIL
	RAILROAD SPIKE
BC	
BX	
FNCEND	
FNCX	
	ASPHALT
	CONCRETE
	GRAVEL

(R) RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO.: NCS-862284-CHI2 DATED JULY 06, 2018

(R2) RECORD PER CASE 13 ED 17 RECORDED FEBRUARY 3, 2014 AS DOCUMENT R2014-009521

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, IL 60143

REVISIONS:
08/17/2018 G.P.

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

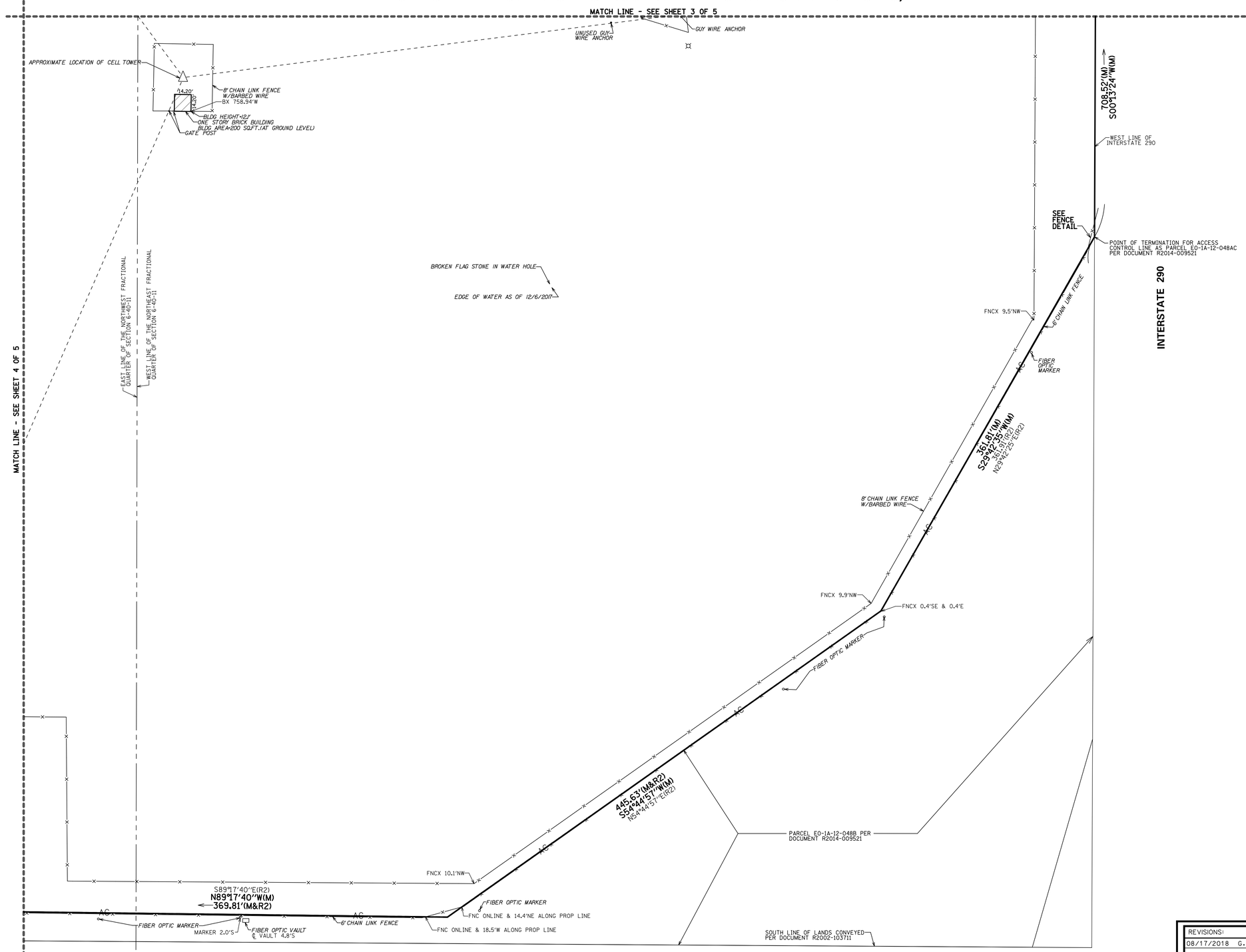
DATE: 12/08/2017
JOB NO: 10033
FILENAME: 10033ALTA-01
SHEET 4 OF 5

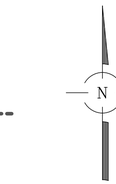
N:\Projects\10033\SURVEY\10033ALTA-01.dgn SHEET 4 User=gptasinska

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

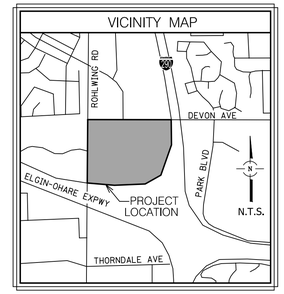
EXISTING TOPOGRAPHIC INFORMATION

SEE SHEET 1 FOR EXISTING BOUNDARY INFORMATION AND NOTES)





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



LEGEND

	STORM SEWER
	SANITARY SEWER
	COMBINED SEWER
W	WATER MAIN
G	GAS MAIN
T	UNDERGROUND TELEPHONE LINE
E	UNDERGROUND ELECTRIC LINE
CATV	UNDERGROUND CATV LINE
OH	OVERHEAD WIRES/ON UTILITY POLES
FO	FIBER OPTIC LINE
	RAILROAD
	FENCE
	GUARDRAIL
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	TELEPHONE UPRIGHT
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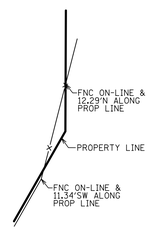
	FIRE HYDRANT
	VALVE AND VAULT
	WATER VALVE
	B BOX
	AUXILIARY VALVE
	WELL
	GAS VALVE
	HAND HOLE
	STREET LIGHT
	UTILITY POLE
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL BOX
	SPRINKLER HEAD
	BOLLARD
	MAILBOX
	SIGN
	UNIDENTIFIED MANHOLE
	RIGHT-OF-WAY MONUMENT
	DISC
	IRON / STEEL ROD
	IRON PIPE
	CUT CROSS
	PK / MAG NAIL
	RAILROAD SPIKE
	CENTERLINE
FNC	FENCE
FNCX	FENCE CORNER
	ASPHALT
	CONCRETE
	GRAVEL

(R) RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO.: NCS-862284-CHI2 DATED JULY 06, 2018

(R2) RECORD PER CASE 13 ED 17 RECORDED FEBRUARY 3, 2014 AS DOCUMENT R2014-009521



FENCE DETAIL
NOT TO SCALE

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, IL 60143

REVISIONS:
08/17/2018 G.P.

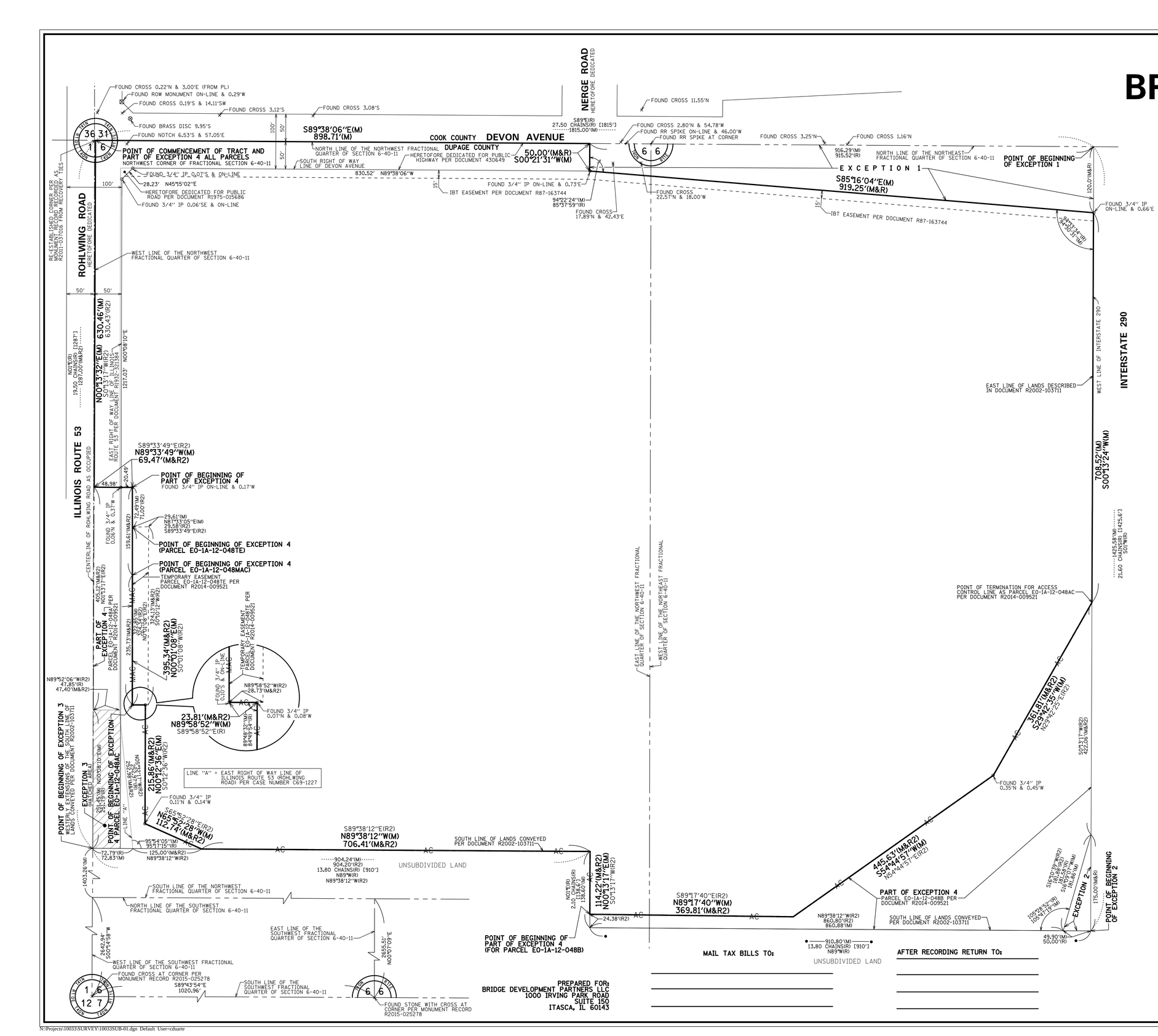
SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

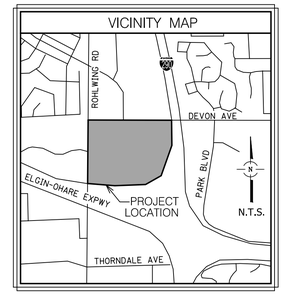
DATE: 12/08/2017
JOB NO: 10033
FILENAME: 10033ALTA-01
SHEET 5 OF 5

FINAL PLAT OF
BRIDGE POINT ITASCA

BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION





P.I.N.:
03-06-100-010
03-06-200-013

N

SCALE 1" = 80'

0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

(R) RECORD PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO.: NCS-862284-CHI2 DATED OCTOBER 30, 2017

(R2) RECORD PER CASE 13 ED 17 RECORDED FEBRUARY 3, 2014 AS DOCUMENT R2014-009521

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
AC = ACCESS CONTROL LINE
MAC = MODIFIED ACCESS CONTROL LINE

NOTES:

1. STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

SHEET INDEX

SHEET 1 OF 4 EXISTING BOUNDARY INFORMATION
SHEET 2 OF 4 NEW LOT LAYOUT
SHEET 3 OF 4 CERTIFICATES AND LEGAL DESCRIPTION
SHEET 4 OF 4 CERTIFICATES AND LEGAL DESCRIPTION (CONTINUED)

FOR REVIEW PURPOSES ONLY

REVISIONS:
02/14/2019
06/04/2019 G.P.
07/19/2019 G.P.
01/20/2020 G.P.
03/05/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 10/15/2018
JOB NO: 10033
FILENAME: 10033SUB-01
SHEET 1 OF 4

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FINAL PLAT OF
BRIDGE POINT ITASCA

BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

PROPOSED LOT GEOMETRY

P.I.N.:
03-06-100-010
03-06-200-013

SCALE 1" - 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

AC AC = ACCESS CONTROL LINE
MAC MAC = MODIFIED ACCESS CONTROL LINE

INGRESS-EGRESS EASEMENT HEREBY GRANTED

HEREBY DEDICATED TO THE COUNTY OF DUPAGE FOR HIGHWAY PURPOSES

LAND HEREBY DEDICATED, GRANTED, CONVEYED AND WARRANTED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION

IDOT NOTES:

1. ----------

LINE TABLE		
	DISTANCE	BEARING
L1	25.27'	N89°46'12"W
L2	25.00'	N00°08'10"E
L3	17.81'	S89°46'12"E
L4	3.64'	N00°13'48"E
L5	58.88'	N89°38'06"W
L6	3.31'	S00°13'48"W
L7	321.44'	S89°46'12"E
L8	9.58'	N00°12'53"E
L9	39.27'	N23°47'39"E
L10	243.82'	S89°46'12"E
L11	21.25'	S89°46'12"E
L12	5.00'	N00°13'48"E
L13	10.00'	S00°13'48"W
L14	5.00'	N00°13'48"E
L15	10.00'	N89°46'12"W
L16	5.00'	N00°13'48"E
L17	50.96'	N00°13'48"E
L18	68.91'	S89°46'12"E
L19	31.20	N42°04'39"E
L20	64.44'	S89°46'12"E
L21	32.48'	S89°46'12"E
L22	5.00'	S00°13'48"W
L23	10.00'	N89°46'12"W
L24	5.00'	S00°13'48"W
L25	61.29'	N89°46'12"W
L26	5.00'	S00°13'48"W
L27	10.00'	S89°46'12"E
L28	5.00'	S00°13'48"W
L29	292.47'	S89°46'12"E
L30	67.50'	S00°13'48"W
L31	8.00'	S89°46'12"E
L32	17.82'	S45°00'00"E
L33	29.89'	S89°51'50"E
L34	10.00'	S89°51'50"E
L35	29.89'	S89°51'50"E
L36	30.08'	S89°51'50"E
L37	10.00'	N00°08'10"E
L38	29.99'	S89°51'50"E
L39	15.75'	N90°00'00"E
L40	16.58'	S29°17'59"E
L41	10.00'	N60°42'01"E
L42	22.43'	S29°17'59"E
L43	21.58'	N90°00'00"E
L44	30.01'	S89°51'50"E
L45	10.00'	N00°08'10"E
L46	30.01'	S89°51'50"E
L47	10.00'	N89°46'12"W
L48	10.00'	N00°13'48"E
L49	5.86'	S45°00'00"E
L50	30.00'	S89°46'12"E
L51	10.00'	N00°13'48"E
L52	29.47'	S89°46'12"E
L53	26.86'	S45°00'00"E
L54	3.62'	S45°00'00"E
L55	10.00'	S45°00'00"E
L56	3.62'	S45°00'00"E
L57	10.00'	N00°13'48"E

AREA TABLE		
LOT NUMBER	SQ. FT.	ACRES
LOT 1A	85,949	1.973
LOT 1B	113,502	2.606
LOT 2	148,150	3.401
LOT 3	501,432	11.511
LOT 4	533,508	12.248
LOT 5	525,965	12.075
LOT 6	198,131	4.548
DEDICATION		
IDOT	34,325	0.788
DUPAGE	46,497	1.067
TOTAL	2,187,460	50.217

CURVE TABLE				
	LENGTH	RADIUS	CHORD	BEARING
C1	4.71'	3.00'	4.24'	N44°46'12"W
C2	15.71'	10.00'	14.14'	N45°13'48"E
C3	32.85'	30.00'	31.23'	N37°08'12"W
C4	33.26'	30.00'	31.58'	S37°59'26"W
C5	15.71'	10.00'	14.14'	S44°46'12"E
C6	80.96'	51.50'	72.88'	S44°48'14"E
C7	15.45'	68.50'	15.42'	N06°37'57"W
C8	36.35'	201.50'	36.30'	N05°22'59"E
C9	14.96'	50.00'	14.91'	N07°58'38"E
C10	44.04'	48.50'	42.54'	S64°12'57"W
C11	21.54'	13.62'	19.37'	N44°59'02"W

FOR REVIEW PURPOSES ONLY

REVISIONS:
02/14/2019
06/04/2019 G.P.
07/19/2019 G.P.
01/20/2020 G.P.
03/05/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
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Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 10/15/2018
JOB NO: 10033
FILENAME: 10033SUB-01
SHEET 2 OF 4

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, IL 60143

FINAL PLAT OF
BRIDGE POINT ITASCA

BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.I.N.:
03-06-100-010
03-06-200-013

ILLINOIS ROUTE 53 AND DEVON AVENUE DEDICATION:

THAT PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 38 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 98.19 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 54 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, SAID LINE ALSO BEING A SOUTH RIGHT OF WAY LINE OF DEVON AVENUE AS DEDICATED FOR PUBLIC HIGHWAY PER DOCUMENT 430649; THENCE SOUTH 45 DEGREES 15 MINUTES 02 SECONDS WEST, A DISTANCE OF 70.57 FEET TO THE EAST RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 PER DOCUMENT R1932-32184; THENCE SOUTH 00 MINUTES 13 MINUTES 32 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 530.52 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST, A DISTANCE OF 48.98 FEET TO THE WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 6; THENCE NORTH 00 MINUTES 13 MINUTES 32 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 630.46 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

RECORD LEGAL DESCRIPTION OF THAT PORTION HEREBY DEDICATED TO THE COUNTY OF DUPAGE FOR HIGHWAY PURPOSES:

THAT PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 38 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 98.19 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 38 MINUTES 06 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID FRACTIONAL SECTION 6, A DISTANCE OF 800.52; THENCE SOUTH 00 DEGREES 21 MINUTES 31 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, SAID LINE ALSO BEING A SOUTH RIGHT OF WAY LINE OF DEVON AVENUE AS DEDICATED FOR PUBLIC HIGHWAY PER DOCUMENT 430649; THENCE SOUTH 89 DEGREES 16 MINUTES 04 SECONDS EAST, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF SAID DEVON AVENUE, A DISTANCE OF 74.29 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 34.08 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 54 SECONDS WEST, A DISTANCE OF 21.18 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 06 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 44 DEGREES 38 MINUTES 06 SECONDS WEST, A DISTANCE OF 70.71 FEET, TO A POINT ON A SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE NORTH 89 DEGREES 38 MINUTES 06 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 699.60 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 54 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATION (COUNTY OF DUPAGE):

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____IS THE OWNER OF THE LAND DESCRIBED ABOVE AND AS OWNER HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN, FOR THE USE AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUE AND DO HEREBY DEDICATE, GRANT, CONVEY AND WARRANT SAID LAND TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.

DATED THIS ____ DAY OF _____ , A.D. 20_____ .

BY: _____
SIGNATURE

_____
NAME AND TITLE

BY: _____
SIGNATURE

_____
NAME AND TITLE

NOTARY PUBLIC CERTIFICATE (COUNTY OF DUPAGE):

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I,_____ , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ , TITLE_____ AND

_____ , TITLE_____

OF_____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

DATED THIS ____ DAY OF _____ , A.D. 20_____ .

_____
NOTARY PUBLIC

OWNER'S CERTIFICATION (STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION):

STATE OF ILLINOIS)
) SS _____
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____ IS THE OWNER OF THE LAND DESCRIBED ABOVE AND AS OWNER HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN, FOR THE USE AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUE AND DO HEREBY DEDICATE, GRANT, CONVEY AND WARRANT SAID LAND TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION.

DATED THIS ____ DAY OF _____ , A.D. 20_____ .

BY: _____
SIGNATURE

_____
NAME AND TITLE

BY: _____
SIGNATURE

_____
NAME AND TITLE

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, IL 60143

NOTARY PUBLIC CERTIFICATE (STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION):

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I,_____ , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ , TITLE_____ AND

_____ , TITLE_____

OF_____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

DATED THIS ____ DAY OF _____ , A.D. 20_____ .

_____
NOTARY PUBLIC

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

BY:_____ DATE:_____ , 20____.

_____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE

THE PROPOSED DEDICATION TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IS HEREBY ACCEPTED.

BY:_____ DATE:_____ , 20____.

_____
ANTHONY J. QUIGLEY, P.E.
REGION ONE ENGINEER

COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 36 (SCHMALE ROAD) PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY'S RIGHT OF WAY.

DATED THIS_____ DAY OF _____, 20_____.

_____
DUPAGE COUNTY ENGINEER

OWNER'S CERTIFICATE (LOTS 3, 4, 5, 6)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT
IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT TO AS THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

GRADE SCHOOL DIST: DISTRICT 10
HIGH SCHOOL DIST: DISTRICT 108
COMMUNITY COLLEGE DIST: COLLEGE OF DUPAGE 502

DATED AT_____, THIS ____ DAY OF _____ , A.D. 20_____ .

SIGNED: _____ ADDRESS: _____

_____
PRINTED NAME AND TITLE

SIGNED: _____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE (LOTS 3, 4, 5, 6)

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ , TITLE_____ AND

_____ , TITLE _____OF

_____
WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS_____DAY OF_____, A.D. 20_____.

_____
NOTARY PUBLIC

OWNER'S CERTIFICATE (LOTS 1A, 1B, 2)

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT
IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND BY THE DULY ELECTED OFFICERS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUE AND HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE AFORESAID.

ALSO, THIS IS TO CERTIFY THAT TO AS THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

GRADE SCHOOL DIST: DISTRICT 10
HIGH SCHOOL DIST: DISTRICT 108
COMMUNITY COLLEGE DIST: COLLEGE OF DUPAGE 502

DATED AT_____, THIS ____ DAY OF _____ , A.D. 20_____ .

SIGNED: _____ ADDRESS: _____

_____
PRINTED NAME AND TITLE

SIGNED: _____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE (LOTS 1A, 1B, 2)

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ , TITLE_____ AND

_____ , TITLE _____OF

_____
WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS_____DAY OF_____, A.D. 20_____.

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED,_____ , AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF_____ COUNTY, ILLINOIS ON THE _____DAY OF_____ , A.D. 20____,

AS DOCUMENT NUMBER_____ , HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS _____ DAY OF _____ , 20____.

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____ , A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____
OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ , 20____.

_____
NOTARY PUBLIC

FOR REVIEW PURPOSES ONLY

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ITASCA, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF_____ , 20 _____

_____
PRESIDENT

ATTEST: _____

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I,_____, VILLAGE CLERK OF THE VILLAGE ITASCA, ILLINOIS, HEREBY CERTIFY THAT THE SUBDIVISION PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD

ON _____, A.D. 20_____ , AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS, THIS _____DAY OF _____, 20_____

_____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I,_____, VILLAGE ENGINEER OF THE VILLAGE OF ITASCA, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

_____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE VILLAGE OF ITASCA, ILLINOIS HAVE REVIEWED AND RECOMMEND APPROVAL OF THIS PLAT.

DATED AT ITASCA, DUPAGE, ILLINOIS THIS _____ DAY OF_____, 20____.

_____
CHAIRMAN

ATTEST:_____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, _____, VILLAGE TREASURER FOR THE VILLAGE OF ITASCA, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NOT DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THA HAVE BEEN APPORTIONED AGAINST THE TRACT INCLUDED ON THE PLAT.

DATED AT ITASCA, DUPAGE COUNTY, ILLINOIS THIS_____DAY OF_____, A.D. 20____.

_____
VILLAGE TREASURER

PLAT CERTIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

APPROVED BY THE BOARD OF THE VILLAGE OF ITASCA, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF_____, 20____.

_____
PLAT OFFICER

COOK COUNTY HIGHWAY DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 765 ILCS 205/2. HOWEVER, A HIGHWAY PERMIT, CONFORMING TO THE STANDARDS OF THE COOK COUNTY DEPARTMENT OF TRANSPORTATION AND HIGHWAYS IS REQUIRED BY THE OWNER OF THE PROPERTY FOR THIS ACCESS.

_____
SUPERINTENDENT OF TRANSPORTATION AND HIGHWAYS
COOK COUNTY, ILLINOIS

REVISIONS:
02/14/2019
06/04/2019 G.P.
07/19/2019 G.P.
01/20/2020 G.P.
03/05/2020

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 10/15/2018
JOB NO: 10033
FILENAME: 10033SUB-01
SHEET 3 OF 4

FINAL PLAT OF
BRIDGE POINT ITASCA

BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.I.N.:
03-06-100-010
03-06-200-013

PUBLIC UTILITY EASEMENT PROVISIONS:

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an apportionment to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

SANITARY SEWER EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR, AND GRANTED TO, THE VILLAGE OF ITASCA FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE A PUBLIC SANITARY SEWER TOGETHER WITH ANY AND ALL APPURTENANCES IN RELATION THERETO, AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE EASEMENT AREA LABELED "SANITARY SEWER EASEMENT" ON THIS PLAT, (THE "EASEMENT AREA"), TOGETHER WITH RIGHT OF ACCESS ACROSS AND USE OF ADJACENT AREAS OF THE PROPERTY AS NEEDED FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT AREA. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT AREA, BUT SAME MAY BE USED FOR PAVEMENT, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

WATERMAIN EASEMENT PROVISIONS

AN EASEMENT IS RESERVED FOR, AND GRANTED TO, THE VILLAGE OF ITASCA FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE A PUBLIC WATERMAIN TOGETHER WITH ANY AND ALL APPURTENANCES IN RELATION THERETO, AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH THE EASEMENT AREA LABELED "WATERMAIN EASEMENT" ON THIS PLAT, (THE "EASEMENT AREA"), TOGETHER WITH RIGHT OF ACCESS ACROSS AND USE OF ADJACENT AREAS OF THE PROPERTY AS NEEDED FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT AREA.
NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT AREA, BUT SAME MAY BE USED FOR PAVEMENT, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR STORMWATER MANAGEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ITASCA, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH STORMWATER MANAGEMENT IN AND UNDER THE SURFACE OF THE PROPERTY HEREON DESCRIBED ON THE PLAT AND MARKED "STORMWATER MANAGEMENT EASEMENT" TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREON GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "STORMWATER MANAGEMENT EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

INGRESS AND EGRESS EASEMENT PROVISIONS:

AN EASEMENT IS HEREBY GRANTED TO ALL THE OWNERS OF THE LOTS CREATED BY THE PLAT HEREON DRAWN AND TO ALL PERSONS REQUIRING INGRESS AND EGRESS ACROSS ALL OF THE AREA MARKED "INGRESS & EGRESS EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO TRAVERSE THE ENTIRE EASEMENT AREA AS PEDESTRIANS AND AS OPERATORS OF MOTORIZED VEHICLES. THE EASEMENT AREA SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE STREETS, SIDEWALKS, STORM SEWER, STREET LIGHTS, AND APPURTENANCES THERETO WITHIN SUCH EASEMENT AREAS.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, _____, COUNTY CLERK IN AND FOR DUPAGE COUNTY, IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS AND HAVE FOUND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, AND NO DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND DESCRIBED AND PLATTED HEREON.

