



**Village of Itasca**  
**Community Development Department**

550 WEST IRVING PARK RD. ITASCA, IL 60143  
PHONE: 630/773-5568 FAX: 630/773-0852  
e-mail: smalikjarmusz@itasca.com  
www.itasca.com

**MEMORANDUM**

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<b>TO:</b>	President Jeff Pruyn Village Board of Trustees	<b>RE:</b>	PC# 19-013 Quadrangle Development Company 870 N. Arlington Heights Road
<b>FROM:</b>	Kon Savoy, AICP Senior Planning Consultant	<b>COTW:</b>	September 3, 2019
<b>CC:</b>	Shannon Malik Jarmusz, AICP CD Director	<b>ENCL:</b>	Plan Commission Staff report, associated documents, and public communications

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**Background**

The subject property is part of a Planned Development Special Use approved in 1990. Original plans for the project included multi-story and single-story office and commercial buildings, all of which all have been developed except for the vacant lot that is the subject of this proposal (See Exhibit – Sanyo Site Plan attached). The original development plan provided for the construction of a 5-story office building with a 3-story parking structure on the subject lot.

The site has been vacant for almost 30 years, paying limited property taxes. The petitioner now proposes a new, smaller, single-story, 50,000 sq. ft. building with associated berming and landscaping that will have a significantly reduced aesthetic and traffic impact on adjacent residential properties and roadways. The building will be occupied by Option Care, which shall include office and related pharmacy uses.

**Requests Before the Village Board**

Tim Sweeny, Quadrangle Development Company, petitioner for the owner - Arlington Thorndale LLC; seeks approval for the following:

- A. Planned Development Special Use Amendment
- B. Class I Site Plan

**Plan Commission Public Comment**

The Plan Commission held a public hearing on August 21, 2019 to consider the requests listed above. One written public comment was submitted, and a few residents of the adjacent Hidden Oaks Townhome association appeared to address questions regarding the landscape berm and screen fencing, flooding conditions within the existing drainage ditch, and potential traffic issues associated with access from the north at Nicole Way and along Arlington Heights Road. With

regard to the landscaping and flooding concerns, the petitioner indicated his willingness to work with property owners and the Village engineer to explore solutions to the extent that he can solve these issues. After consideration of these issues the Plan Commission approved the petition with no further conditions added to those previously listed in the Staff report.

Subsequent to the Plan Commission public hearing, a representative of the Hidden Oaks Townhomes owners association submitted two additional e-mail communications requesting that the developer and Village consider increasing the height of the fence on the berm and eliminating access to the project from Nicole Way (See attached).

### **Plan Commission Recommendation**

As provided in the August 21, 2019 Plan Commission report (see attached), Staff identified several issues that were unresolved and recommended conditions of approval. The Plan Commission gave a favorable recommendation for this project after closing the public hearing. The motions related to the proposal were approved by a vote of 6-0.

The conditions listed below are based on plans submitted by the petitioner in mid-July. The petitioner has responded to staff comments and has submitted a new set of plans in early August, but the Staff was unable to complete a review of the revised plans at the time of preparing the Plan Commission report. Therefore, a notation is added to each condition indicating the current status of compliance.

The conditions listed below must be resolved prior to building permit approval:

1. Permit documents must be in substantial compliance with 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. Approval is subject to final engineering and Itasca Fire District approval.
4. A complete sign review package will be required for review prior to installation.
5. The percentage of open and landscaped space for the entire site, as well as analysis of the amount of open and landscaped space within each of the required yards, shall be provided in table form. *Comment: the developer has complied*
6. The total impervious surface shall be provided in table form. *Comment: the developer has complied*
7. Provide a cross-section detail of the berm, with proposed landscaping, for both the northern and southern sections due to the width difference. *Comment: the developer has complied*
8. Increase the plant density on the berm, by adding shrubs, ornamental trees, and perennial flowers to add variety and interest. *Comment: the developer has complied*

9. Add additional plants about the high-water line in the detention areas. *Comment: the developer has complied*
10. Add a shade tree in the parking island on the north side of the building. *Comment: the developer has complied*
11. Expanding plantings along the east property line. *Comment: the developer has complied*
12. Providing screening around the power generator. *Comment: the developer has complied*
13. Plant materials at the development entrance should be of a height appropriate to maintain a clear line of vision at the intersection. See Section 4.19(5) of the Zoning Ordinance.
14. Revise building elevations to provide variation in the roofline, with consideration of design features in areas where roof-top mechanical equipment is planned. *Comment: the developer has complied*
15. The sign plan shall show the setbacks of each ground sign from adjacent property lines. *Comment: the developer has complied*
16. All light levels along the north, west, and south lot lines shall be reduced. *Comment: the developer has complied*
17. Add additional shielding to light fixtures near the west property line to further reduce any glare to adjacent residential properties. *Comment: the developer has complied*
18. Provide analysis of the audible noise levels at the rear (west property line) when the generator is in use. Provide information on the testing schedule. *Comment: the developer has complied*

## **RECOMMENDATION**

Approval of the petition from Quadrangle Development Company for the construction of a single-story office building and associated office and related pharmacy uses spaces pursuant to the above outstanding conditions.

**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: Friday, July 12, 2019

**ALL ITEMS MUST BE COMPLETE TO PROCESS APPLICATION**

Address(es) of Property: 870 N. Arlington Heights Road, Itasca, IL 60143

Owner(s) of Property: Arlington Thorndale LLC

Petitioner(s) (if other than owners): Quadrangle Development Company, As Agent

Existing Use: General Office Zoning: B-2

P.I.N. #(s): 03-05-403-007 & 03-05-302-072 Lot Size (sq. ft.): Approx. 6.10 acres of an approx. 7.36 acre site

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

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

Owner is seeking to modify the site's PUD (Ordinance 689-90 as modified by Ordinance 865-96) to reduce the approved project size from a five (5) story, 190,000 gross square foot office building with a three (3) level parking garage to a one (1) story, 50,840 gross square foot office building with surface parking. The building is to commence construction in September, 2019 and be delivered in June, 2020.

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 new, smaller, single story building with berming / landscaping screening