THIS _____ DAY OF _____, IN THE YEAR 20 _____.

BY _____
DUPAGE COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, AFORESAID ON THIS _____ DAY OF _____, A.D.

_____, AT _____ O'CLOCK _____ .M., AND WAS RECORDED IN PLAT CABINET _____ AT SLIDE NO. _____, AS DOCUMENT NO. _____.

_____
DUPAGE COUNTY RECORDER

FOR REVIEW
PURPOSES ONLY

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____ , A.D. 20 ____ .

_____
BY: ILLINOIS PROFESSIONAL ENGINEER NO.

_____
BY: OWNER OR ATTORNEY

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, GABRIELA PTASINSKA, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS BRIDGE POINT ITASCA WITH THE DUPAGE COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

_____
GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2020

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTIES:

THAT PART OF FRACTIONAL SECTION 6, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES EAST IN TOWNSHIP LINE 27.50 CHAINS; THENCE SOUTH 1 DEGREE WEST 21.60 CHAINS; THENCE NORTH 89 DEGREES WEST 13.80 CHAINS; THENCE NORTH 1 DEGREES 2.10 CHAINS; THENCE NORTH 89 DEGREES WEST 13.80 CHAINS TO THE CENTER OF ROAD AND SECTION LINE; THENCE NORTH 1 DEGREE EAST IN SECTION LINE 19.50 CHAINS TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTHERLY ALONG THE EAST LINE OF THE SAID TRACT OF LAND A DISTANCE OF 120.0 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 94 DEGREES 33 MINUTES 34 SECONDS TO THE RIGHT OF PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED COURSE, A DISTANCE OF 319.25 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF DEVON AVENUE; THENCE NORTHERLY ALONG A LINE WHICH MAKES AN ANGLE OF 85 DEGREES 37 MINUTES 59 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT A DISTANCE OF 50.0 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT OF LAND, SAID POINT ALSO LYING ON THE NORTH LINE OF AFOREMENTIONED SECTION 6; THENCE EASTERLY ALONG THE SAID NORTH LINE A DISTANCE OF 915.52 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID TRACT OF LAND; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SAID TRACT OF A LAND A DISTANCE OF 50.00 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 105 DEGREES 28 MINUTES 52 SECONDS TO THE RIGHT OF PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT A DISTANCE OF 181.58 FEET TO A POINT ON THE EAST LINE OF THE SAID TRACT OF LAND; THENCE SOUTHERLY ALONG THE SAID EAST LINE A DISTANCE OF 175.00 FEET TO A POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERN MOST SOUTHWEST CORNER OF THE SAID TRACT OF LAND; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SAID TRACT OF LAND A DISTANCE OF 72.79 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 95 DEGREES 17 MINUTES 15 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 252.97 FEET TO A POINT ON THE EXISTING RIGHT OF WAY LINE OF ILLINOIS ROUTE 53; THENCE WESTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 84 DEGREES 49 MINUTES 54 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT A DISTANCE OF 47.85 FEET TO A POINT ON THE WEST LINE OF THE SAID TRACT OF LAND; THENCE SOUTHERLY ALONG THE SAID WEST LINE THEREOF A DISTANCE OF 251.79 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN IN AN ORDER VESTING TITLE IN CASE 13 ED 17 RECORDED FEBRUARY 3, 2014 AS DOCUMENT R2014-009521 AND RECORDED SEPTEMBER 12, 2017 AS DOCUMENT R2017-093828.

SAID PROPERTY CONTAINS 2,187,460 SQUARE FEET, OR 50.217 ACRES, MORE OR LESS.

I FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17021C0301H MAP WITH AN EFFECTIVE DATE OF DECEMBER 16, 2014 IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF ITASCA WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF _____ , 20 _____ IN ROSEMONT, ILLINOIS.

_____
GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2020

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

PREPARED FOR:
BRIDGE DEVELOPMENT PARTNERS LLC
1000 IRVING PARK ROAD
SUITE 150
ITASCA, IL 60143

REVISIONS:
02/14/2019
06/04/2019 G.P.
07/19/2019 G.P.
01/20/2020 G.P.
03/05/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 10/15/2018
JOB NO: 10033
FILENAME: 10033SUB-01
SHEET 4 OF 4

PRELIMINARY SITE IMPROVEMENT PLANS
for
RETAIL LOTS 1A, 1B AND 2
AT
BRIDGE POINT ITASCA
ITASCA, ILLINOIS
PROJECT NO:10033.03

DEVELOPER

BSTP MIDWEST, LLC
401 N. MICHIGAN AVENUE, SUITE 850
CHICAGO, IL 60611
PHONE: 312-878-4851

THIS STATES THAT THESE DRAWINGS HAVE BEEN REVIEWED TO THE BEST OF MY KNOWLEDGE AND THAT I BELIEVE THEY ARE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE CODES AND BUILDING ORDINANCES OF THE CITY OF CHICAGO, STATE OF ILLINOIS.

LICENSED ARCHITECT / LANDSCAPE ARCHITECT / LICENSED ENGINEER

CALL J.U.L.I.E. 1–800–892–0123
WITH THE FOLLOWING:

COUNTY _____
CITY, TOWNSHIP _____
SEC. & ¼ SEC. NO. _____

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK

ELEVATION:

DESCRIPTION: SEE SHEET ET FOR BENCHMARK INFORMATION

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

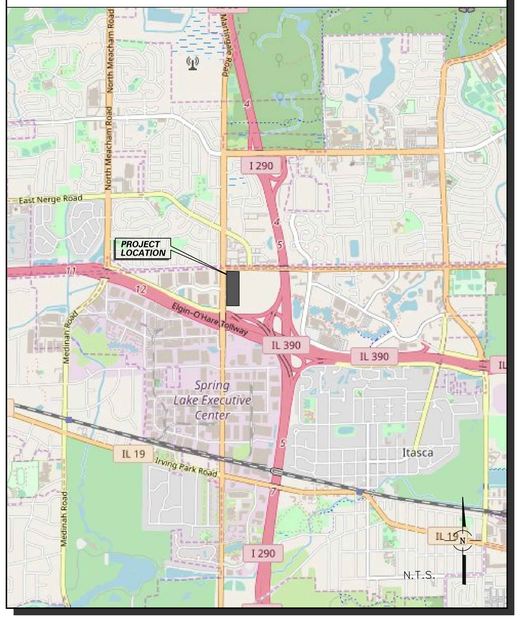
ORIGINAL PLAN DATE: MARCH 6, 2020

#	SHEET #	REMARKS	DATE
1	ALL	PER VILLAGE REVIEW	07-06-20

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	ET	EXISTING CONDITIONS
3	GM	PRLIMINARY GEOMETRIC PLAN
4	GRUT	PRELIMINARY GRADING AND UTILITY PLAN

LOCATION MAP



RETAIL LOTS
BRIDGE POINT ITASCA

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 10033.03TITLE
DATE: 03/06/20
JOB NO. 10033.03
SHEET P–C1
1 OF 4

N:\Projects\10033\10033.03-retail\PRELIM\10033.03P-TITLE.dgn Default User=gcresto

DEVON AVENUE

ROHLWING ROAD

FF=722.7

SCALE 1" = 40'

0 40 80

SOURCE BENCHMARKS:

DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT
BENCHMARK ITASCA 2 RM 4
PID: AF0043
ELEVATION = 735.66 NAVD88

BENCHMARK: 0147
PID: DK3123
ELEVATION = 716.37 NAVD88

SITE BENCHMARK #1
DISK ON TRAFFIC SIGNAL AT THE NORTHEAST CORNER OF THE INTERSECTION OF DEVON AVENUE AND ROHWLING ROAD.
ELEVATION = 727.13 NAVD88

SITE BENCHMARK #2
1" SURVEY NAIL ON THE WEST SIDE OF THE SECOND UTILITY POLE ON THE EAST SIDE OF ROHLWING ROAD, NORTH SIDE OF THE ENTRANCE ON TO THE SUBJECT PROPERTY.
ELEVATION = 734.27 NAVD88

NO.	DATE	REMARKS
1	07-06-20	PER VILLAGE REVIEW

PRELIMINARY EXISTING CONDITIONS

RETAIL AREA
BRIDGE POINT ITASCA
ITASCA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
10033.03P-ET

DATE:
03/06/20

JOB NO.
10033.03

SHEET
P-ET
2 OF 4

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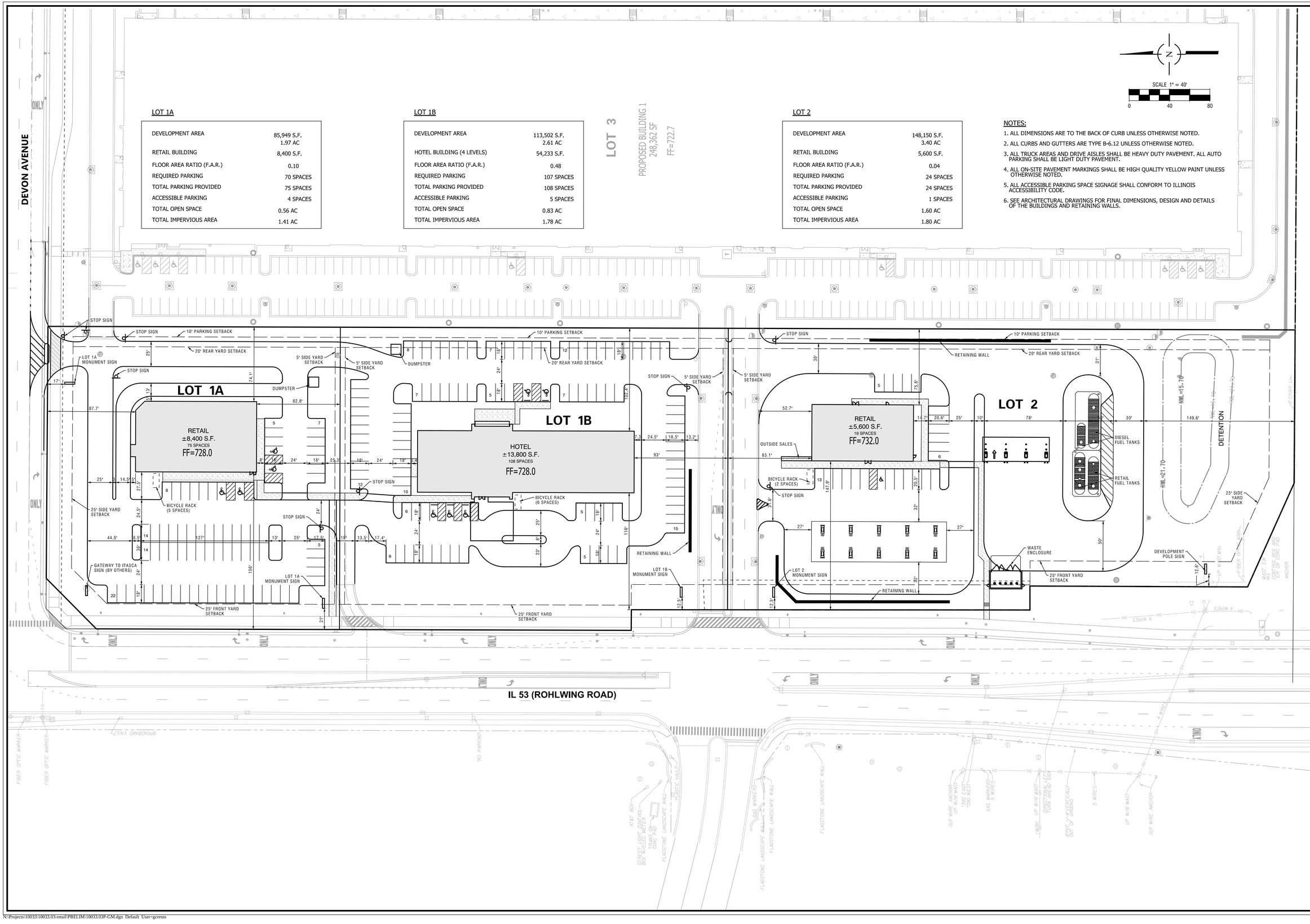

LOT 1A

DEVELOPMENT AREA	85,949 S.F. 1.97 AC
RETAIL BUILDING	8,400 S.F.
FLOOR AREA RATIO (F.A.R.)	0.10
REQUIRED PARKING	70 SPACES
TOTAL PARKING PROVIDED	75 SPACES
ACCESSIBLE PARKING	4 SPACES
TOTAL OPEN SPACE	0.56 AC
TOTAL IMPERVIOUS AREA	1.41 AC

LOT 1B

DEVELOPMENT AREA	113,502 S.F. 2.61 AC
HOTEL BUILDING (4 LEVELS)	54,233 S.F.
FLOOR AREA RATIO (F.A.R.)	0.48
REQUIRED PARKING	107 SPACES
TOTAL PARKING PROVIDED	108 SPACES
ACCESSIBLE PARKING	5 SPACES
TOTAL OPEN SPACE	0.83 AC
TOTAL IMPERVIOUS AREA	1.78 AC

LOT 2

DEVELOPMENT AREA	148,150 S.F. 3.40 AC
RETAIL BUILDING	5,600 S.F.
FLOOR AREA RATIO (F.A.R.)	0.04
REQUIRED PARKING	24 SPACES
TOTAL PARKING PROVIDED	24 SPACES
ACCESSIBLE PARKING	1 SPACES
TOTAL OPEN SPACE	1.60 AC
TOTAL IMPERVIOUS AREA	1.80 AC

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE TYPE B-6.12 UNLESS OTHERWISE NOTED.
3. ALL TRUCK AREAS AND DRIVE AISLES SHALL BE HEAVY DUTY PAVEMENT. ALL AUTO PARKING SHALL BE LIGHT DUTY PAVEMENT.
4. ALL ON-SITE PAVEMENT MARKINGS SHALL BE HIGH QUALITY YELLOW PAINT UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR FINAL DIMENSIONS, DESIGN AND DETAILS OF THE BUILDINGS AND RETAINING WALLS.

NO.	DATE	REMARKS
1	07-06-20	PER VILLAGE REVIEW

PRELIMINARY GEOMETRIC PLAN

RETAIL AREA
BRIDGE POINT ITASCA
ITASCA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10033P-GM

DATE: 03/06/20

JOB NO. 10033.03

SHEET P-GM

3 OF 4

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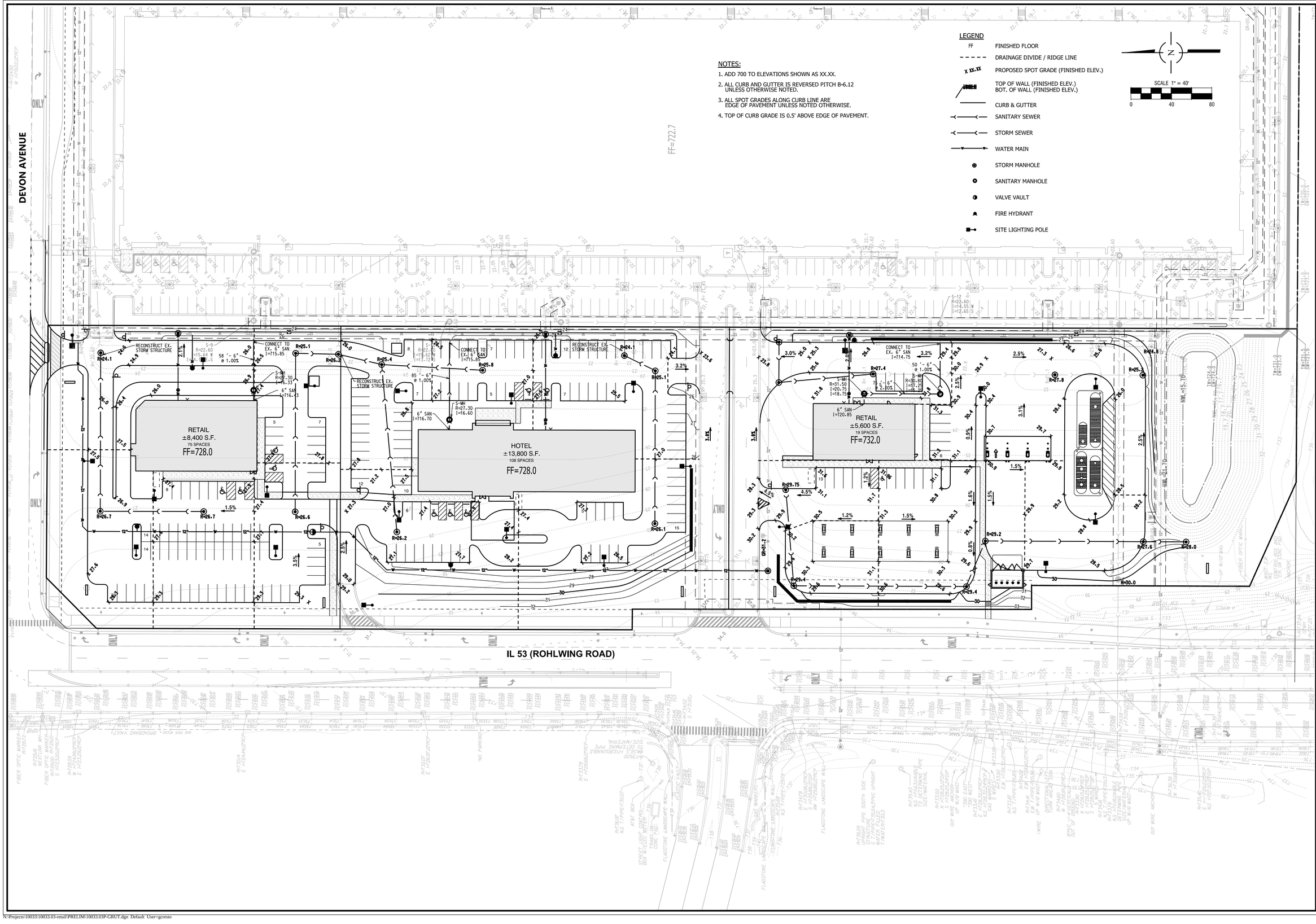

NOTES:

1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS REVERSED PITCH B-6.12 UNLESS OTHERWISE NOTED.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. TOP OF CURB GRADE IS 0.5' ABOVE EDGE OF PAVEMENT.

LEGEND

FF	FINISHED FLOOR
	DRAINAGE DIVIDE / RIDGE LINE
x XX.XX	PROPOSED SPOT GRADE (FINISHED ELEV.)
	TOP OF WALL (FINISHED ELEV.) BOT. OF WALL (FINISHED ELEV.)
	CURB & GUTTER
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	STORM MANHOLE
	SANITARY MANHOLE
	VALVE VAULT
	FIRE HYDRANT
	SITE LIGHTING POLE

SCALE 1" = 40'
0 40 80

NO.	DATE	REMARKS
1	07-06-20	PER VILLAGE REVIEW

PRELIMINARY GRADING AND UTILITY PLAN

RETAIL AREA
BRIDGE POINT ITASCA
ITASCA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10033P-GRUT
DATE: 03/06/20
JOB NO. 10033.03
SHEET P-GRUT
4 OF 4

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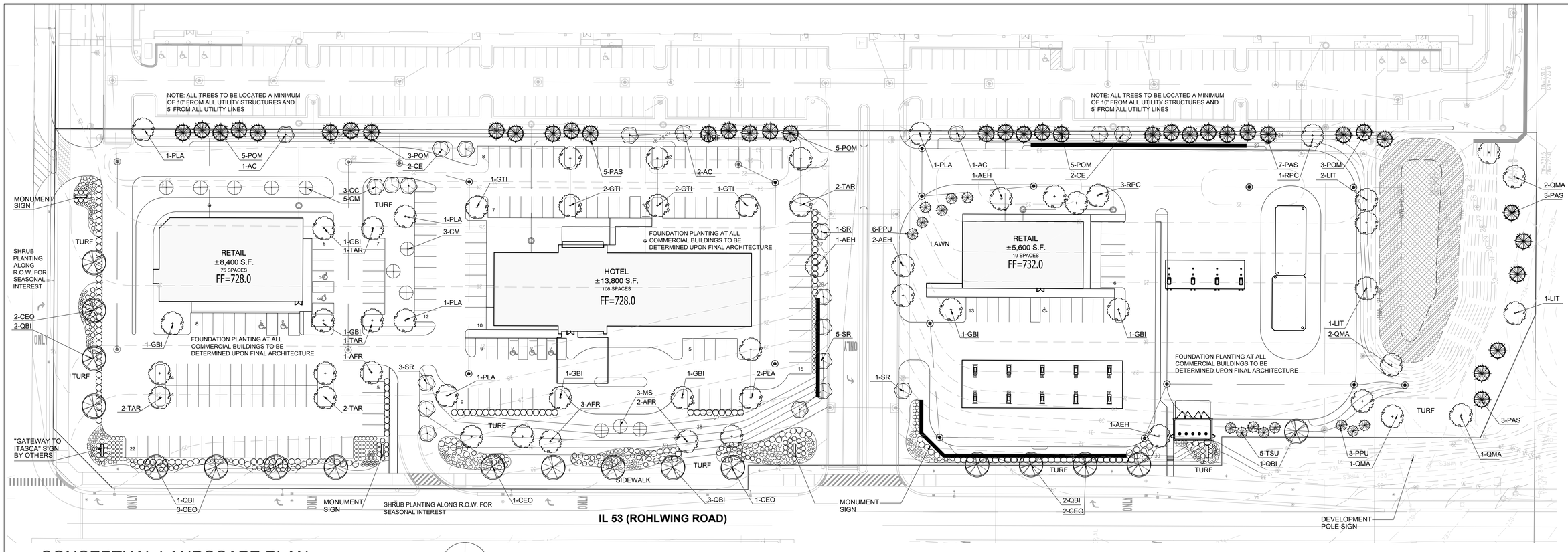


CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

N

0 20' 40' 80'

Low-profile Prairie Seed Mix		
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex spp.	Prairie Sedge Species	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria macrantha	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total	**90.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Amorpha canescens	Lead Plant	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis v. occidentalis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.50
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum ericoides	Heath Aster	0.25
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	1.00
Verbena stricta	Hoary Venain	1.00
Vernonia gigantea	Smooth Tall Ironweed	1.50
Veronicastrum virginicum	Culver's Root	0.25
	Total	**66.00**

Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	4.13	1,731,814	39.76	66.02%
Grasses	5.63	891,416	20.46	33.98%
Total Natives	9.75	2,623,230	60.22	100.00%
Cover	28.75	4,343,800	99.72	
Totals	38.50	6,967,030	159.94	

EMERGENT PLUGS			
Botanical Name	Common Name	Size	Notes
ALLIUM CERNUUM	NODDING PINK ONION	3" PLUG	6" O.C.
ASCLEPIAS INCARNATA	RED MILKWEED	3" PLUG	18" O.C.
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	3" PLUG	18" O.C.
BAPTISIA LACTEA	WHITE FALSE INDIGO	3" PLUG	24" O.C.
BOLTONIA ASTEROIDES	FALSE ASTER	3" PLUG	18" O.C.
CAREX VULPINOIDEA	FOX SEDGE	3" PLUG	12" O.C.
IRIS VERSICOLOR	BLUE FLAG IRIS	3" PLUG	12" O.C.
LIATRIS PYCNOSTACHYA	PRAIRIE BLAZING STAR	3" PLUG	12" O.C.
PARTHENIUM INTEGRIFOLIUM	WILD QUININE	3" PLUG	18" O.C.
PENSTEMON DIGITALIS	SMOOTH PESTEMON	3" PLUG	18" O.C.
RUDBECKIA SUBTOMENTOSA	SWEET BLACK EYED SUSAN	3" PLUG	24" O.C.
SOLIDAGO OHIOENSIS	OHIO GOLDENROD	3" PLUG	18" O.C.
VERNONIA FASCICULATA	IRONWEED	3" PLUG	18" O.C.
NOTE: EVENLY DISTRIBUTE PLUGS THROUGHOUT BIO-RETENTION AREA			

SEED MIX & GROUND TREATMENT KEY

DETENTION AREAS - BOTTOM OF BASIN

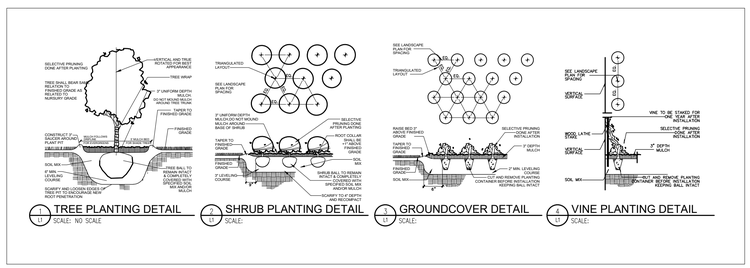
Area of detention below the NWL to be planted with emergent plugs. See plant list for varieties and detail for preferred installation method.

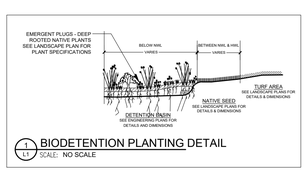
NATIVE PRAIRIE

Areas of detention between the NWL & HWL to be seeded with "Low Profile Prairie Seed Mix" as supplied by Cardno Native Plant Nursery. See below for preferred installation method.

TURF GRASS

All areas of restoration, not designated to be planted or mulched are to be seeded with standard turf grass seed and covered with an erosion control blanket.





Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Notes
Shade Trees					
AFR	6	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
AEH	5	AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	3" BB	
CEO	9	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	
GBI	7	GINKGO BILOBA	GINKGO	3" BB	MALE SPEC. ONLY
GTI	6	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB	
LIT	4	LIRODENDRON TULIPIFERA	TULIP TREE	3" BB	
PLA	7	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB	
QBI	9	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	
QMA	6	QUERCUS MACROCARPA	BUR OAK	3" BB	
RPC	4	ROBINA PSEUDOACACIA 'CHICAGO BLUES'	CHICAGO BLUES BLACK LOCUST	3" BB	
TAR	8	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	
Evergreen Trees					
PAS	18	PICEA AIBES	NORWAY SPRUCE	8' BB	
POM	21	PICEA OMORIKA	SERBIAN SPRUCE	8' BB	
PPU	9	PICEA PUNGENS	COLORADO SPRUCE	8' BB	
TSU	5	TSUGA CANADENSIS	CANADIAN HEMLOCK	8' BB	
Ornamental Trees					
AC	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' BB	
CE	4	CERCIS CANADENSIS	EASTERN REDBUD	8' BB	
CM	8	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6' BB	
CC	3	CRATAEGUS CRUSGALLI VAR. INERMIS	THORNLESS HAWTHORN	6' BB	
MS	3	MALUS SARGENT	SARGENT CRABAPPLE	6' BB	8', GREEN, PINK
SR	10	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8' BB	
Evergreen Shrubs					
JCG		JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	24" BB	
JCM		JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB	
MDC		MICROBIOTA DECUSSATA 'CELTIC PRIDE'	RUSSIAN ARBORVITAE	5 GAL	
TD		TAXUS x MEDIA 'DENSII'	DENSE YEW	24" BB	
Deciduous Shrubs					
AM		ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	24" BB	
BT		BERBERIS THUNBERGII 'ROSE GLOW'	JAPANESE BARBERRY		
CA		CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL	
CS		CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24" BB	
EA		EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB	
HV		HAMMAMELIS VERNALIS	VERNAL WITCHHAZEL	48" BB	
HP		HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB	
PF		POTENTILLA FRUITICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	
RA		RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	
RD		ROSA 'DRIFT SWEET'	GROUNDCOVER ROSE	2 GAL	PINK
RF		ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL	DOUBLE PINK
SJ		SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	24" BB	
SN		SPIREA NIPPONICA 'SNOW MOUND'	SNOW MOUND SPIREA	24" BB	
SM		SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB	
VD		VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	
VJ		VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB	
Groundcover					
ef		EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
vm		VINCA MINOR	PERIWINKLE	3" POTS	

K M TALTY DESIGN
LANDSCAPE ARCHITECTURE
Winnetka, Illinois 60093
847.612.5154
www.kmtaltydesign.com

no.	revision description	initial	date
1	ISSUED FOR REVIEW	KMT	03-05-20
2	ISSUED FOR PERMIT	KMT	07-02-20

RETAIL AREA
BRIDGE POINT ITASCA
ITASCA, ILLINOIS

CONCEPTUAL LANDSCAPE PLAN
PRELIMINARY PLANTING PLAN
PLANTING SCHEDULE
NOTES & DETAILS

date 03.05.20 | drawn KMT | checked KMT

job no. 20040

sheet no. L1

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

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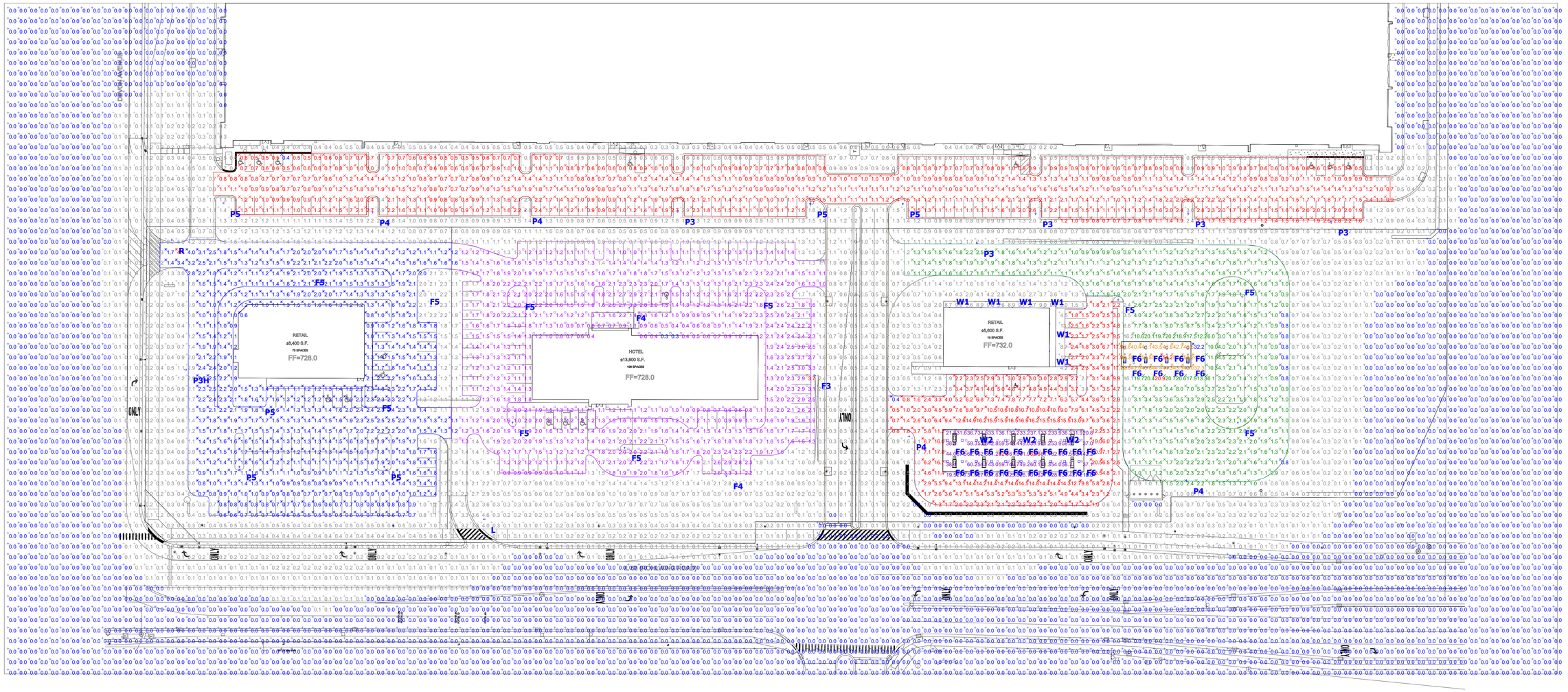
RETAIL
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HOTEL
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106 SPACES
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RETAIL
±5,600 S.F.
19 SPACES
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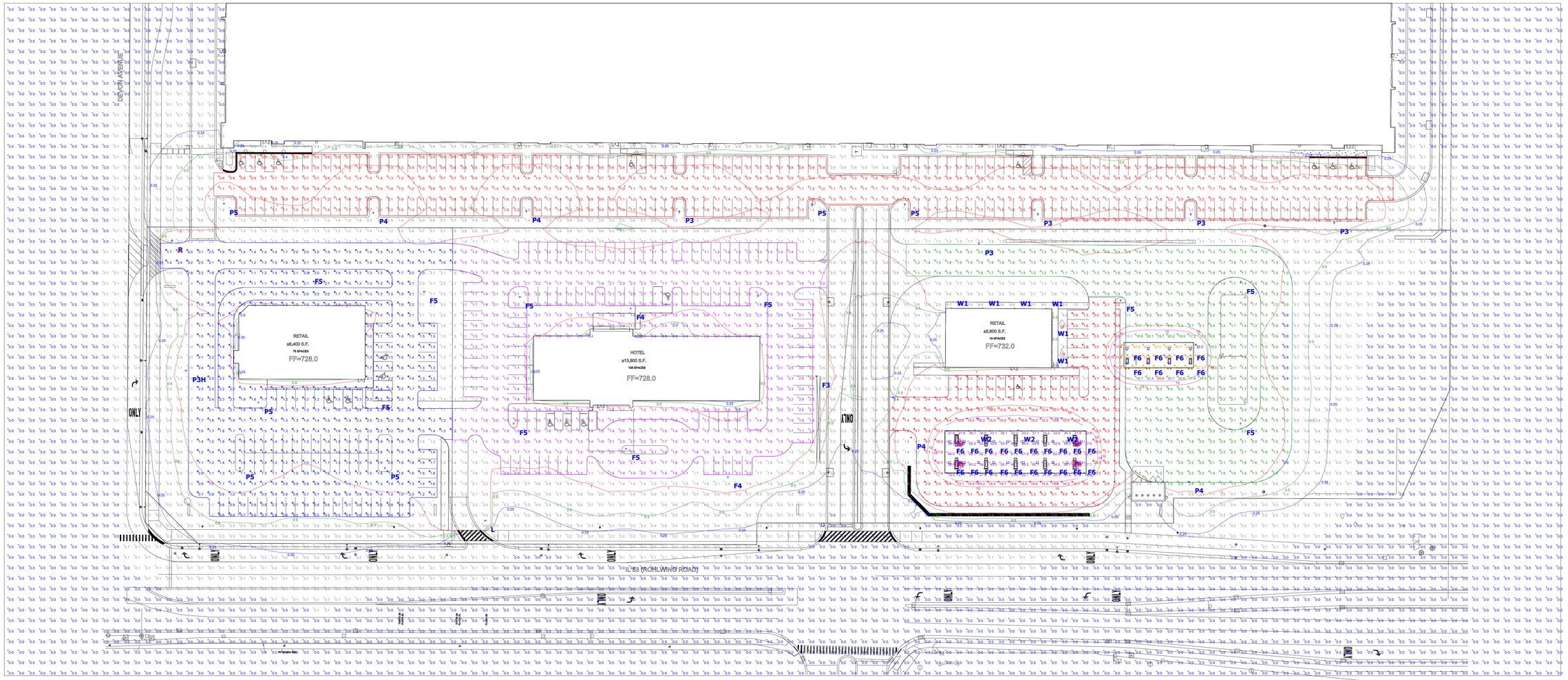
ONLY
ONLY
ONLY



Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
- FULL AREA CALC.	+	0.8 fc	21.9 fc	0.0 fc	N/A	N/A
PARKING LOT CALC. #1	X	1.5 fc	4.4 fc	0.5 fc	8.8:1	3.0:1
PARKING LOT CALC. #2	□	1.6 fc	3.7 fc	0.3 fc	12.3:1	5.3:1
PARKING LOT CALC. #3	X	1.2 fc	2.8 fc	0.4 fc	7.0:1	3.0:1
RETAIL CANOPY CALC.	□	43.3 fc	62.6 fc	18.8 fc	3.3:1	2.3:1
RETAIL PAVED AREA CALC.	X	6.2 fc	21.9 fc	0.4 fc	54.8:1	15.5:1
TRUCK CANOPY CALC.	X	43.3 fc	54.2 fc	32.2 fc	1.7:1	1.3:1
TRUCK PAVED AREA CALC.	X	2.6 fc	20.9 fc	0.8 fc	26.1:1	3.3:1

NOTES:

1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. ALL RETAIL AREA POLE FIXTURES ARE MOUNTED AT 25'-0" WITH A 2'-0" BASE. ABOVE GRADE UNO.
3. ALL TRUCK AREA POLE FIXTURES ARE MOUNTED AT 30'-0" ABOVE GRADE. UNO.
4. ALL CANOPY FIXTURES ARE SURFACE MOUNTED AT 15'-0" ABOVE GRADE. UNO.
5. CALCULATIONS POINTS ARE ON A 10' x 10' SPACING.
6. CARS, SHRUBBERY, EQUIPMENT AND SIGNAGE CAN CAUSE REDUCED LIGHT LEVELS FROM WHAT IS EXPECTED.
7. CALCULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.

**FIELD VERIFICATION REQUIRED.

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Schedule

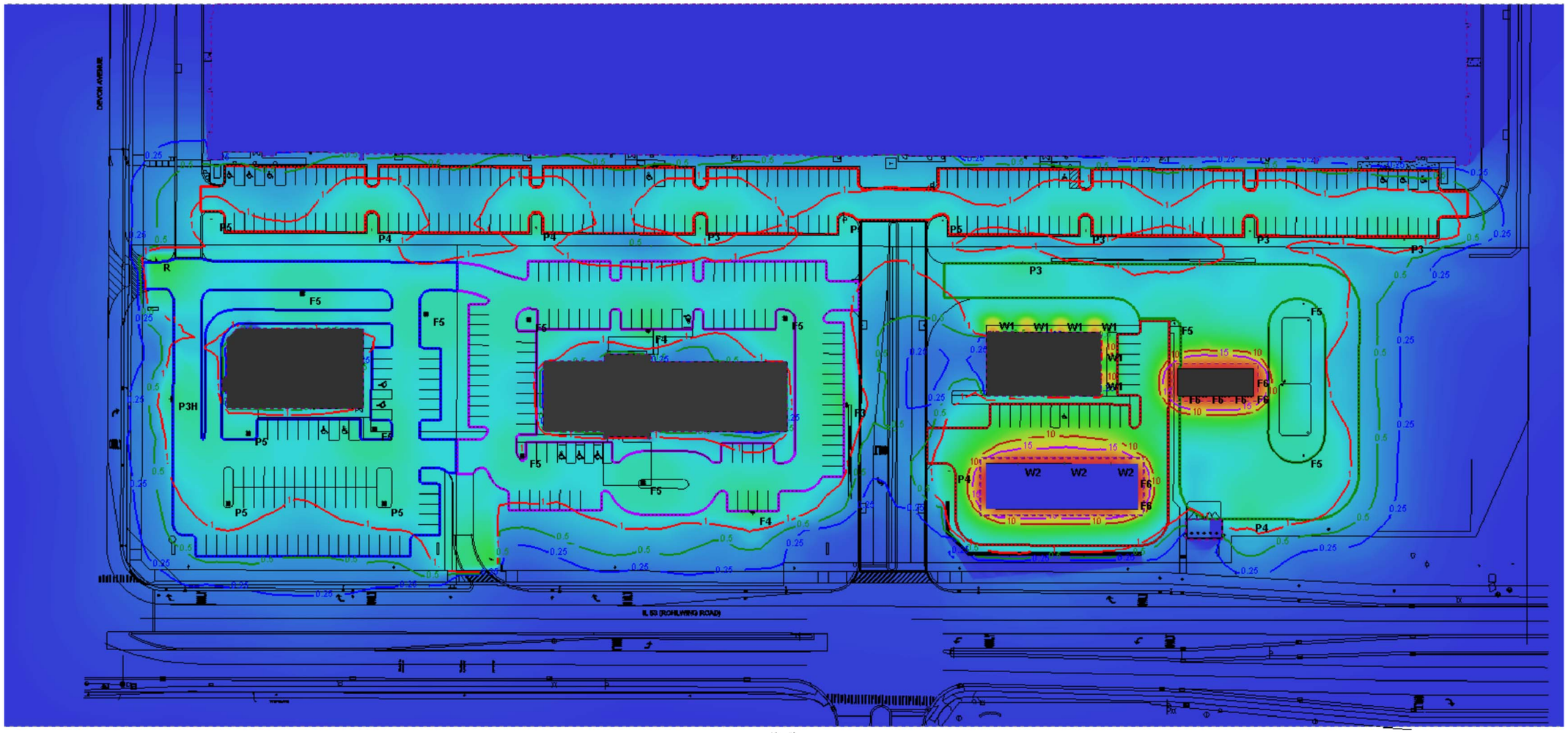
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
□	F3	1	Lithonia Lighting	DSX1 LED P6 50K T3M MVOLT	DSX1 LED P6 50K T3M MVOLT	LED	18726	0.93	163
□	F4	2	Lithonia Lighting	DSX1 LED P6 50K T4M MVOLT	DSX1 LED P6 50K T4M MVOLT	LED	18870	0.93	163
□	F5	10	Lithonia Lighting	DSX1 LED P6 50K T5M MVOLT	DSX1 LED P6 50K T5M MVOLT	LED	20015	0.93	163
□	F6	28	SOLAS RAY LIGHTING	CS18-150-50-U	CANOPY CS SERIES		22945	0.93	150.511
□	L	1	Lithonia Lighting	DSX1 LED P4 40K LCCO MVOLT	DSX1 LED P4 40K LCCO MVOLT	LED	8838	0.93	125
□	P3	5	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	LED	14073	0.93	125
□	P3H	1	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT HS	DSX1 LED P4 40K T3M MVOLT with houseside shield	LED	11404	0.93	125
□	P4	4	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	LED	14181	0.93	125
□	P5	6	Lithonia Lighting	DSX1 LED P4 40K T5W MVOLT	DSX1 LED P4 40K T5W MVOLT	LED	14943	0.93	125
□	R	1	Lithonia Lighting	DSX1 LED P4 40K RCCO MVOLT	DSX1 LED P4 40K RCCO MVOLT	LED	8838	0.93	125
□	W1	6	Lithonia Lighting	WDGE2 LED P4 50K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 5000K, 80CRI, VISUAL COMFORT WIDE OPTIC		4517	0.93	34.96
□	W2	3	Lithonia Lighting	DSX1 LED P6 50K TFTM MVOLT	DSX1 LED P6 50K TFTM MVOLT	LED	19278	0.93	163

KSA LIGHTING & CONTROLS

NEW BSTP PROJECT - ITASCA, IL - PHOTOMETRIC ANALYSIS

DRAFTED BY
JB
DATE
2/28/2020
SCALE
Not to Scale
KSA CONTACT

PAGE SIZE
ARCH E1



View #8

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
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PARKING LOT CALC. #1	X	1.5 fc	4.4 fc	0.5 fc	8.8:1	3.0:1
PARKING LOT CALC. #2	□	1.6 fc	3.7 fc	0.3 fc	12.3:1	5.3:1
PARKING LOT CALC. #3	X	1.2 fc	2.8 fc	0.4 fc	7.0:1	3.0:1
RETAIL CANOPY CALC.	□	43.3 fc	62.6 fc	18.8 fc	3.3:1	2.3:1
RETAIL PAVED AREA CALC.	X	6.2 fc	21.9 fc	0.4 fc	54.8:1	15.5:1
TRUCK CANOPY CALC.	X	43.3 fc	54.2 fc	32.2 fc	1.7:1	1.3:1
TRUCK PAVED AREA CALC.	X	2.6 fc	20.9 fc	0.8 fc	26.1:1	3.3:1

NOTES:

1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. ALL RETAIL AREA POLE FIXTURES ARE MOUNTED AT 25'-0" WITH A 2'-0" BASE. ABOVE GRADE UNO.
3. ALL TRUCK AREA POLE FIXTURES ARE MOUNTED AT 30'-0" ABOVE GRADE. UNO.
4. ALL CANOPY FIXTURES ARE SURFACE MOUNTED AT 15'-0" ABOVE GRADE. UNO.
5. CALCULATIONS POINTS ARE ON A 10' x 10' SPACING.
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Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	F3	1	Lithonia Lighting	DSX1 LED P6 50K T3M MVOLT	DSX1 LED P6 50K T3M MVOLT	LED	18726	0.93	163
	F4	2	Lithonia Lighting	DSX1 LED P6 50K T4M MVOLT	DSX1 LED P6 50K T4M MVOLT	LED	18870	0.93	163
	F5	10	Lithonia Lighting	DSX1 LED P6 50K T5M MVOLT	DSX1 LED P6 50K T5M MVOLT	LED	20015	0.93	163
	F6	28	SOLAS RAY LIGHTING	CS18-150-50-U	CANOPY CS SERIES		22945	0.93	150.511
	L	1	Lithonia Lighting	DSX1 LED P4 40K LCCO MVOLT	DSX1 LED P4 40K LCCO MVOLT	LED	8838	0.93	125
	P3	5	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	LED	14073	0.93	125
	P3H	1	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT HS	DSX1 LED P4 40K T3M MVOLT with houseside shield	LED	11404	0.93	125
	P4	4	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	LED	14181	0.93	125
	P5	6	Lithonia Lighting	DSX1 LED P4 40K T5W MVOLT	DSX1 LED P4 40K T5W MVOLT	LED	14943	0.93	125
	R	1	Lithonia Lighting	DSX1 LED P4 40K RCCO MVOLT	DSX1 LED P4 40K RCCO MVOLT	LED	8838	0.93	125
	W1	6	Lithonia Lighting	WDGE2 LED P4 50K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 5000K, 80CRI, VISUAL COMFORT WIDE OPTIC		4517	0.93	34.96
	W2	3	Lithonia Lighting	DSX1 LED P6 50K TFTM MVOLT	DSX1 LED P6 50K TFTM MVOLT	LED	19278	0.93	163

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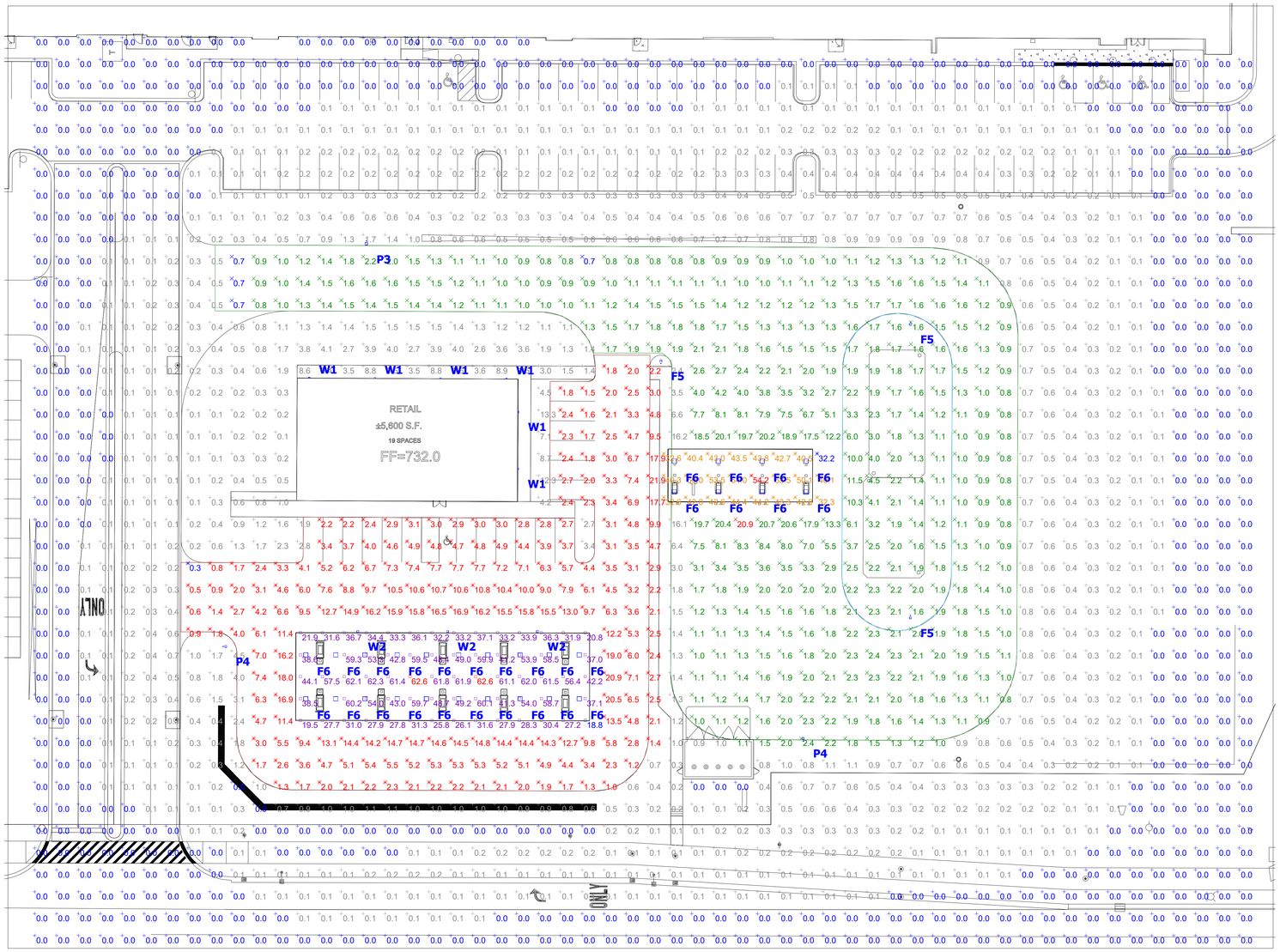

Plan View

NOTES:

1. CALCULATION POINTS ARE AT GROUND LEVEL.
2. ALL RETAIL AREA POLE FIXTURES ARE MOUNTED AT 25'-0". ABOVE GRADE UNO.
3. ALL TRUCK AREA POLE FIXTURES ARE MOUNTED AT 30'-0" ABOVE GRADE. UNO.
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Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
- FULL AREA CALC.	+	1.3 fc	21.9 fc	0.0 fc	N/A	N/A
RETAIL CANOPY CALC.	□	43.3 fc	62.6 fc	18.8 fc	3.3:1	2.3:1
RETAIL PAVED AREA	✳	6.2 fc	21.9 fc	0.3 fc	73.0:1	20.7:1
TRUCK CANOPY CALC.	✳	43.3 fc	54.2 fc	32.2 fc	1.7:1	1.3:1
TRUCK PAVED AREA CALC.	×	2.5 fc	20.9 fc	0.7 fc	29.9:1	3.6:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	F5	3	Lithonia Lighting	DSX1 LED P6 50K T5M MVOLT	DSX1 LED P6 50K T5M MVOLT	LED	20015	0.93	163
	F6	28	SOLAS RAY LIGHTING	CS18-150-50-U	CANOPY CS SERIES		22945	0.93	150.511
	P3	1	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	LED	14073	0.93	125
	P4	2	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	LED	14181	0.93	125
	W1	6	Lithonia Lighting	WDGE2 LED P4 50K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 5000K, 80CRI, VISUAL COMFORT WIDE OPTIC		4517	0.93	34.96
	W2	3	Lithonia Lighting	DSX1 LED P6 50K TFTM MVOLT	DSX1 LED P6 50K TFTM MVOLT	LED	19278	0.93	163

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KSA LIGHTING & CONTROLS

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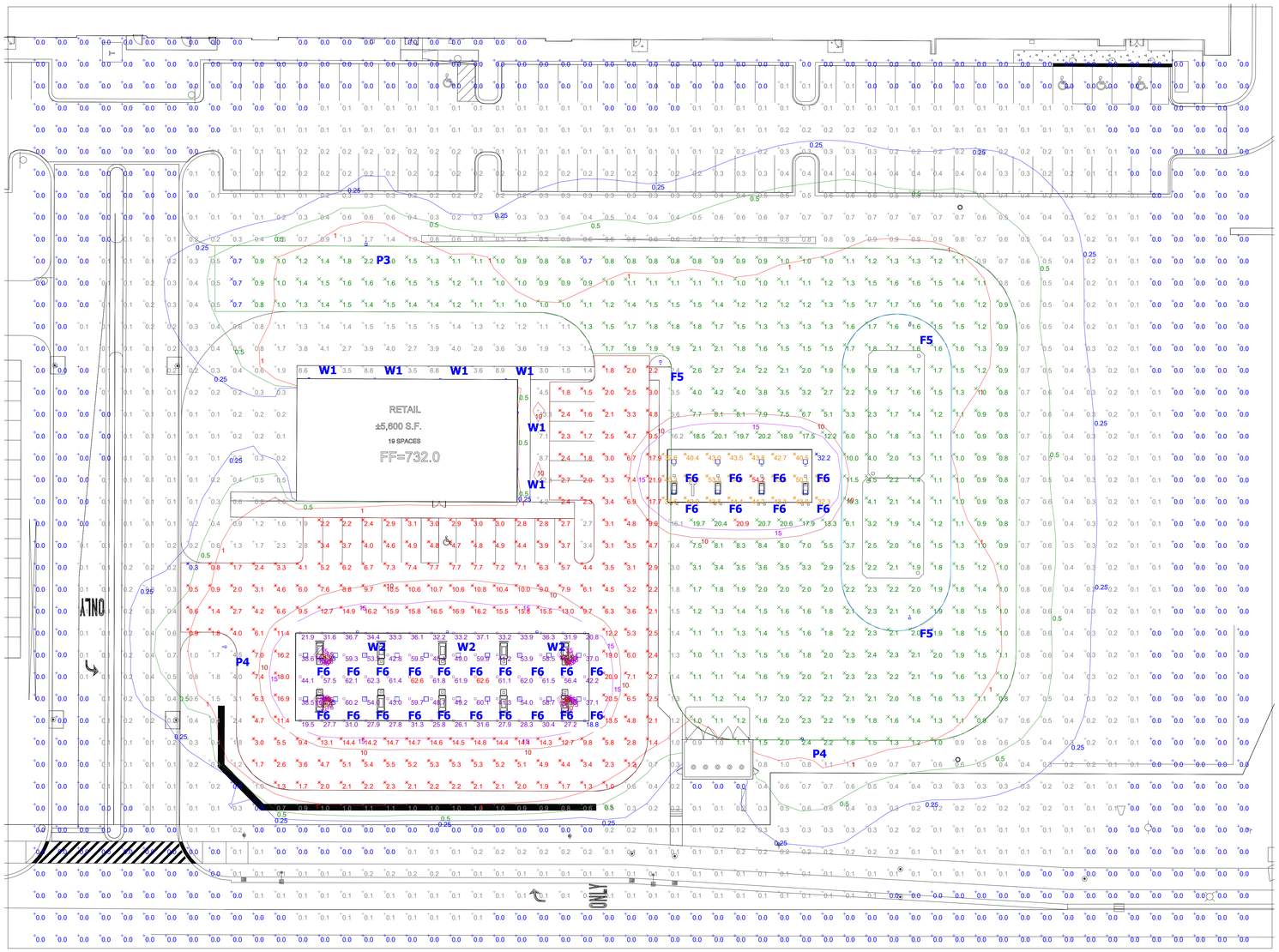

Plan View

NOTES:

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RETAIL CANOPY CALC.	□	43.3 fc	62.6 fc	18.8 fc	3.3:1	2.3:1
RETAIL PAVED AREA	✳	6.2 fc	21.9 fc	0.3 fc	73.0:1	20.7:1
TRUCK CANOPY CALC.	✳	43.3 fc	54.2 fc	32.2 fc	1.7:1	1.3:1
TRUCK PAVED AREA CALC.	×	2.5 fc	20.9 fc	0.7 fc	29.9:1	3.6:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
	F5	3	Lithonia Lighting	DSX1 LED P6 50K T5M MVOLT	DSX1 LED P6 50K T5M MVOLT	LED	20015	0.93	163
	F6	28	SOLAS RAY LIGHTING	CS18-150-50-U	CANOPY CS SERIES		22945	0.93	150.511
	P3	1	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	LED	14073	0.93	125
	P4	2	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	LED	14181	0.93	125
	W1	6	Lithonia Lighting	WDGE2 LED P4 50K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 5000K, 80CRI, VISUAL COMFORT WIDE OPTIC		4517	0.93	34.96
	W2	3	Lithonia Lighting	DSX1 LED P6 50K TFTM MVOLT	DSX1 LED P6 50K TFTM MVOLT	LED	19278	0.93	163

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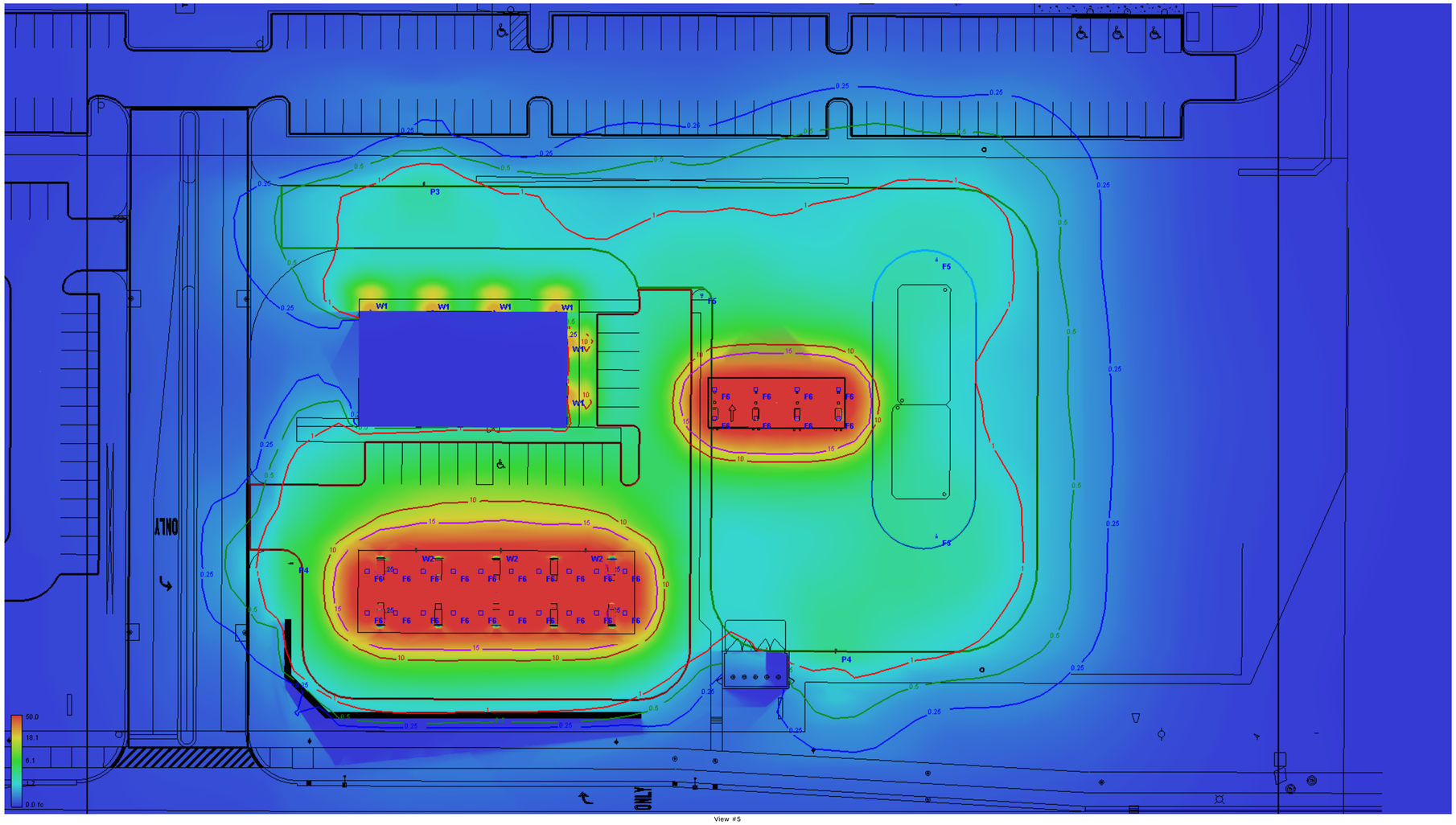

View #5

NOTES:

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TRUCK CANOPY CALC.	X	43.3 fc	54.2 fc	32.2 fc	1.7:1	1.3:1
TRUCK PAVED AREA CALC.	X	2.5 fc	20.9 fc	0.7 fc	29.9:1	3.6:1

Schedule

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□	F6	28	SOLAS RAY LIGHTING	CS18-150-50-U	CANOPY CS SERIES		22945	0.93	150.511
□ ▫	P3	1	Lithonia Lighting	DSX1 LED P4 40K T3M MVOLT	DSX1 LED P4 40K T3M MVOLT	LED	14073	0.93	125
□ ▫	P4	2	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT	DSX1 LED P4 40K T4M MVOLT	LED	14181	0.93	125
▭	W1	6	Lithonia Lighting	WDGE2 LED P4 50K 80CRI VW	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 5000K, 80CRI, VISUAL COMFORT WIDE OPTIC		4517	0.93	34.96
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Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Drew Zazofsky, PE
Bluestone Single Tenant Properties, LLC

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: March 5, 2020

SUBJECT: Trip Generation Comparison
Proposed Business Park
Itasca, Illinois

This memorandum is an addendum to the January 16, 2020 traffic study conducted by KLOA, Inc. for the Bridge Development Partners, LLC business park to be located in Itasca, Illinois. The development is to be located in the southeast quadrant of the intersection of Rohlwing Road (IL 53) with Devon Avenue. The development was approved to contain (1) a warehouse/distribution development consisting of four buildings totaling 741,621 square feet and (2) a commercial development to include the following uses:

- A 170-room hotel
- A 13,752 square-foot retail building
- A 2,000 square-foot coffee shop with drive-through lane
- A 7,943 square-foot high turnover restaurant
- A 5,040 square-foot fast-food restaurant with drive-through lane

The commercial portion of the overall development plan has been revised and is now proposed to contain the following uses:

- A 93-room hotel
- A 6,400 square-foot retail building
- A 2,000-square-foot coffee shop with drive-through lane
- A fuel center and convenience store with 20 passenger vehicle fueling positions and three truck fueling positions

The purpose of the addendum was to compare the traffic to be generated by the approved commercial plan and currently proposed commercial plan.

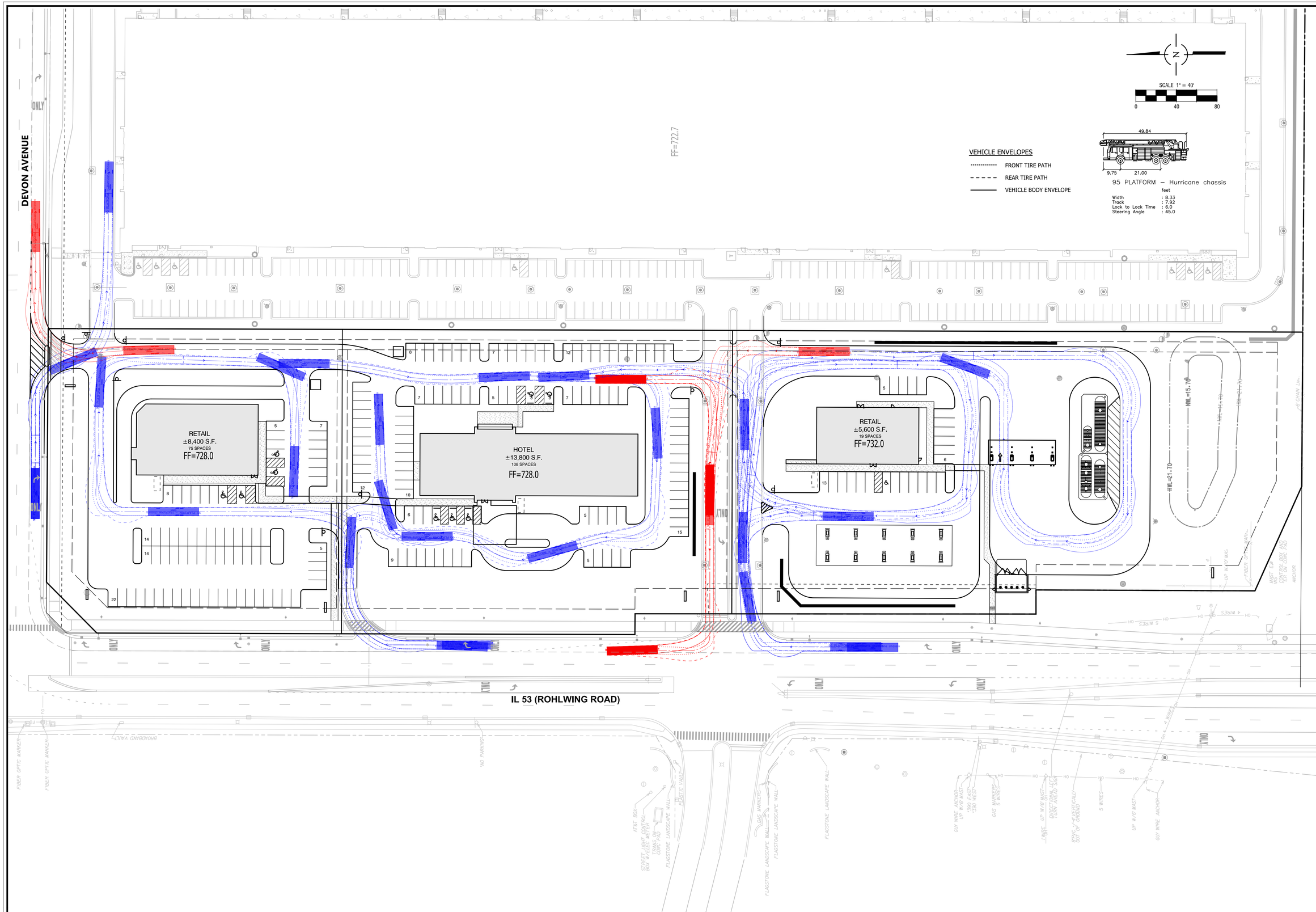
The estimate of the traffic to be generated by the approved and proposed commercial plans were based on the rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10 Edition. Given the limited traffic generation data available for fuel stations specific to trucks, the number of truck peak hour trips estimated to be generated by the commercial vehicle fueling positions was based on previous data from other fueling centers with commercial vehicle fueling positions. **Table 1** shows the estimated weekday morning and evening peak hour and daily traffic to be generated by the approved commercial plan and the proposed commercial plan.

Table 1
ORIGINAL AND CURRENT PROPOSED COMMERCIAL DEVELOPMENT PLANS
TRIP GENERATION ESTIMATES

Land Use/Size	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Weekday Daily
	In	Out	In	Out	
Original Commercial Development Plan					
Hotel – 170 rooms (LUC 310)	47	33	52	49	1,492
Retail – 13,752 s.f. (LUC 820)	8	5	60	65	1,562
Coffee Shop with Drive-Through – 2,000 s.f. (LUC 937)	91	87	44	43	1,640
High-Turnover Restaurant – 7,943 s.f. (LUC 932)	43	36	48	30	890
Fast-Food Restaurant with Drive-Through – 5,040 s.f. (LUC 934)	103	99	86	79	2,374
Total	**292**	**260**	**290**	**266**	**7,958**
Current Proposed Commercial Development Plan					
Hotel – 93 rooms (LUC 310)	26	18	28	28	778
Retail – 6,400 s.f. (LUC 820)	6	4	34	37	930
Coffee Shop with Drive-Through – 2,000 s.f. (LUC 937)	91	87	44	43	1,640
Fuel Center and Convenience Store – 20 fueling positions (LUC 945)	144	139	143	137	4,210
Truck Fueling Positions – 3	12	12	12	12	350
Total	**279**	**260**	**261**	**257**	**7,908**
Difference	**-13**	**0**	**-29**	**-9**	**-50**

LUC = ITE *Trip Generation Manual* Land-Use Code
Truck fueling positions based on data from other fueling centers with commercial fueling positions.

From the table it can be seen the proposed commercial plan is estimated to generate approximately 13 fewer trips during the weekday morning peak hour, 38 fewer trips during the weekday evening peak hour, and 50 fewer daily trips compared to the approved commercial plan. As such, the proposed commercial plan is a similar, if not less, traffic-intense development compared to the approved commercial plan and the results and findings of the traffic study are still valid.



NO.	DATE	REMARKS
1	07-06-20	PER VILLAGE REVIEW

TRUCK TURN EXHIBIT

RETAIL AREA
BRIDGE POINT ITASCA
ITASCA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 10033EXH-AUTOTURN

DATE: 03/06/20

JOB NO. 10033.03

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DEVON AVENUE

FF=722.7

RETAIL
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75 SPACES
FF=728.0

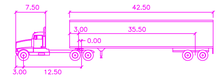
HOTEL
±13,800 S.F.
108 SPACES
FF=728.0

RETAIL
±5,600 S.F.
19 SPACES
FF=732.0

IL 53 (ROHLWING ROAD)

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE



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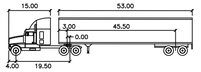
feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



WB-67

feet			
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

SCALE 1" = 40'

0 40 80

NO.	DATE	REMARKS
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TRUCK TURN EXHIBIT

RETAIL AREA
BRIDGE POINT ITASCA
ITASCA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 10033EXH-WB67

DATE: 03/06/20

JOB NO. 10033.03

SHEET
ATURN
1 OF 1

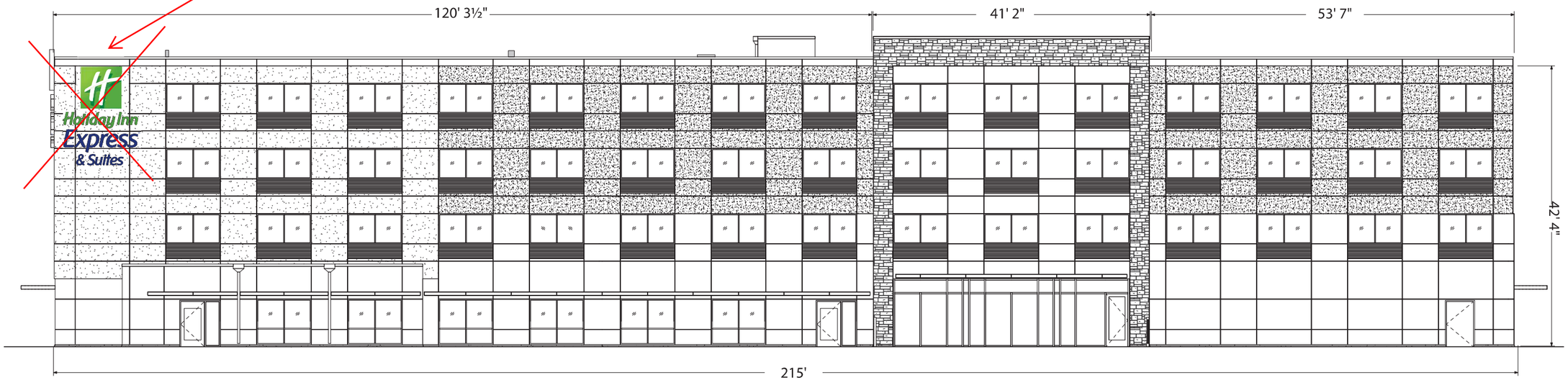
N:\Projects\10033\10033.03-retail\EXHIBITS\10033.03EXH-WB67.dgn Default User=agandhi

FOR REFERENCE ONLY: SEE ADDITIONAL SHEETS FOR MORE DETAIL

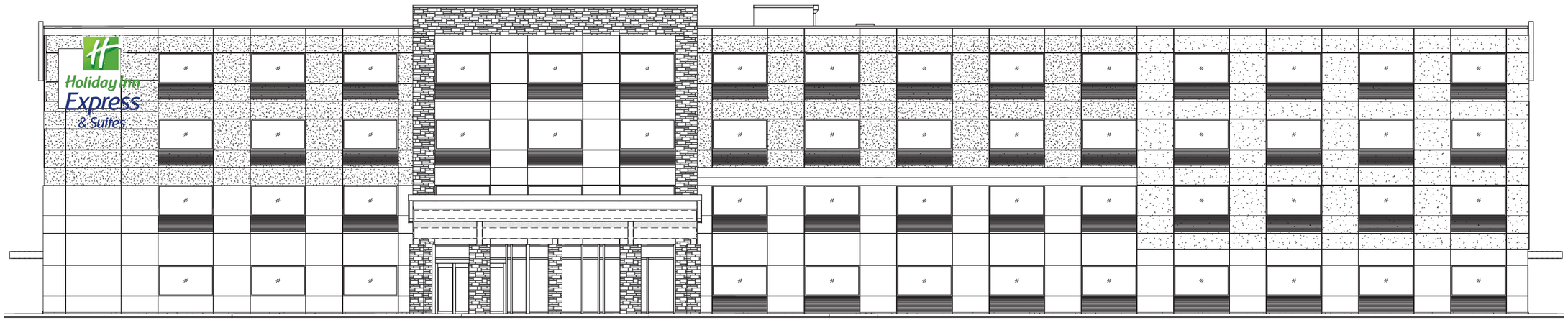


Exterior Elevations

Note: This sign is not proposed and is not included in the signage calculations as it faces the industrial buildings

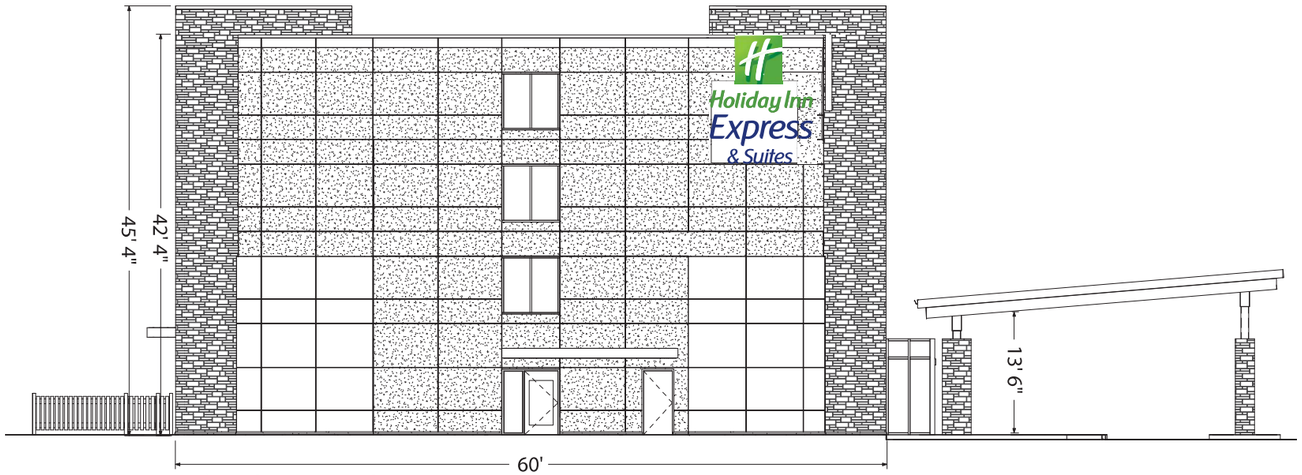


East Elevation

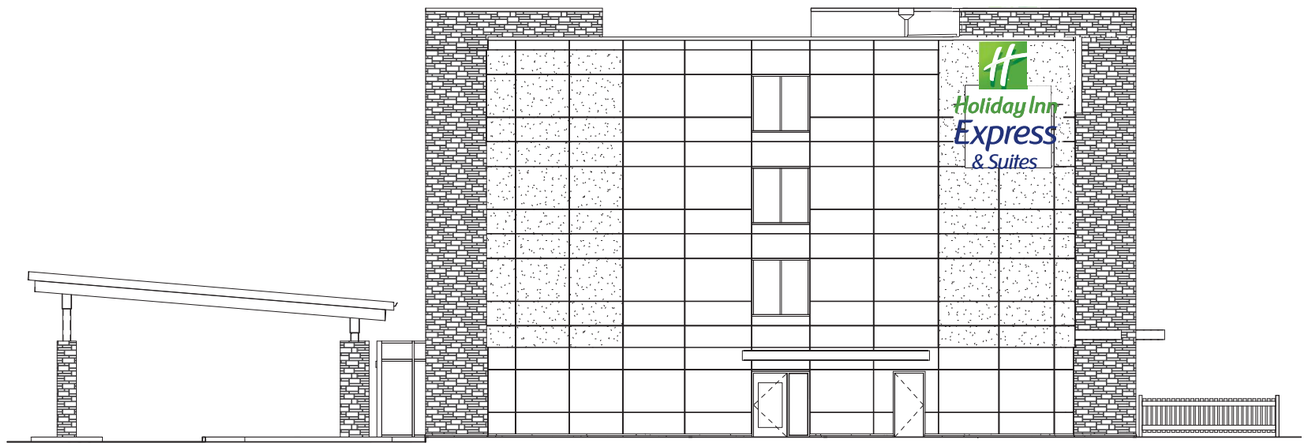


West Elevation

© 2014 IHG



North Elevation



South Elevation

Holiday Inn Express
Building Summary

GUESTROOMS				
Guestroom Types	Totals	SF	Total SF	Room Size
King	46	325	14,950	26'-0" x 12'-6"
Double Queen	22	325	7,150	26'-0" x 12'-6"
King Suite	9	381	3,429	30'-6" x 12'-6"
King X Wide	4	385	1,540	26'-0" x 16'-0"
QQ Suite	7	381	2,667	30'-6" x 12'-6"
Accessible King	2	416	832	26'-0" x 16'-0"
Accessible QQ	1	381	381	30'-6" x 12'-6"
Accessible King Suite	1	381	381	30'-6" x 12'-6"
Accessible Queen Suite	1	403	403	26'-0" x 12'-6"
TOTAL	93	3,378	31,733	

PUBLIC AREAS 1ST FLOOR	
	SF
Breakfast Bar Room	325
Business Center	172
Registration Area	177
Corridor	351
Corridor	287
Corridor	805
Elev. Lobby	173
Fitness Center	511
Guest Laundry	93
Great Room	1,875
Market	90
Meeting Room	345
Indoor Pool	1,170
Pool-Vest.	157
Toilet Mens	60
Toilet Womens	60
Vestibule	128
TOTAL	6,779

SITE SUMMARY	
Lot Parking	1.79 Acres
Typical Space	103
Accessible Space	5
Total Spaces	108

BACK OF HOUSE 1ST FLOOR	
	SF
Break Room	89
Laundry Chute	17
Electrical Room	11
Elevator	118
Elev. Equip.	107
Eng/Maint	97
Laundry Equip.	59
General Manager Office	116
Laundry	212
Market Storage	36
Mech/Elec	327
Pantry	336
Pool Equip. Room	124
Sales Office	121
Server Room	46
Stairs	350
Storage	224
Employee Restroom	38
Work Area	193
TOTAL	2,621

BACK OF HOUSE UPPER FLOORS			
	Per Floor	SF Per Floor	Total SF
Laundry Chute	1	28	84
Elec	1	11	33
Housekeeping	1	152	456
PBX/Storage	1	82	246
Corridor	1	1,479	4,437
Elevator Shaft	1	118	354
Stairs	2	336	1008
TOTAL		1,797	6,618

TOTALS	
	Total SF
Guestrooms Total	31,733
Public Areas Total	6,779
BOH 1st Floor Total	2,621
BOH Upper Floors	6,618
Walls, Shafts. Etc.	6,482

GROSS BUILDING		
	Total SF	
Level 1	13,797	
Level 2	13,501	
Level 3	13,443	
Level 4	13,493	
	54,233	Total Gross SF
	584	Gross SF Per Key

KEYNOTES

51 THORNTONS SIGNAGE BY OTHERS.
52 4 1/2" ALUMINUM STOREFRONT SYSTEM W/ 1" INSULATED GLAZING.
80 BUILDING ADDRESS LOCATION. OWNER FURNISHED AND INSTALLED.
100 NICHIHA DESIGNER SERIES - STYLE: ILLUMINATION, COLOR: PANTONE RED PMS 186 RED, OWNER FURNISHED, CONTRACTOR INSTALLED.
101 NICHIHA BRICK SERIES - STYLE: PLYMOUTHBRICK, COLOR: CRIMSON, OWNER FURNISHED, CONTRACTOR INSTALLED.
103 NICHIHA KURASTONE SERIES - STYLE: STACKSTONE, COLOR: DESERT, OWNER FURNISHED, CONTRACTOR INSTALLED.
104 NICHIHA FLASHING AT WATER TABLE AND BOTTOM EDGE OF LOWER WALL PANELS, TYP. ENTIRE PERIMETER. CONTRACTOR FURNISHED AND INSTALLED. COLOR: TAN
105 NICHIHA SILL-CHISELED SYSTEM - COLOR: MATCH KURASTONE ; OWNER FURNISHED, CONTRACTOR INSTALLED.
106 TRELLIS: COLOR: BLACK ; OWNER FURNISHED AND OWNER INSTALLED. GC TO PROVIDE BLOCKING AS REQUIRED.
108 LOUVER SYSTEM - COLOR: PANTONE 8600C PEWTER ; OWNER FURNISHED AND OWNER INSTALLED. GC TO PROVIDE BLOCKING AS REQUIRED.
110 PREFINISHED SEAMLESS METAL DOWNSPOUT SYSTEM, SUPPLY MATCHING RECEIVING BOOT FOR TRANSITION TO UNDERGROUND STORM DRAINAGE - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.
111 PREFINISHED METAL COPING - COLOR: BLACK ; CONTRACTOR FURNISHED AND INSTALLED.

KEYNOTES

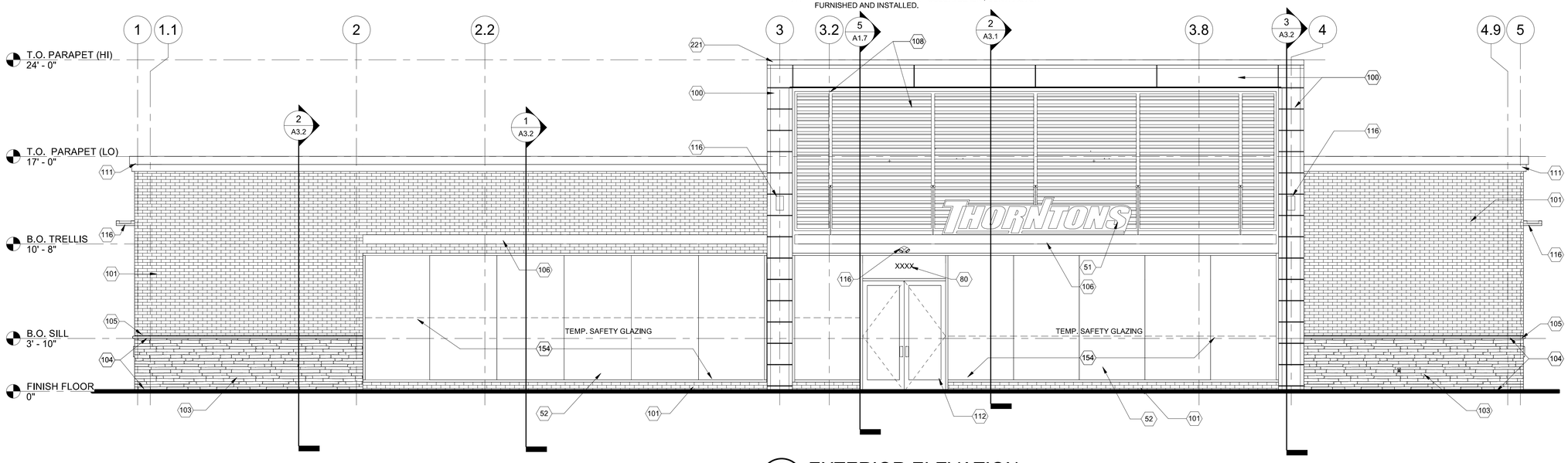
112 SCHEDULED DOOR AND FRAME - REFER TO DOOR SCHEDULE SHEET.
116 EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS.
121 8" X 16" PREFINISHED METAL ROOF OVERFLOW - SET BOTTOM OF OVERFLOW 3" ABOVE ROOF SURFACE.
124 PANEL SYSTEM VERTICAL EXPANSION JOINT LOCATION, CENTERED BEHIND DOWNSPOUT - INSTALL PER MANUFACTURER
126 PREFINISHED METAL SCUPPER BOX ASSEMBLY, REFER TO ROOF DETAIL.
128 PREFINISHED ACM PANEL - COLOR: PANTONE RED PMS 186 RED ; OWNER FURNISHED AND INSTALLED.
129 GAS SERVICE, PAINT CONNECTING PIPES BLACK. REFER TO PLUMBING DRAWINGS.
130 OWNER PROVIDED MECHANICAL EQUIPMENT, REFER TO COOLER VENDOR DRAWINGS FOR MORE INFORMATION AND ROOF CURB DETAILS
154 WINDOW FILM, FURNISHED & INSTALLED BY OWNER
168 FIRE DEPARTMENT CONNECTION (FDC)
182 ELECTRIC SERVICE EQUIPMENT, STAINLESS STEEL CT ENCLOSURE (UNPAINTED), REFER TO ELECTRICAL DRAWINGS.
183 RECESSED DOOR BELL, REFER TO ELECTRICAL DRAWINGS.
200 MECHANICAL EQUIPMENT BY MECHANICAL CONTRACTOR, REFER TO MECHANICAL DRAWINGS FOR THE ROOF CURB DETAILS.
221 PREFINISHED METAL COPING - COLOR: RED TO MATCH NICHIHA RED ; CONTRACTOR FURNISHED AND INSTALLED.

GENERAL NOTES - EXTERIOR ELEVATIONS

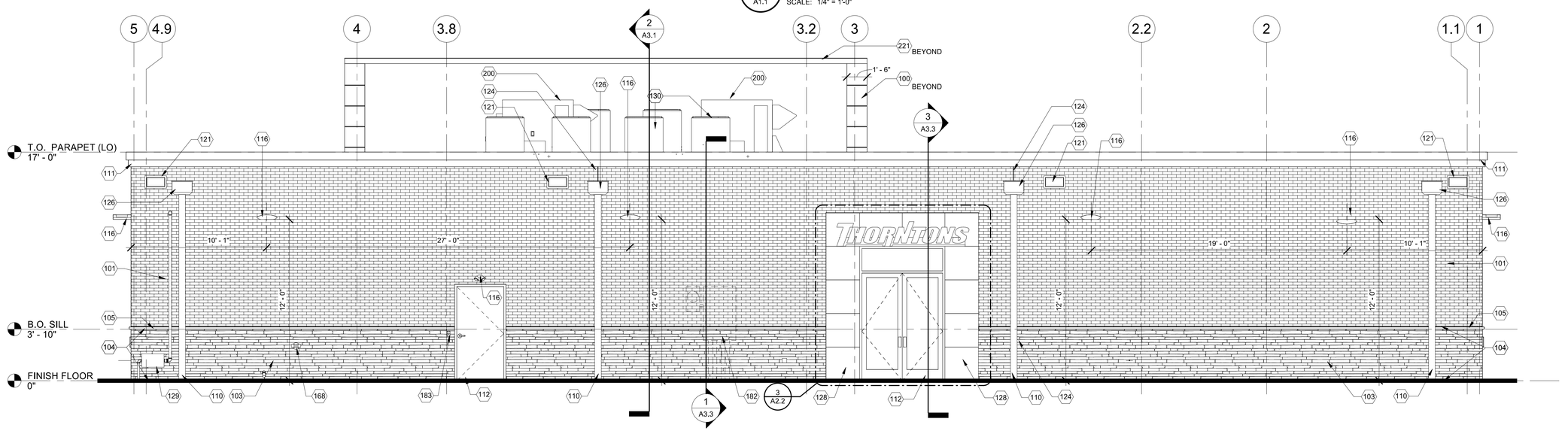
A. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
B. ALL STOREFRONT DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
C. SIGNAGE VENDOR SHALL VERIFY ALL FIELD DIMENSIONS PRIOR TO FABRICATION.
D. CONTRACTOR SHALL CONFIRM AND PROVIDE ALL QUANTITIES OF NICHIHA PANEL SYSTEMS PRIOR TO, AND THROUGH COMPLETION OF CONSTRUCTION.
E. FLASHING REQUIRED FOR ALL NICHIHA PANEL SYSTEM TRANSITIONS, TERMINATIONS, AND WATERTIGHT CONSTRUCTION SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION CLEANING OF ALL LOUVER, AWNING, AND FIBER CEMENT PANEL SYSTEMS AT POST-CONSTRUCTION.
F. WHERE APPLICABLE, EXPOSED CONCRETE FOUNDATIONS SHALL NOT BE ACCEPTABLE. CONTRACTOR SHALL PROVIDE FIBER CEMENT PANEL SYSTEM AS REQUIRED FOR COMPLETE COVERAGE.
G. ALUMINUM CANOPIES, LOUVER SYSTEMS, AND ROOFTOP EQUIPMENT SCREENS (WHERE APPLICABLE) SHALL BE FURNISHED AND INSTALLED BY AWNEX, INC./ALLEN INDUSTRIES GC TO PROVIDE BLOCKING AND ATTACHMENT ANCHORS AS REQUIRED.
H. CONTRACTOR SHALL PROVIDE POST CONSTRUCTION CLEANING OF ALL EXTERIOR ELEMENTS AND SURFACES.
J. ACM PANEL SHALL BE FURNISHED AND INSTALLED BY ALLEN/AWNEX INDUSTRIES.

ALLEN INDUSTRIES, INC.
4100 SHERATON COURT
GREENSBORO, NC 27410
PHONE : 336-615-8688
FAX : 336-294-4333

AWNEX, INC.
260 VALLEY ST. SUITE 100
BALL GROUND, GA 30107
PHONE: 770-704-7140 EXT, 113
FAX: 770-704-7647



2 EXTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION
A1.1 SCALE: 1/4" = 1'-0"

0 1/2" 1"
SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

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LICENSED ARCHITECT
PAUL SIREK
001.023270
STATE OF ILLINOIS
12.12.19

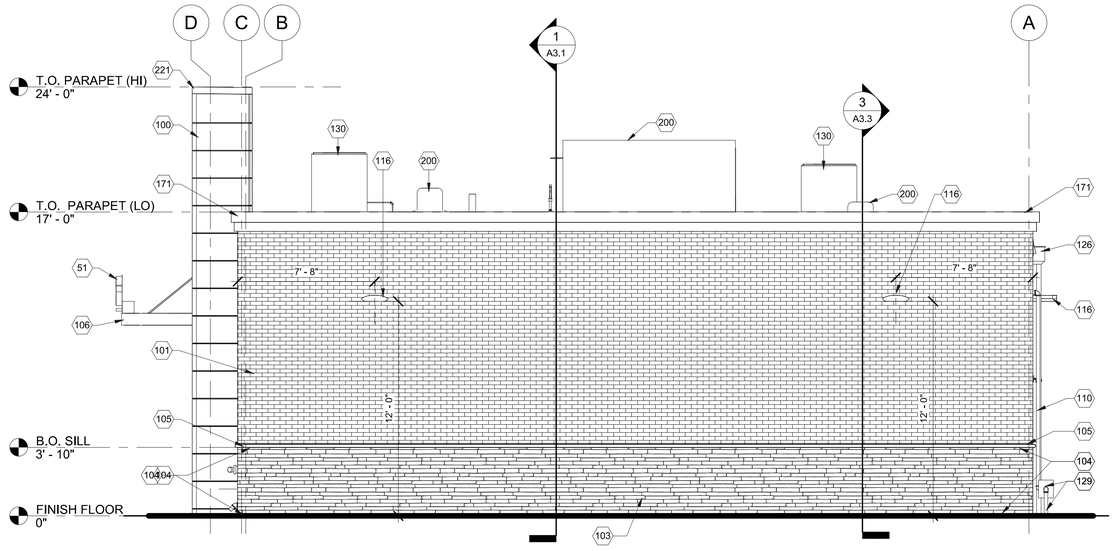
Luckett & Farley
Architecture | Engineering | Interior Design
737 South Third Street, Louisville, Kentucky 40202-2100
502-585-4181 502-587-0488 Fax www.luckett-farley.com
Master Planning | Architecture | Engineering | Interior Design

THORNTONS STORE

THORNTONS

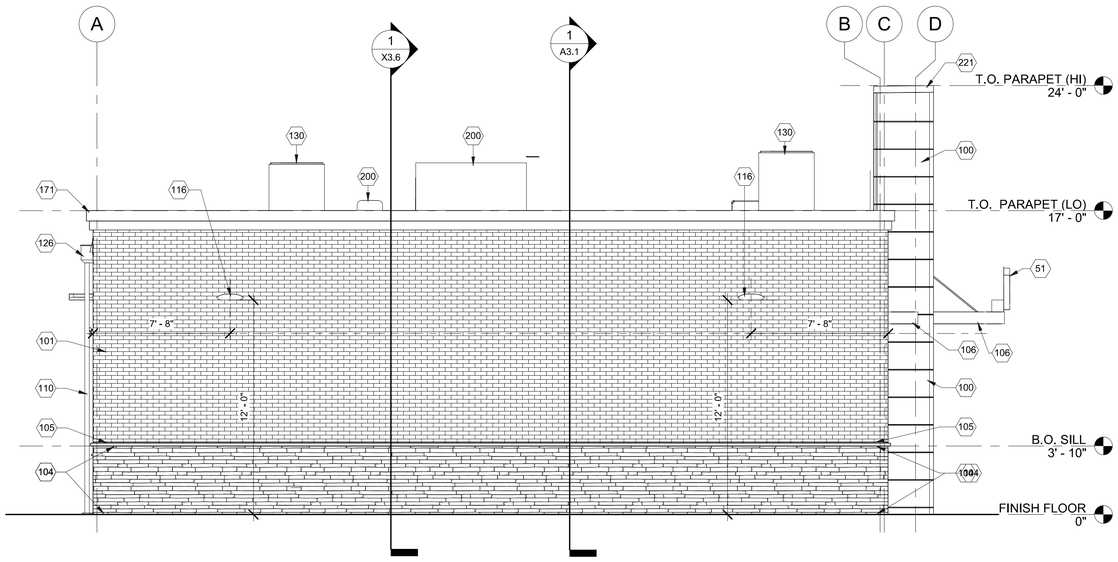
#	Description	Date

COMM. NO.	2018.207
MADE BY	TLS/JSM
CHECKED	JV
DATE	12/12/2019
	EXTERIOR ELEVATIONS
DRAWING NO.	A2.1
BID PKG.	



1 A1.1 EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



2 A1.1 EXTERIOR ELEVATION

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ALLEN INDUSTRIES, INC.
4100 SHERATON COURT
GREENSBORO, NC 27410
CONTACT : MEGAN PYRTLE
PHONE : 336-615-8688
FAX : 336-294-4333
EMAIL :
MEGAN.PYRTLE@ALLENINDUSTRIES.COM

AWNEX, INC.
260 VALLEY ST. SUITE 100
BALL GROUND, GA 30107
CONTACT: TREY HERNDON
PHONE: 770-704-7140 EXT. 113
FAX: 770-704-7647
EMAIL: TREY@AWNEXINC.COM

KEYNOTES

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100 NICHIHA DESIGNER SERIES - STYLE: ILLUMINATION, COLOR: PANTONE RED PMS 186 RED, OWNER FURNISHED, CONTRACTOR INSTALLED.
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126 PREFINISHED METAL SCUPPER BOX ASSEMBLY. REFER TO ROOF DETAIL.
129 GAS SERVICE, PAINT CONNECTING PIPES BLACK. REFER TO PLUMBING DRAWINGS.
130 MECHANICAL EQUIPMENT, BY COOLER VENDOR
171 1" POLYISO RIGID INSULATION.
200 MECHANICAL EQUIPMENT BY MECHANICAL CONTRACTOR. REFER TO MECHANICAL DRAWINGS FOR THE ROOF CURB DETAILS.
221 PREFINISHED METAL COPING - COLOR: RED TO MATCH NICHIHA RED ; CONTRACTOR FURNISHED AND INSTALLED.

Luckett & Farley
737 South Third Street Louisville, Kentucky 40202-2100
502-585-4181 502-587-0488 Fax www.luckett-farley.com
Architecture | Engineering | Interior Design
Master Planning | Architecture | Engineering | Interior Design

THORNTONS

#	Description	Date

COMM. NO.
MADE BY | CHECKED
DATE

EXTERIOR ELEVATIONS

DRAWING NO. A2.2 | BID PKG.

0 1/2" 1"
SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

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Signage Key			
A	Development Pole (Pylon) Sign - 80' Overall Height, 330 SF (1)	E	Lot 2 Monument Sign - 8' Overall Height, 48 SF (1)
B	Lot 2 Canopy Sign - 31" Channel Letters, 41.2 SF (4)	F	Lot 1B Monument Sign - 8' Overall Height, 48 SF (1)
C	Lot 2 Building Sign - 31" Channel Letters, 46.1 SF (1)	G	Lot 1B Building Sign - 140 SF (3)
D	Lot 2 Building Sign - 20" Channel Letters, 17 SF (1)	H	FUTURE MULTI-TENANT SIGN - 8' Overall Height, 48 SF (2)

LOT 1A

DEVELOPMENT AREA	85,949 S.F. 1.97 AC
RETAIL BUILDING	8,400 S.F.
FLOOR AREA RATIO (F.A.R.)	0.10
REQUIRED PARKING	70 SPACES
TOTAL PARKING PROVIDED	75 SPACES
ACCESSIBLE PARKING	4 SPACES
TOTAL OPEN SPACE	0.56 AC
TOTAL IMPERVIOUS AREA	1.41 AC

SCALE 1" = 40'
0 40 80

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE TYPE B-6.12 UNLESS OTHERWISE NOTED.
3. ALL TRUCK AREAS AND DRIVE AISLES SHALL BE HEAVY DUTY PAVEMENT. ALL AUTO PARKING SHALL BE LIGHT DUTY PAVEMENT.
4. ALL ON-SITE PAVEMENT MARKINGS SHALL BE HIGH QUALITY YELLOW PAINT UNLESS OTHERWISE NOTED.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR FINAL DIMENSIONS, DESIGN AND DETAILS OF THE BUILDINGS AND RETAINING WALLS.

DEVON AVENUE

LOT 1A

RETAIL
±8,400 S.F.
75 SPACES
FF=728.0

LOT 1B

HOTEL
±13,800 S.F.
108 SPACES
FF=728.0

LOT 2

RETAIL
±5,600 S.F.
19 SPACES
FF=732.0

IL 53 (ROHLWING ROAD)

NO.	DATE	REMARKS
1	07-06-20	PER VILLAGE REVIEW

PRELIMINARY GEOMETRIC PLAN

RETAIL AREA
BRIDGE POINT ITASCA
ITASCA, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME: 10033P-GM
DATE: 03/06/20
JOB NO. 10033.03
SHEET P-GM 3 OF 4

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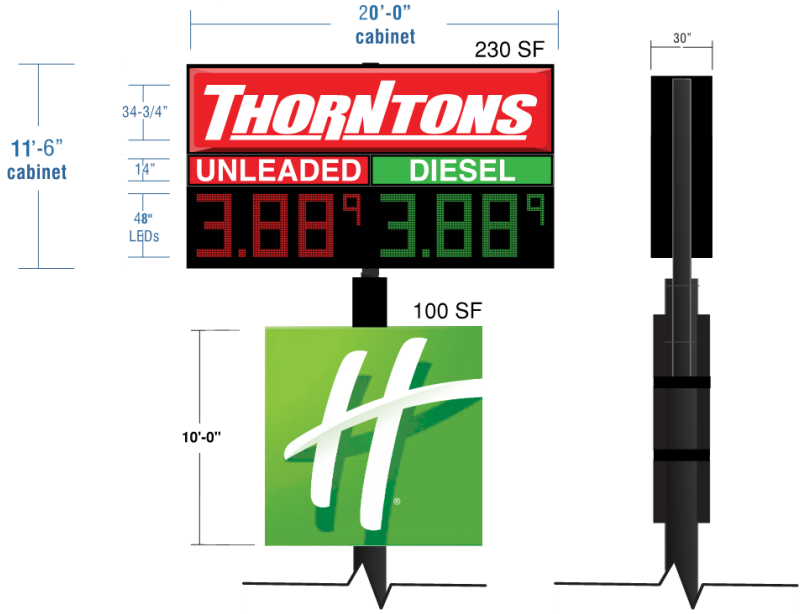
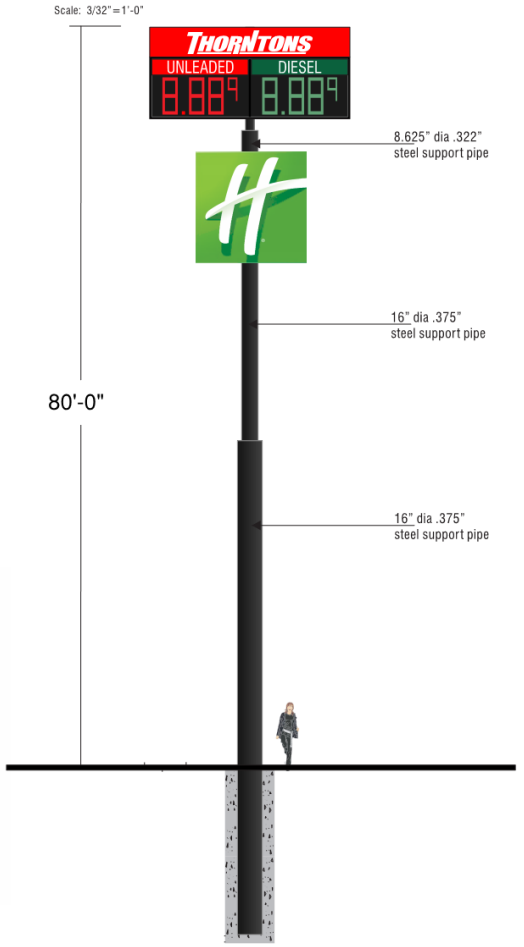
A 330 SF


20'-0"
cabinet
230 SF
30"
11'-6"
cabinet
34-3/4"
1/4"
48"
LEDs
THORNTONS
UNLEADED
DIESEL
3.88⁹
3.88⁹
100 SF
10'-0"

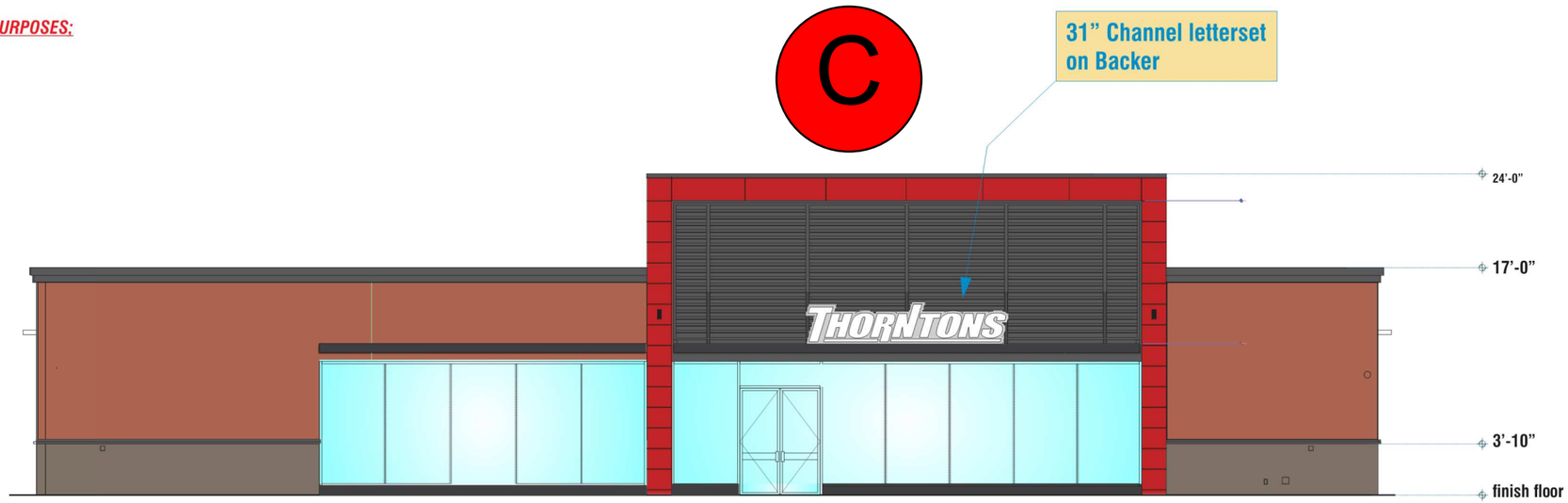

Scale: 3/32"=1'-0"
THORNTONS
UNLEADED
DIESEL
8.88⁹
8.88⁹
8.625" dia .322"
steel support pipe
16" dia .375"
steel support pipe
80'-0"
16" dia .375"
steel support pipe

BUILDING ELEVATIONS

Scale: 3/32”=1’-0”

TYPICAL ELEVATIONS SHOWN FOR VIEWING PURPOSES; ACTUAL ELEVATIONS TO BE PROVIDED

C



TYPICAL BUILDING FRONT ELEVATION



TYPICAL BUILDING REAR ELEVATION

D

MC group
Building Better Brands

8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT: THORNTONS

ADDRESS:

PAGE NO.

TICKET NO.: 519887

DATE:

PROJECT MANAGER: KEVIN HORNE

DESIGNER: KW

ELECTRONIC FILE NAME:

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:

PRINTS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.

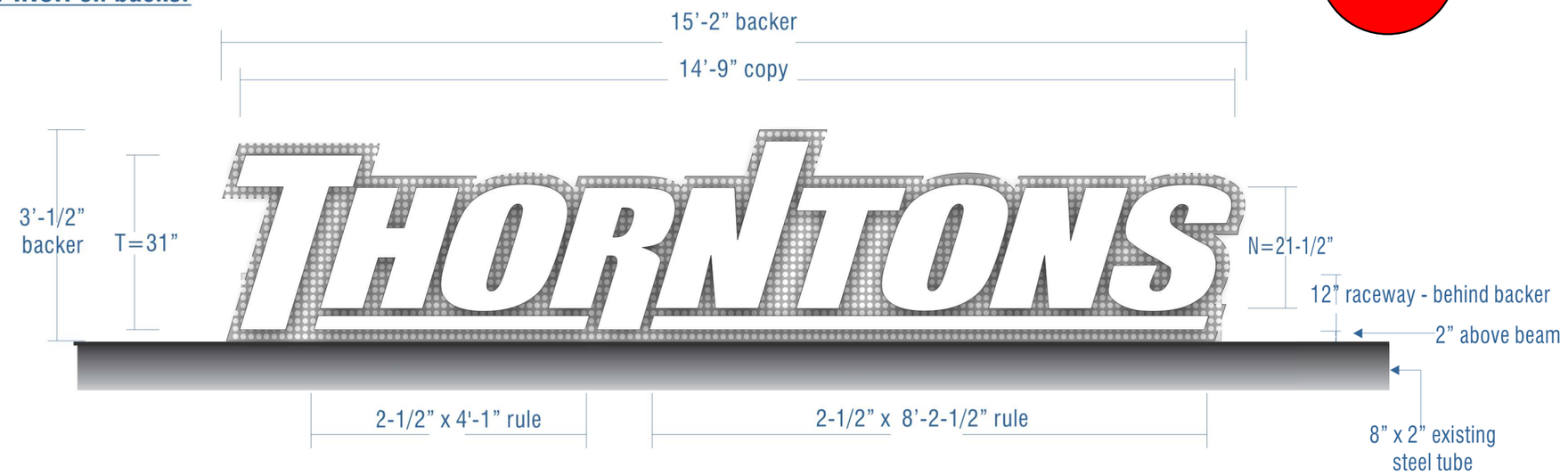
LED ILLUM. CHANNEL LETTERS

Scale: 1/2”=1’-0”

46.1 Square Feet

C

31 INCH on backer



COLOR PALETTE

- #7328 White Acrylic
- **Raceway:** Black
- Metallic Silver MP 33172 Silver Surfer

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

FACES: 3/16” #7328 White acrylic

TRIMCAP: 1” White jewelite

LETTER BACKS: .063 alum. - prefinish White all sides

RETURNS: 5” deep .040 alum. returns painted GG White

ILLUM. : White GE LED’s as required by manufacturer;
Whips to be a minimum of 6’-0” in length;
POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY

BACKER: .080 perforated alum. screen backer; Holes to be .50” diameter and are 11/16” on centers to allow for 48% visibility; Backer painted Metallic Silver front & back; Backer to be mounted behind letters & will help to conceal raceway

INSTALL: Custom 12” high x 6” deep alum. raceway to house all electrical - Painted Black - all sides;
Raceway mounted to 1/4” steel plate shelf provided at top edge of steel tube using stainless steel fasteners as required;
1” alum. flat bar to be used for back bracing as necessary - painted Black to match raceway

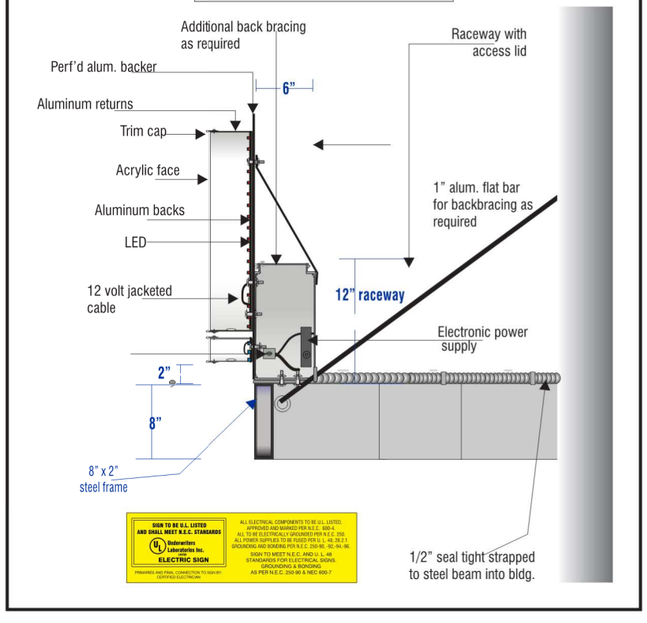
QUANTITY: *(1) One channel letterset required for storefront elevation*

CONSTRUCTION NOTES: ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC

ELECTRICAL NOTE:

ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code

SECTION DETAIL:



MC group
Building Better Brands

8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT: THORNTONS

ADDRESS:

PAGE NO.

TICKET NO.: 519887

DATE:

PROJECT MANAGER: KEVIN HORNE

DESIGNER: KW

ELECTRONIC FILE NAME:

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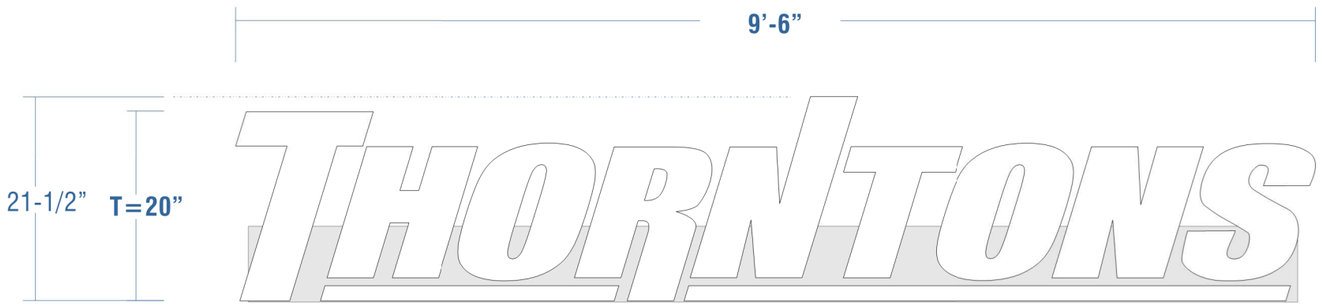
LED ILLUM. CHANNEL LETTERS

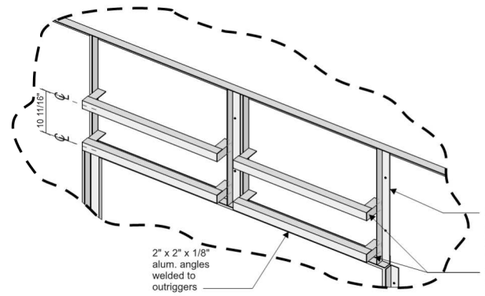
Scale: 3/4”=1’-0”

17 Square Feet

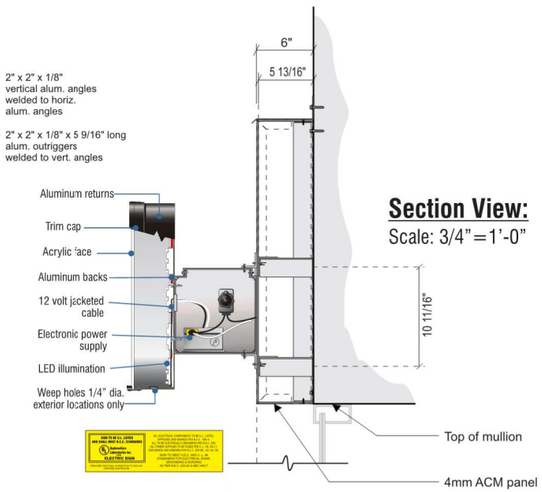
D

20 INCH





FRAMING ISO - SIGN SUPPORT DETAIL
Scale: NTS



Section View:
Scale: 3/4”=1’-0”

FACES: 3/16” #7328 White acrylic

TRIMCAP: 1” White jewelite

LETTER BACKS: .063 alum. - prefinish White all sides

RETURNS: 5” deep .040 alum. returns painted GG White

ILLUM. : White GE LED’s as required by manufacturer;
Whips to be a minimum of 6’-0” in length;
POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY

INSTALL: Standard 8” high x 8” deep alum. raceway to house all electrical - Painted to Grip Flex 585 Flame Red match wall surface
Raceway to be thru bolted into 2” alum. framework - framework provided by others

QUANTITY: *(1) One Channel letterset required for rear elevation*

CONSTRUCTION NOTES: ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC

MANUFACTURER NOTES: SIGNAGE MUST BE 3 WIRE

COLOR PALETTE

#7328 White Acrylic

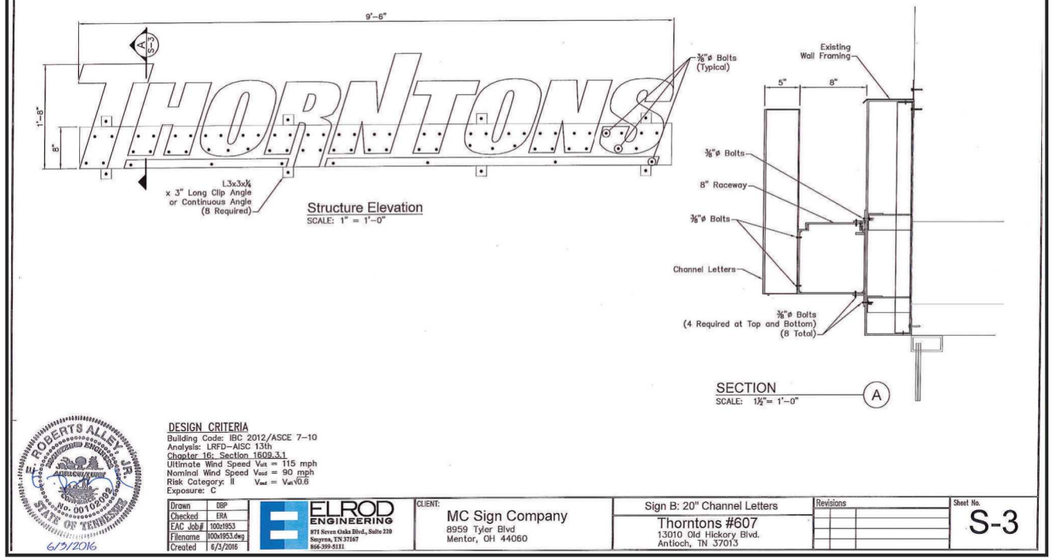
Raceway: Gripflex 585 Red

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

ELECTRICAL NOTE:

ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code

ENGINEERED DRAWING



DESIGN CRITERIA
Building Code: IBC 2012/ASCE 7-10
Analysis: LRFD-AISC 13th
Chapter 16: Section 1609.3.1
Ultimate Wind Speed V_{ult} = 115 mph
Nominal Wind Speed V_{asd} = 90 mph
Risk Category: II $V_{asd} = V_{ult}\sqrt{0.8}$
Exposure: C

J. ROBERTS ALLEN JR. REGISTERED ENGINEER No. 0010609 STATE OF TENNESSEE
6/5/2016

Drawn	DBP
Checked	ERA
EAC Job #	100x1953
Filename	800x1953.dwg
Created	6/5/2016

ELROD ENGINEERING
871 Seven Oaks Blvd., Suite 210
Smyrna, TN 37167
866-399-5111

CLIENT: MC Sign Company
8959 Tyler Blvd
Mentor, OH 44060

Sign B: 20” Channel Letters
Thorntons #607
13010 Old Hickory Blvd.
Antioch, TN 37013

Revisions

Sheet No. S-3

MC group
Building Better Brands

8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com

CLIENT: THORNTONS

ADDRESS:

PAGE NO.

TICKET NO.: 519887

DATE:

PROJECT MANAGER: KEVIN HORNE

DESIGNER: KW

ELECTRONIC FILE NAME:

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:

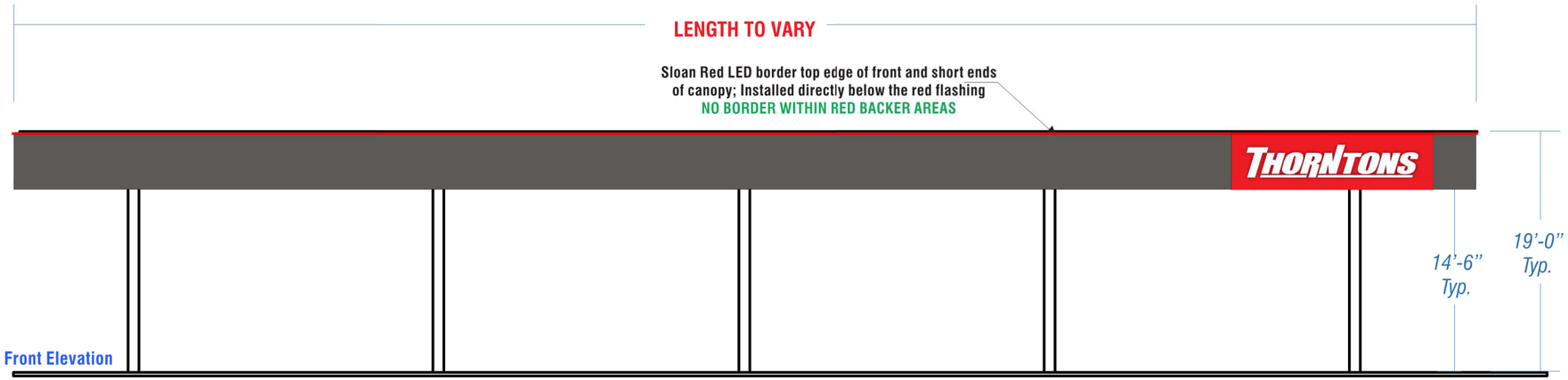
PRINTS ARE THE EXCLUSIVE PROPERTY OF MC GROUP. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP.

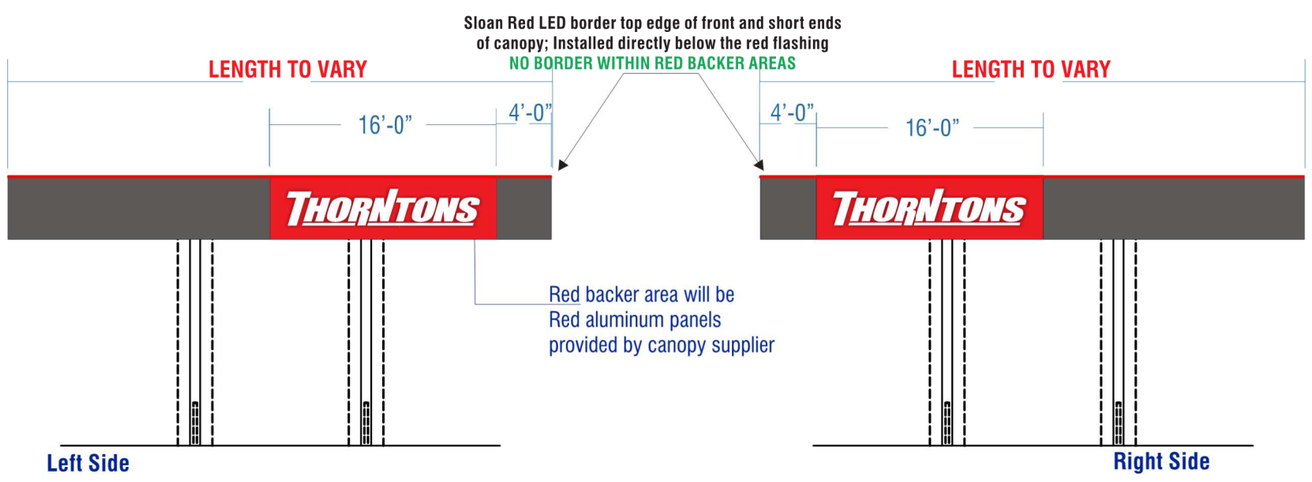
TYPICAL RETAIL CANOPY ELEVATIONS

Scale: 3/32”=1’-0”

TYPICAL CANOPY VIEW - EXACT MEASUREMENTS OF CANOPY TO BE PROVIDED!

B

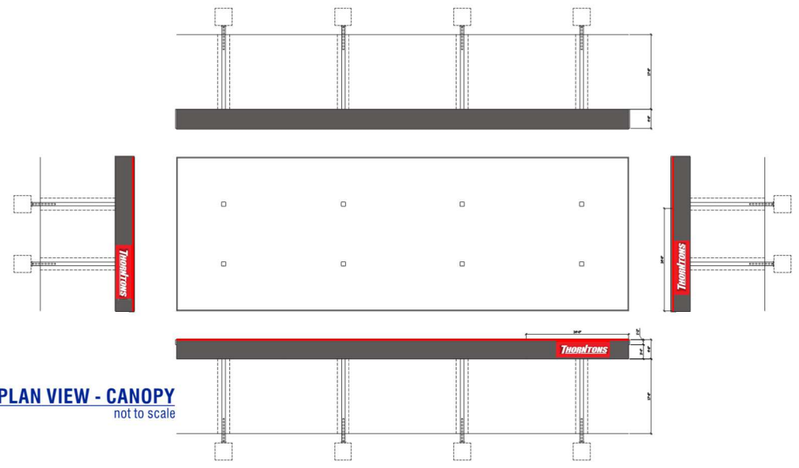




COLOR PALETTE

PMS 8600 C

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!



SAMPLE PLAN VIEW - CANOPY
not to scale

MC group
Building Better Brands
8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com

CLIENT: ThorNtons

ADDRESS:

PAGE NO.

TICKET NO.: 519887

DATE:

PROJECT MANAGER: KEVIN HORNE

DESIGNER: KW

ELECTRONIC FILE NAME:

REVISION HISTORY:

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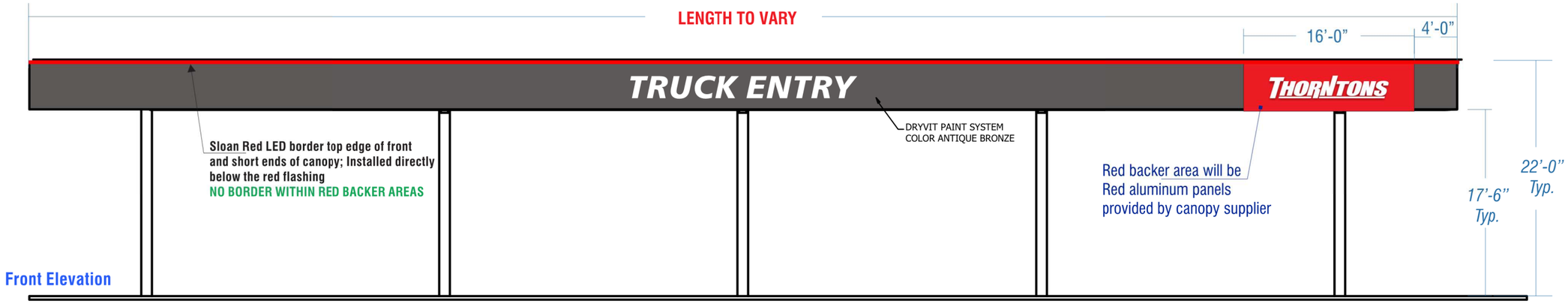
TYPICAL DIESEL CANOPY ELEVATIONS

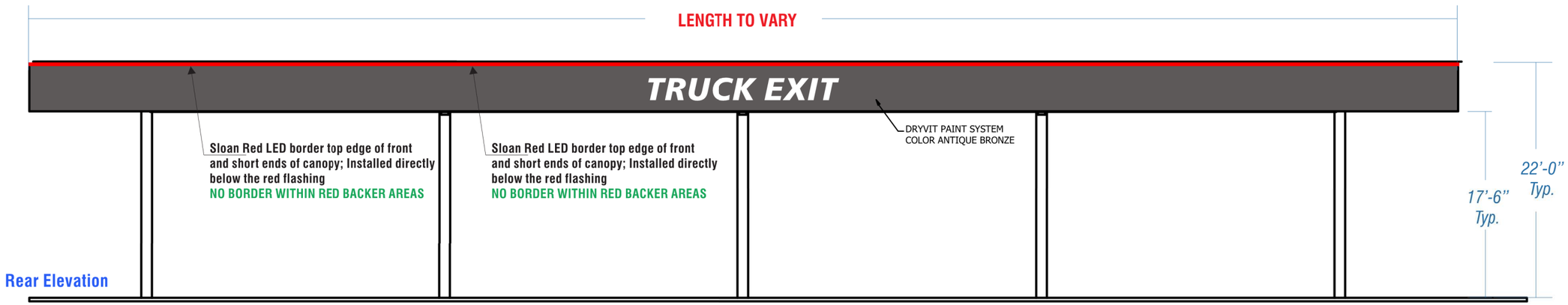
Scale: 3/32”=1’-0”

TYPICAL CANOPY VIEW - EXACT MEASUREMENTS OF CANOPY TO BE PROVIDED!

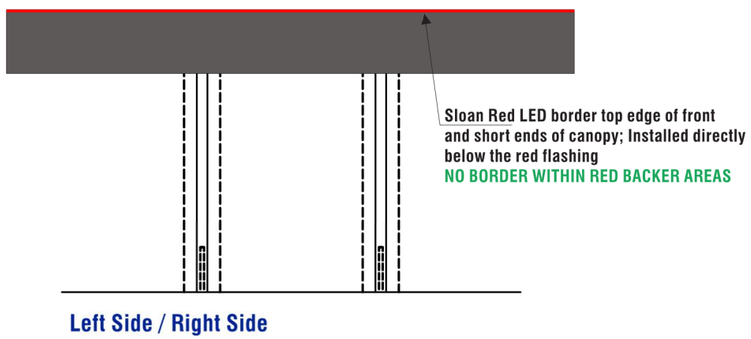
B



Front Elevation



Rear Elevation

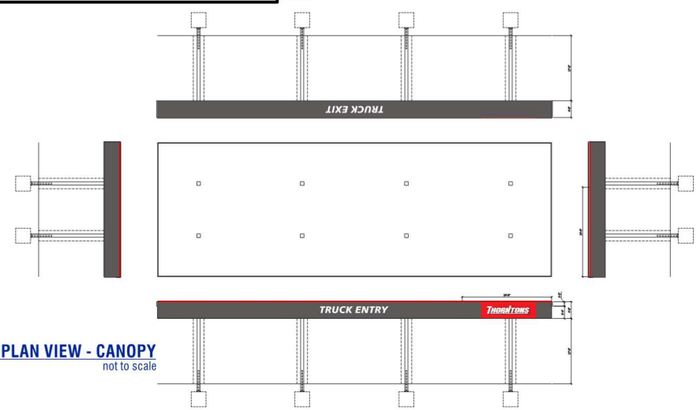


Left Side / Right Side

COLOR PALETTE

PMS 8600 C

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!



SAMPLE PLAN VIEW - CANOPY
not to scale

MC group
Building Better Brands
8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com

CLIENT: THORNTONS

ADDRESS:

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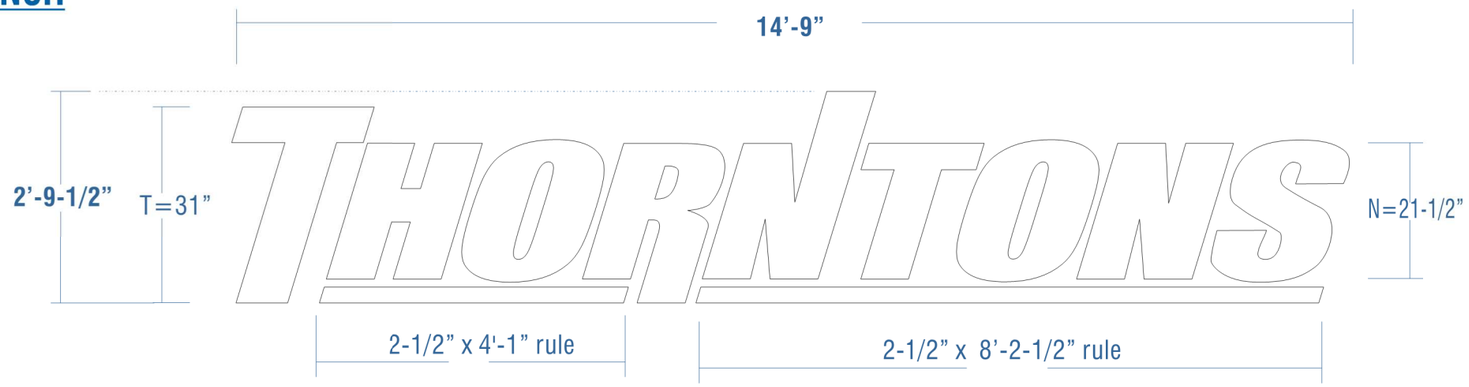
LED ILLUM. CHANNEL LETTERS

Scale: 1/2”=1’-0”

41.2 Square Feet

31 INCH



B

SITE SURVEY REQUIRED

COLOR PALETTE

#7328 White Acrylic

ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED!

FACES: 3/16” #7328 White acrylic

TRIMCAP: 1” White jewelite

LETTER BACKS: .063 alum. - prefinish White all sides

RETURNS: 5” deep .040 alum. returns painted GG White

ILLUM. : White GE LED’s as required by manufacturer;
Whips to be a minimum of 6’-0” in length
POWER SUPPLIES TO BE HOUSED BEHIND CANOPY FASCIA

INSTALL: Channel letters to be flush mounted to canopy fascia using 3/8” all thread fasteners as required

QUANTITY: *(1) One required for Gas Canopy*

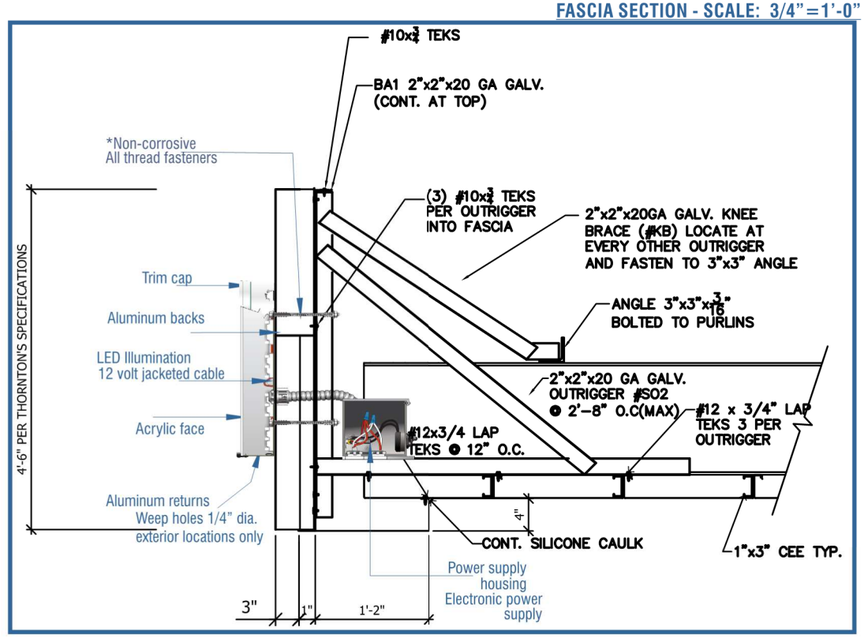
MANUFACTURING NOTE: Electric feeds need to be in center of letters

CONSTRUCTION NOTE: All signage required to have external disconnect switches as required by NEC

ELECTRICAL NOTE:

ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code

FASCIA SECTION - SCALE: 3/4”=1’-0”



MC group
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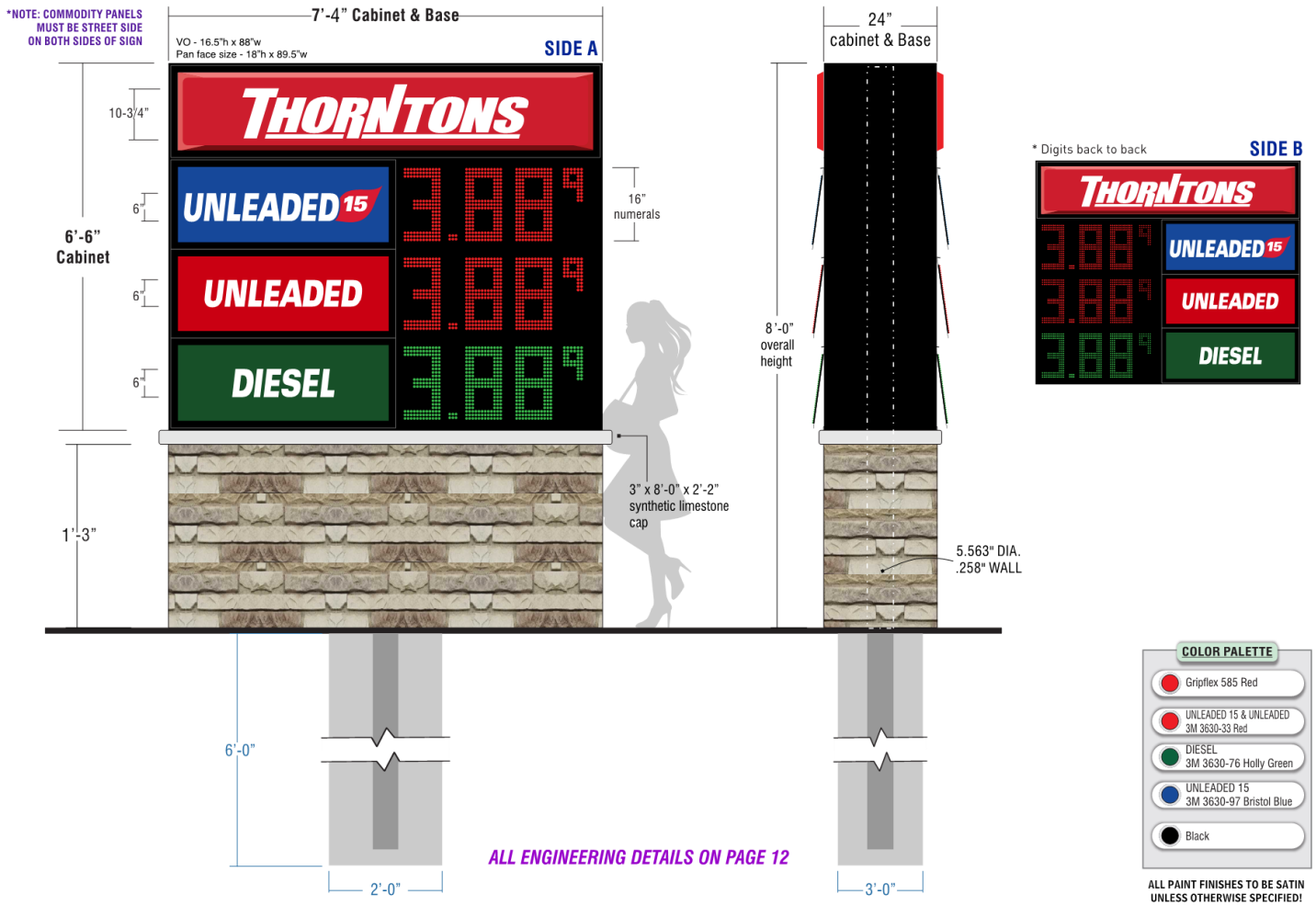
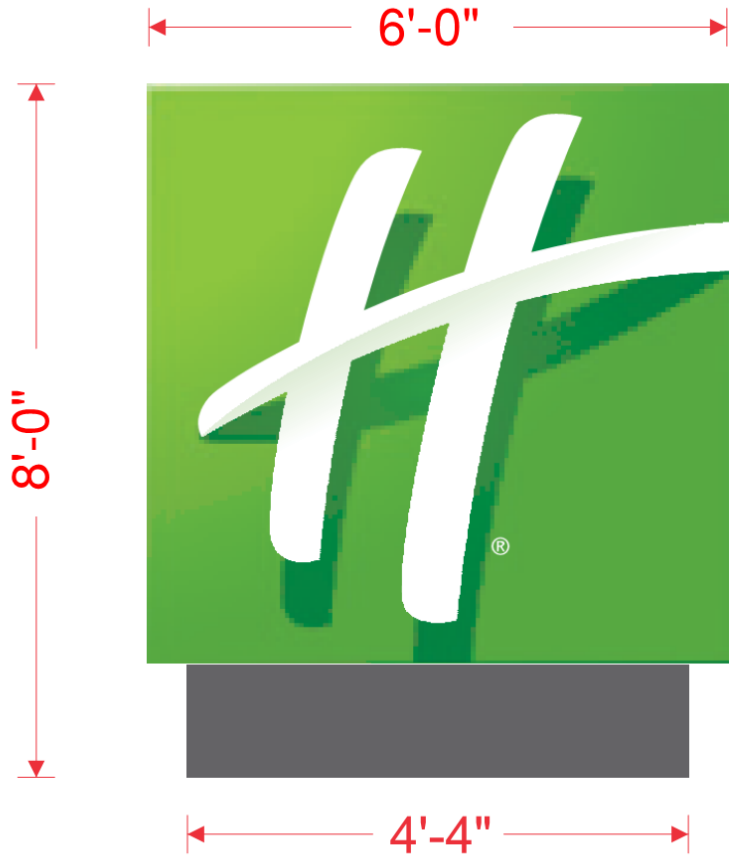
E

48 SF


*NOTE: COMMODITY PANELS MUST BE STREET SIDE ON BOTH SIDES OF SIGN
7'-4" Cabinet & Base
VO - 16.5"h x 88"w
Pan face size - 18"h x 89.5"w
SIDE A
THORNTONS
UNLEADED 15
UNLEADED
DIESEL
3.88 9
10-3/4"
6"
6"
6"
6'-6" Cabinet
1'-3"
16" numerals
3" x 8'-0" x 2'-2" synthetic limestone cap
24" cabinet & Base
8'-0" overall height
5.563" DIA. .258" WALL
6'-0"
2'-0"
3'-0"
ALL ENGINEERING DETAILS ON PAGE 12
* Digits back to back
SIDE B
THORNTONS
UNLEADED 15
UNLEADED
DIESEL
COLOR PALETTE
Gripflex 585 Red
UNLEADED 15 & UNLEADED 3M 3630-33 Red
DIESEL 3M 3630-76 Holly Green
UNLEADED 15 3M 3630-97 Bristol Blue
Black
ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED!

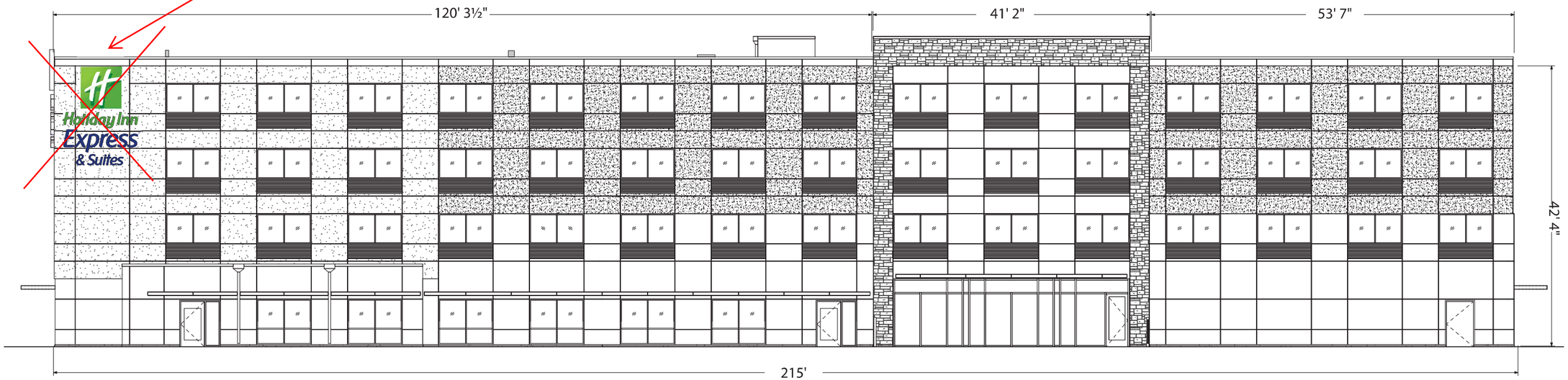
F 48 SF



M-25 MONUMENT

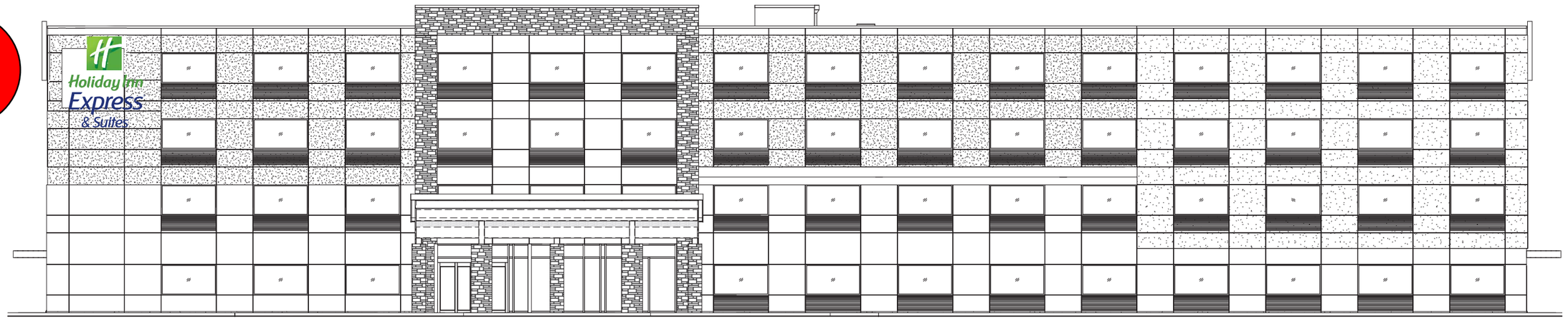
Exterior Elevations

Note: This sign is not proposed and is not included in the signage calculations as it faces the industrial buildings



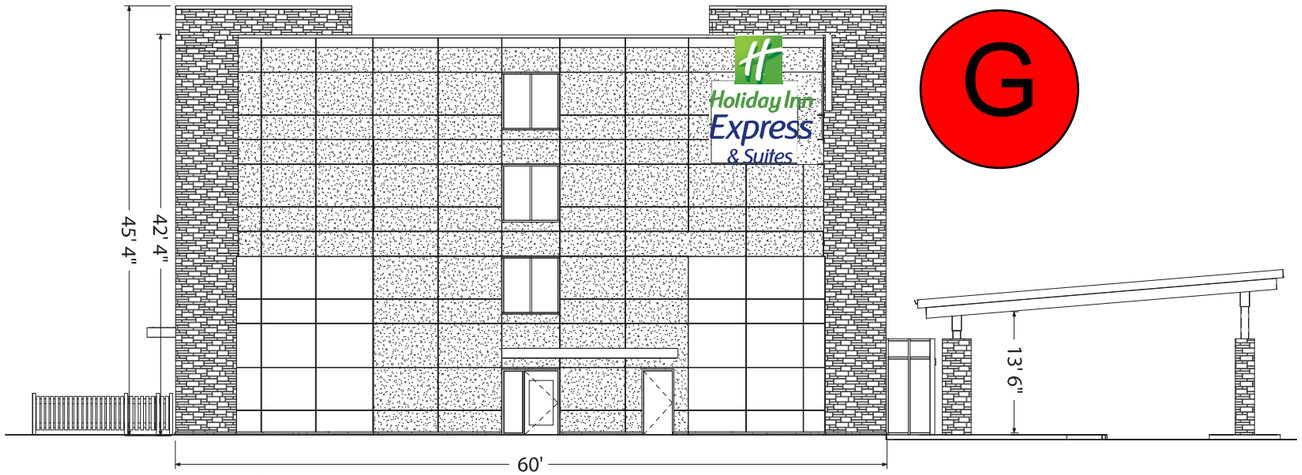
East Elevation

G

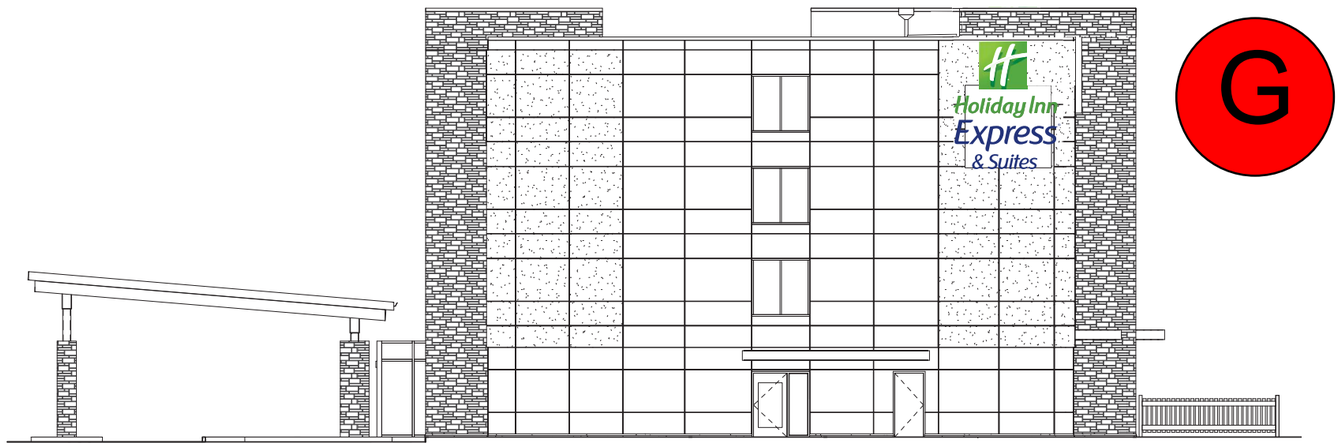


West Elevation

© 2014 IHG



North Elevation



South Elevation

Site Signage Matrix Exhibit

			Gas Station Signage							Hotel Signage				Future Mult-Tenant	
Section	Description	Required	A - Development Pole Sign	B1 - Truck Gas Station Canopy Sign (West Façade)	B2 - Gas Station Canopy Sign (West Façade)	B3 - Gas Station Canopy Sign (North Façade)	C - West Facade Wall Sign	D - East Façade Wall Sign	E - Gas Station Monument Sign	F - Hotel Monument Sign	G1 - South Façade Wall Sign	G2 - West Façade Wall Sign	G3 - North Façade Wall Sign	H1 - West Monument Sign	H2 - North Monument Sign
13.03-2-b-2	Total Gross Surface Area of Wall Signs	≤ 233 sf (Gas Station) ≤ 300 sf (Hotel) ≤ 285 sf (Retail/Restaurant)	N/A	186 sf						420 sf				N/A	
13.03-2-b-2	# of Wall Sign per Building Face with Street Frontage	1	N/A	1	1	1	1	1	N/A	N/A	1	1	1	N/A	N/A
13.03-2-b-2	Wall Sign Surface Area per Building Face with Street Frontage	≤ 80 sf	N/A	41 sf	41 sf	41 sf	46 sf	17 sf	N/A	N/A	140 sf	140 sf	140 sf	N/A	N/A
13.03-2-b-5	Wall Sign Projection	≤ 18 in.	N/A	5 in.	5 in.	5 in.	???	5 in.	N/A	N/A	4 in.	4 in.	4 in.	N/A	N/A
13.03-2-b-7	# of Ground Signs (1 per Street Frontage, Max of 2)	≤ 2	3	N/A	N/A	N/A	N/A	N/A	1	1	N/A	N/A	N/A	1	1
13.03-2-b-6	Wall Sign Height	≤ 30 ft. or higher than buidling height, whichever is less	N/A	20 ft. 4 in.	17 ft. 4 in.	17 ft. 4 in.	13 ft. 8 in.	11 ft. 9 in.	N/A	N/A	42 ft. 4 in.	42 ft. 4 in.	42 ft. 4 in.	N/A	N/A
13.03-2-b-7	Ground Sign Setback	≥ 15 ft. or 1/2 of FY-Setback, whichever is less	12.6 ft.	N/A	N/A	N/A	N/A	N/A	12.5 ft.	12.5 ft.	N/A	N/A	N/A	21 ft.	17 ft.
13.03-2-b-7	Ground Sign Height	≤ 8 ft.	N/A	N/A	N/A	N/A	N/A	N/A	8 ft.	8 ft.	N/A	N/A	N/A	N/A	N/A
13.03-2-b-7	Ground Sign Surface Area	≤ 48 sf.	N/A	N/A	N/A	N/A	N/A	N/A	48 sf.	48 sf.	N/A	N/A	N/A	N/A	N/A
13.03-2-b-8	Gas Station Pole Sign Height	≤ 20 ft.	80 ft.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
13.03-2-b-8	Gas Station Pole Sign Surface Area	≤ 48 sf.	330 sf.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Village of Itasca
Community Development Department

550 W. Irving Park Road, Itasca, IL 60143
PHONE: 630-773-5568 | FAX: 630-773-0852
www.itasca.com

PUBLIC HEARING DATE: MARCH 18, 2020 **PC 20-005**

AMENDED STAFF REPORT: JULY 10, 2020

TITLE: **Text Amendments to Dynamic Sign Regulations**

PROPOSAL: The Village of Itasca is requesting the following:

1. Text Amendment to Section 13.01-27 of the Zoning Ordinance regarding Dynamic Sign Regulations pertaining to the following:
   a. Minimum required duration/time of a single message.
   b. Shut-off times for Dynamic Signs in or adjacent to residential zoning or uses.

BACKGROUND

In November 2018, the Village Board approved Ordinance 1894-18 amending Chapter 13 of the Itasca Zoning Ordinance related to Sign Regulations to permit either by right or special use Dynamic Signs in various parts of the community as well as associated regulations regarding the design/construction of such a sign and the manner in which dynamic signs can be operated.

Since the approval of the text amendment, there have been a number of dynamic signs that have been installed. There also have been a number of Special Use and Variance requests for the installation of dynamic signs, including:

1. Itasca Bank & Trust – 308 W. Irving Park Rd.
2. St. Luke's Church – 410 S. Rush St.
3. St. Peter's Church – 524 N. Rush St.
4. Lion's Club – 128 W. Orchard

The construction of the dynamic signs at the above listed properties have raised concerns regarding whether they can effectively be used as dynamic signs and impacts the signs have on adjacent and nearby properties, especially in residential areas.

The current regulation requires that the sign remain static for a minimum of one minute before changing the messaging/image. The concern with this time period is that it does not allow for the sign to be effectively used as a dynamic sign since the messaging/image has to remain static for a minimum of one minute.

The one-minute restriction was placed based on safety concerns that signs changing too fast will distract drivers and lead to a higher number of vehicle crashes and pose a danger to other motorists and pedestrians.

The U.S. Department of Transportation – Federal Highway Administration conducted a recent study on the impact of dynamic (or electronic signage) on a driver's attention and the potential safety impacts of such signage. The study found that signage that changed approximately every 10 seconds did not provide enough of a distraction to prevent the driver from focusing on their main task of operating a vehicle. However, the study acknowledges that there a multitude of variables that can occur and the study does not take into consideration all these variables and the impacts they have on a driver's ability to safely operate the vehicle.

The second concern raised with the recent construction of dynamic signs specifically in or adjacent to residential zoning or uses is the brightness of the signs and the adverse impact they may have on residents. The current required shut-off time of 10 PM allows for the sign to be on sun set, especially in the winter months.

TEXT AMENDMENTS

Village Staff are proposing the following two text amendments to the dynamic sign regulations:

1. Amend Section 13.01-27-h to allow for messages to be static for a minimum of fifteen (15) seconds.
2. Amend Section 13.01-27-i to require dynamic signs in or adjacent to residential zoning or uses to be powered off between 8 pm and 7 am.

STAFF RECOMMENDATION

Staff recommends approval of the draft text amendments regarding dynamic sign regulations pertaining to the minimum time lime messages must be static and the shut-off times for signs in or adjacent to residential zoning or uses.

DOCUMENTS ATTACHED

1. Exhibit A: Red-Line Zoning Ordinance Text Amendments – Section 13.01-27
2. Exhibit B: Clean Copy Zoning Ordinance Text Amendments – Section 13.01-27
3. Exhibit C: Excerpt of *CEVMS and Driver Visual Behavior Study - Peer reviewed report*
4. Data Review Memo, dated July 10, 2020

27. Dynamic Display signs, as defined in Section 3 of the Zoning Ordinance, are subject to the following, in addition to other applicable regulations and restrictions contained in this ordinance, regardless of the content of the messages on said signs:

    a. Dynamic Display signs are permitted by right in B-1, B-2, B-3, ROC, O-R, and M Zoning Districts when lot lines do not directly adjoin an existing residential use or property.

    b. Dynamic Display signs may be allowed by Special Use Permit in accordance with the provisions of Section 14 of the Zoning Ordinance on property featuring school, church, governmental, or other similar institutional uses in R-1, R-2, and R-3 zoning districts and those lots in the B-1, B-2, B-3, ROC, O-R, and M Zoning Districts which are adjacent to existing residential use or property.

    c. The dynamic display component of a sign shall comprise no more than 40% of the total allowable sign face area and may only be installed in monument style signs. Such panels may not be installed in other types of signs such as pole, pylon, wall, window signs, etc.

    d. The dynamic display component of a sign must be accessory to the primary ground sign; the panel must be mounted or located below the primary business/location identification area.

    e. All messages, images, and transitions must be static- without motion, illusion of motion, animation, flashing, video, or other special effects. No live or pre-recorded video is permitted.

    f. All transitions between messages must be instantaneous.

    g. Messages must be complete in and of themselves, without continuation of content or sequencing from one message to the next.

    h. Messages cannot change more than once every 15~~60~~ seconds.

    i. Dynamic display signs adjacent to or located within residential uses or property are to be powered off between the hours of 8 P.M. and 7 A.M.~~10pm and 7am.~~

    j. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination. The module must include dimmer controls which can be adjusted to meet Village light emission standards and eliminate any light spillover at the lot line. Proof of such module controls must be presented at the time of permit application. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control device, or signal. Dynamic display signs shall be dimmed after sunset and adjusted seasonally to account for dusk.

    k. The dynamic display sign shall be designed and equipped so that if the display should fail, the display shall immediately discontinue, turn black, or shut off until the appropriate repair can be made.

    l. Off premise advertising is prohibited by Section 13.01(13) of the Zoning

Ordinance.

m. Failure to comply with the standards of the Village ordinances and conditions of approval will require that the owner immediately discontinue the use of the dynamic display portion of the sign.

27. Dynamic Display signs, as defined in Section 3 of the Zoning Ordinance, are subject to the following, in addition to other applicable regulations and restrictions contained in this ordinance, regardless of the content of the messages on said signs:

    a. Dynamic Display signs are permitted by right in B-1, B-2, B-3, ROC, O-R, and M Zoning Districts when lot lines do not directly adjoin an existing residential use or property.

    b. Dynamic Display signs may be allowed by Special Use Permit in accordance with the provisions of Section 14 of the Zoning Ordinance on property featuring school, church, governmental, or other similar institutional uses in R-1, R-2, and R-3 zoning districts and those lots in the B-1, B-2, B-3, ROC, O-R, and M Zoning Districts which are adjacent to existing residential use or property.

    c. The dynamic display component of a sign shall comprise no more than 40% of the total allowable sign face area and may only be installed in monument style signs. Such panels may not be installed in other types of signs such as pole, pylon, wall, window signs, etc.

    d. The dynamic display component of a sign must be accessory to the primary ground sign; the panel must be mounted or located below the primary business/location identification area.

    e. All messages, images, and transitions must be static- without motion, illusion of motion, animation, flashing, video, or other special effects. No live or pre-recorded video is permitted.

    f. All transitions between messages must be instantaneous.

    g. Messages must be complete in and of themselves, without continuation of content or sequencing from one message to the next.

    h. Messages cannot change more than once every 15 seconds.

    i. Dynamic display signs adjacent to or located within residential uses or property are to be powered off between the hours of 8 P.M. and 7 A.M.

    j. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination. The module must include dimmer controls which can be adjusted to meet Village light emission standards and eliminate any light spillover at the lot line. Proof of such module controls must be presented at the time of permit application. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control device, or signal. Dynamic display signs shall be dimmed after sunset and adjusted seasonally to account for dusk.

    k. The dynamic display sign shall be designed and equipped so that if the display should fail, the display shall immediately discontinue, turn black, or shut off until the appropriate repair can be made.

    l. Off premise advertising is prohibited by Section 13.01(13) of the Zoning

Ordinance.

m. Failure to comply with the standards of the Village ordinances and conditions of approval will require that the owner immediately discontinue the use of the dynamic display portion of the sign.

Exhibit C
PC 20-005

CEVMS and Driver Visual Behavior Study - Peer reviewed report

General Discussion

This study was conducted to investigate the effect of CEVMS on driver visual behavior in a roadway driving environment. An instrumented vehicle with an eye tracking system was used. Roads containing CEVMS, standard billboards, and control areas with no off-premise advertising were selected. The CEVMS and standard billboards were measured with respect to luminance, location, size, and other relevant variables to characterize these visual stimuli. Unlike previous studies on digital billboards, the present study examined CEVMS as deployed in two United States cities and did not contain dynamic video or other dynamic elements. The CEVMS changed content approximately every 8 to 10 seconds, consistent within the limits provided by FHWA guidance.(2) In addition, the eye tracking system used had nearly a 2-degree level of resolution that provided significantly more accuracy in determining what objects the drivers were gazing or fixating on as compared to some previous field studies examining CEVMS.

Conclusions

Do CEVMS attract drivers' attention away from the forward roadway and other driving relevant stimuli?

Overall, the probability of looking at the road ahead was high across all conditions. In Reading, the CEVMS condition had a lower proportion of gazes to the road ahead than the standard billboard condition on the freeways. Both of the off-premise advertising conditions had a lower proportion of gazes to the road ahead than the control condition on the freeway. The lower proportion of gazes to the road ahead can be attributed to the overall distribution of gazes away from the road ahead and not just to the CEVMS. On the other hand, for the arterials the CEVMS and standard billboard conditions did not differ from each other, but both had a lower proportion of gazes to the road ahead compared to the control. In Richmond there were no differences among the three advertising conditions on the arterials. However, for the freeways the CEVMS and standard billboard conditions did not differ from each other but had a lower proportion of gazes to the road ahead than the control.

The control conditions differed across studies. In Reading, the control condition on arterials showed 92 percent for gazing at the road ahead while on the freeway it was 86 percent. On the other hand, in Richmond the control condition for arterials was 78 percent and for the freeway it was 92 percent. The control conditions on the freeway differed across the two studies. In Reading there were businesses off to the side of the road; whereas in Richmond the sides of the road were mostly covered with trees. The control conditions on the arterials also differed across cities in that both contained businesses and on-premise advertising; however, in Reading arterials had four lanes and in Richmond arterials had six lanes. The reason for these differences across cities was that these control conditions were selected to match the other conditions (CEVMS and standard billboards) that the drivers would experience in the two respective cities. Also, the selection of DCZs was obviously constrained by what was available on the ground in these cities.

The results for the off-premise advertising conditions are consistent with Lee et al., who observed that 76 percent of drivers' time was spent looking at the road ahead in the CEVMS scenario and 75 percent in the standard billboard scenario.(9) However, it should be kept in mind that drivers did gaze away from the road ahead even when no off-premise advertising was present and that the presence of clutter or salient visual stimuli did not necessarily control where drivers gazed.

Do glances to CEVMS occur that would suggest a decrease in safety?

In DCZs containing CEVMS, about 2.5 percent of the fixations were to CEVMS (about 2.4 percent to standard billboards). The results for fixations are similar to those reported in other field data collection efforts that included advertising signs. (12,11,9,13) Fixations greater than 2,000 ms were not observed for CEVMS or standards billboards.

However, an analysis of dwell times to CEVMS showed a mean dwell time of 994 ms (maximum of 1,467 ms) for Reading and a mean of 1,039 ms (maximum of 2,270 ms) for Richmond. Statistical comparisons of average dwell times between CEVMS and standard billboards were not significant in Reading; however, in Richmond the average dwell times to CEVMS were significantly longer than to standard billboards, though below 2,000 ms. There was one dwell time greater than 2,000 ms to a CEVMS across the two cities. On the other hand, for standard billboards there were three long dwell times in Reading; there were no long dwell times to these billboards in Richmond. Review of the video data for these four long dwell times showed that the signs were not far from the forward view when participants were fixating. Therefore, the drivers still had access to information about what was in front of them through peripheral vision.

As the analyses of gazes to the road ahead showed, drivers distributed their gazes away from the road ahead even when there were no off-premise billboards present. Also, drivers gazed and fixated on off-premise signs even though they were generally irrelevant to the driving task. However, the results did not provide evidence indicating that CEVMS were associated with long glances away from the road that may reflect an increase in risk. When long dwell times occurred to CEVMS or standard billboards, the road ahead was still in the driver's field of view.

Do drivers look at CEVMS more than at standard billboards?

The drivers were generally more likely to gaze at CEVMS than at standard billboards. However, there was some variability between the two locations and between type of roadway (arterial or freeway). In Reading, the participants looked more often at CEVMS when on arterials, whereas they looked more often at standard billboards when on freeways. In Richmond, the drivers looked at CEVMS more than standard billboards no matter the type of road they were on, but as in Reading the preference for gazing at CEVMS was greater on arterials (68 percent on arterials and 55 percent on freeways). The slower speed on arterials and sign placement may present drivers with more opportunities to gaze at the signs.

In Richmond, the results showed that drivers gazed more at CEVMS than standard billboards at night; however, for Reading no effect for time of day was found. CEVMS do have higher luminance and contrast than standard billboards at night. The results showed mean luminance of about 56 cd/m2 in the two cities where testing was conducted. These signs would appear clearly visible but not overly bright.

Summary

The results of these studies are consistent with a wealth of research that has been conducted on vision in natural environments.(26,22,21) In the driving environment, gaze allocation is principally controlled by the requirements of the task. Consistent results were shown for the proportion of gazes to the road ahead for off-premise advertising conditions across the two cities. Average fixations were similar to CEVMS and standard billboards with no long single fixations evident for either condition. Across the two cities, four long dwell times were observed: one to a CEVMS on a freeway in the day, two to the same standard billboard on a freeway (once at night and once in the daytime), and one to a standard billboard on an arterial at night. Examination of the scene video and eye tracking data indicated that these long dwell times occurred when the billboards were close to the forward field of view where peripheral vision could still be used to gather visual information on the forward roadway.

The present data suggest that the drivers in this study directed the majority of their visual attention to areas of the roadway that were relevant to the task at hand (i.e., the driving task). Furthermore, it is possible, and likely, that in the time that the drivers looked away from the forward roadway, they may have elected to glance at other objects in the surrounding environment (in the absence of billboards) that were not relevant to the driving task. When billboards were present, the drivers in this study sometimes looked at them, but not such that overall attention to the forward roadway decreased.

Limitations of the Research

In this study the participants drove a research vehicle with two experimenters on board. The participants were provided with audio turn-by-turn directions and consequently did not have a taxing navigation task to perform. The participants were instructed to drive as they normally would. However, the presence of researchers in the vehicle and the nature of the driving task do limit the degree to which one may generalize the current results to other driving situations. This is a general limitation of instrumented vehicle research.

The two cities employed in the study appeared to follow common practices with respect to the content change frequency (every 8 to 10 seconds) and the brightness of the CEVMS. The current results would not generalize to situations where these guidelines are not being followed.

Participant recruiting was done through libraries, community centers and at a university. This recruiting procedure resulted in a participant demographic distribution that may not be representative of the general driving population.

The study employed a head-free eye tracking device to increase the realism of the driving situation (no head-mounted gear). However, the eye tracker had a sampling rate of 60 Hz, which made determining saccades problematic. The eye tracker and analyses software employed in this effort represents a significant improvement in technology over previous similar efforts in this area.

The study focused on objects that were 1,000 feet or less from the drivers. This was dictated by the accuracy of the eye tracking system and the ability to resolve objects for data reduction. In addition, the geometry of the roadway precluded the consideration of objects at great distances.

The study was performed on actual roadways, and this limited the control of the visual scenes except via the route selection process. In an ideal case, one would have had roadways with CEVMS, standard billboards, and no off-premise advertising and in which the context surrounding digital and standard billboards did not differ. This was not the case in this study, although such an exclusive environment would be inconsistent with the experience of most drivers. This presents issues with the interpretation of the specific contributions made by billboards and the environment to the driver's behavior.

Sign content was not investigated (or controlled) in the present study, but may be an important factor to consider in future studies that investigate the distraction potential of advertising signs. Investigations about the effect of content could potentially be performed in driving simulators where this variable could be systematically controlled and manipulated.

Village of Itasca
Community Development Department

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www.itasca.com

MEMORANDUM

TO:	Shannon Malik Jarmusz, Director of Community Development	RE:	PC 20-005 Text Amendment Dynamic Sign Regulations
FROM:	Mo Khan, Village Planner	DATE:	July 6, 2020
CC:	File	ENCL:	Ord. # 1885-18

On June 17, 2020, Village Staff presented the Village of Itasca Plan Commission with a Text Amendment request regarding Dynamic Sign Regulations, which included:

1. Amending the shut-off time of dynamic signs in or adjacent to residential zoning districts or uses from 10 PM to 8 PM.
2. Amending the duration of which dynamic signs must remain static from 60-seconds to 15-seconds.

The Plan Commission was not comfortable voting on the proposed request without obtaining further data and requested such from Village Staff due to that the data provided in the Staff Report for PC 20-005 stated that the study included a number of variables that could not be isolated and such should be taken into considering when reviewing and applying the data and conclusion of the study to regulations.

Village Staff researched and found several various studies related to the impact of digital or electronic signage have on motorist's attention and the safety to the public. However, these studies similar to the one included in the Staff Report for PC 20-005 all provided disclaimer stating that though assumptions could be made from the data collected there are too many variables in these studies to provide a conclusive result and decision on the impact digital or electronic signage have on motorist's attention and the safety to the general public. The variables often listed in these studies included the weather, road conditions, road types, types of cars, impact of other motorists on the control subject and different types of digital or electronic signage.

The study included as part of Staff Report for PC 20-005 stated that requiring digital or electronic signs to remain static for 10-seconds was generally effective at maintaining the motorist's attention to their primary activity of driving and the maintain safety to the general

public. Staff has requested 15-seconds for the sign to remain static for a longer period compared to the study. The 15-seconds request is also consistent with what was approved by the Village Board for H20 Auto Spa at 1445-1465 N. Arlington Heights Rd.

Sources:

The Effects of Commercial Electronic Variable Message Signs (CEVMS) on Driver Attention and Distraction: An Update, Federal Highway Administration, Report No. FHWA-HRT-09-018, February 2009. http://www.fhwa.dot.gov/realestate/cevms.pdf

The Effects of Visual Clutter on Driving Performance, Jessica Edquist, Accident Research Centre, Monash University, February 24, 2009. http://www.tml.org/legal_pdf/Billboard-study-article.pdf

The Impact of Roadside Advertising on Driver Distraction: Final Report, WSP Development and Transportation, June 2008. http://www.highways.gov.uk/knowledge_compendium/assets/documents/Portfolio/The%20impact%20of %20roadside%20advertising%20on%20the%20travelling%20public%20-%20Report%20-%201103.pdf

A Study of the Relationship between Digital Billboards and Traffic Safety in Cuyahoga County, Ohio, Tantala Associates, sponsored by the OAAA, July 2007. Citation at http://trid.trb.org/view/2007/M/1154756

*Driving Performance and Digital Billboards, Suzanne E. Lee, Melinda J. McElheny, Ronald Gibbons, Center for Automotive Safety Research, Virginia Tech Transportation Institute, sponsored by the OAAA, March 22, 2007. http://www.oaaa.org/UserFiles/File/Legislative/Digital/6.3.9b%20Driver%20Behavior%20Research.pdf

ORDINANCE NO. 1885-18

AN ORDINANCE APPROVING THE REZONING, A SPECIAL USE PERMIT, VARIANCES, A PLAT OF SUBDIVISION, AND A CLASS I SITE PLAN FOR 1345 AND 1365 NORTH ARLINGTON HEIGHTS ROAD (Rocky's Car Wash)

WHEREAS, Antonio Costa, d/b/a H20 Autospa, and Jacosta Properties, LLC (hereinafter jointly referred to as "Petitioner") has filed a Petition requesting (1) rezoning; (2) an amended special use; (3) variances from the Itasca Zoning Ordinance; (4) approval of a Plat of Subdivision; and (5) approval of a Class I Site Plan for the property at 1345 and 1365 North Arlington Heights Road in the Village of Itasca (hereinafter "Subject Property"):

WHEREAS, Petitioner seeks rezoning of the south lot of the Subject Property from R-1 Single Family Residence District to B-3 Service Business District;

WHEREAS, Petitioner seeks a special use permit pursuant to Section 8.05(2)(d) of the Itasca Zoning Ordinance to allow an automotive laundry use in the B-3 Community Business District in order to expand the existing car wash use; and

WHEREAS, Petitioner seeks variances from Sections 4.06(8)(p), 13.03(2)(b)(7), and 12.09(1)(b) of the Itasca Zoning Ordinance in order allow a rear yard setback of 5.35 feet, a dynamic display sign measuring 67.35 square feet located approximately 9-feet from the Arlington Heights Property line, and to waive the bicycle parking requirements; and

WHEREAS, Petitioner seeks a continuation of previously granted variances (Ordinance 1098-01) from Section 8.04(6) of the Itasca Zoning Ordinance in order allow a side yard of less than 5 feet, a parking and drive aisle within the first 5 feet of the side and rear yard; and

WHEREAS, Petitioner seeks approval of a Plat of Subdivision to consolidate two parcels into one lot of record; and

WHEREAS, Petitioner proposed a Class I Site Plan, attached hereto as Exhibit A; and

WHEREAS, Petitioner submitted an application, attached hereto as Exhibit B, for the rezoning, special use permit, variances from the Itasca Zoning Ordinance, and approval of the Plat of Subdivision, and a public hearing was held by the Itasca Plan Commission on May 16, 2018, pursuant to public notice as required by law, with respect to Petitioner's application; and

WHEREAS the Plan Commission made the following findings of fact with respect to Petitioner's application for the rezoning of the Subject Property:

1. The proposed rezoning of the Subject Property is compatible with the surrounding land uses and the general area;

2. The proposed rezoning of the Subject Property within the general area of the property in question is suitable and appropriate;

3. The suitability of the Subject Property to the uses permitted in the existing zoning classification supports the rezoning of the property;

4. The trend of development in the general area of the Subject Property supports the rezoning of the property;

5. The rezoning of the Subject Property is compatible with the official Comprehensive Plan of the Village of Itasca, adopted in October 1997, as amended;

6. The proposed rezoning is in the public interest and is not solely in the interest of the Petitioner; and,

7. The proposed rezoning of the Subject Property will correct an existing error, or changing conditions make the proposed rezoning necessary and desirable.

WHEREAS, the Plan Commission recommended to the Village Board of Trustees that the Subject Property be rezoned from the R-1 Single Family Residence District to B-3 Service Business District; and,

WHEREAS, the Plan Commission made the following findings of facts with respect to the special use permit:

1. The approval of the special use is in the public interest and not solely for the interest of the applicant.

2. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

3. Such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

4. The proposed use will comply with the regulations and conditions specified in the Zoning Ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

WHEREAS, the Plan Commission made the following findings of fact with respect to the recommended variances:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.

2. The plight of the owner is due to unique circumstances.

3. The variation, if granted, will not alter the essential character of the locality.

WHEREAS, the Itasca Plan Commission voted to recommend that the Village authorities grant the special use permit and approve the variances, subject to the following conditions:

1. Permit documents must be in substantial compliance with the Plan Commission and Village Board submittals.

2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.

3. The variances will become null and void if permits have not been applied for within one year.

4. These approvals are granted to Jacosta Properties, LLC. Any future property owner will be required to affirm the associated ordinances before the Village Board.

5. Approval is subject to final engineering approval and the recommendations within the engineering memo prepared by Amy S. McKenna, PE, dated May 2, 2018.

6. Approval is subject to finalization of turning radius diagram and reinforced pavement standards to be worked out during permitting and final engineering, consistent with concerns raised by Michael Lisek, Fire Prevention Bureau Director, Itasca Fire District.

7. The dynamic display sign will require a permit. That submittal is to include a site plan clearly delineating the sign footprint, setbacks, and clear line of site triangle and be substantially similar to the sign plan included here.

8. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination.

9. All messages, images, and transitions must be static- without motion, animation, video, or other special effects. All messages must be held for a minimum period of 15 seconds each before transitioning to a new message.

10. All transitions between messages must be instantaneous.

11. Messages shall be complete in and of themselves, without continuation in content from one message to the next.

12. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or

brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control device, or signal.

13. The dynamic display sign shall be designed and equipped so that if the displays should fail, the display shall immediately discontinue, turn black, or shut off until the appropriate repair can be made.

14. Failure to operate the dynamic display sign in compliance with the standards of the Village ordinances and conditions of approval will require that the sign owner immediately discontinue the use of the dynamic display portion of the sign.

15. Approval is conditioned upon modifying the proposed 19' drive aisle connection in the front yard to 24' in width.

16. Temporary signs require permits and are limited to a single sign for up to four weeks, three times per year with a new permit required for each display period. Pennant flags, inflatables, spinning signs, and similar will not be permitted.

17. Any wall sign will require a permit and be subject to Section 13.03(2)(b) of the Zoning Ordinance. The sign shown on the architectural exhibit marked "CAR WASH" on the front building elevation was considered informational only, as the dimensions were not included.

18. Lighting information for pay stations and vacuum terminals is required at the time of permit application. One additional light standard will be required on the southern portion of the newly created lot.

19. Plans for ground sign landscaping are required at the time of permit application.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Itasca, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission concerning Petitioner's application for rezoning, and hereby rezone the south lot of the Subject Property to the B-3 Service Business District.

SECTION TWO: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission and hereby grant Petitioner a special use permit, subject to the conditions below, to allow a special use permit pursuant to Section 8.05(2)(d) of the Itasca Zoning Ordinance to allow an automotive laundry use in the B-3 Community Business District in order to expand the existing car wash use.

SECTION THREE: The corporate authorities accept the findings of fact and recommendation of the Itasca Plan Commission and hereby grant Petitioner variances, subject to the conditions below, from Sections 4.06(8)(p), 13.03(2)(b)(7), and 12.09(1)(b) of the Itasca Zoning Ordinance in order allow a rear yard setback of 5.35 feet, a dynamic display sign

measuring 67.35 square feet located approximately 9-feet from the Arlington Heights Property line, and to waive the bicycle parking requirements; and hereby grant a continuation of previously granted variances (Ordinance 1098-01) from Section 8.04(6) of the Itasca Zoning Ordinance in order allow a side yard of less than 5 feet, a parking and drive aisle within the first 5 feet of the side and rear yard.

SECTION FOUR: The corporate authorities hereby approve Petitioner's Class I Site Plan.

SECTION FIVE: The corporate authorities hereby approve Petitioner's Preliminary Plat of Subdivision, attached hereto and incorporated herein as Exhibit C.

SECTION SIX: The special use and variance approved in Section Two and Section Three are subject to the following conditions:

1. Permit documents must be in substantial compliance with the Plan Commission and Village Board submittals.

2. The project must comply with all Village Ordinances, Building Codes, Standard Specifications, and the DuPage County Stormwater Ordinance in place at the time of permit application.

3. The variances will become null and void if permits have not been applied for within one year.

4. These approvals are granted to Jacosta Properties, LLC. Any future property owner will be required to affirm the associated ordinances before the Village Board.

5. Approval is subject to final engineering approval and the recommendations within the engineering memo prepared by Amy S. McKenna, PE, dated May 2, 2018.

6. Approval is subject to finalization of turning radius diagram and reinforced pavement standards to be worked out during permitting and final engineering, consistent with concerns raised by Michael Lisek, Fire Prevention Bureau Director, Itasca Fire District.

7. The dynamic display sign will require a permit. That submittal is to include a site plan clearly delineating the sign footprint, setbacks, and clear line of site triangle and be substantially similar to the sign plan included here.

8. The dynamic display portion of the sign shall include a control panel to regulate the intensity of illumination.

9. All messages, images, and transitions must be static- without motion, animation, video, or other special effects. All messages must be held for a minimum period of 15 seconds each before transitioning to a new message.

10. All transitions between messages must be instantaneous.

11. Messages shall be complete in and of themselves, without continuation in content from one message to the next.

12. The dynamic display portion of the sign shall have the same appearance in terms of brightness as non-dynamic display signs at all times of day and under all weather conditions. No dynamic display sign shall be of such intensity or brilliance as to impair the driver's operation of a motor vehicle or interfere with the effectiveness of an official traffic sign, control device, or signal.

13. The dynamic display sign shall be designed and equipped so that if the displays should fail, the display shall immediately discontinue, turn black, or shut off until the appropriate repair can be made.

14. Failure to operate the dynamic display sign in compliance with the standards of the Village ordinances and conditions of approval will require that the sign owner immediately discontinue the use of the dynamic display portion of the sign.

15. Approval is conditioned upon modifying the proposed 19' drive aisle connection in the front yard to 24' in width.

16. Temporary signs require permits and are limited to a single sign for up to four weeks, three times per year, with a new permit required for each display period. Pennant flags, inflatables, spinning signs, and similar will not be permitted.

17. Any wall sign will require a permit and be subject to Section 13.03(2)(b) of the Zoning Ordinance. The sign shown on the architectural exhibit marked "CAR WASH" on the front building elevation was considered informational only, as the dimensions were not included.

18. Lighting information for pay stations and vacuum terminals is required at the time of permit application. One additional light standard will be required on the southern portion of the newly created lot.

19. Plans for ground sign landscaping are required at the time of permit application.

SECTION SEVEN: All other aspects of the Subject Property are to be in compliance with all Village ordinances, including, but not limited to, the Itasca Zoning Ordinance, unless otherwise modified by ordinance.

SECTION EIGHT: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION NINE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION TEN: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

AYES: HOWER LEAHY AIANI MADARAS LATORIA SANTORSOLA

NAYS: _____

ABSENT: _____

ABSTAIN: _____

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 19 day of June, 2018.

APPROVED:

Village President Jeffery J. Pruyn

ATTEST:

Village Clerk Jody Conidi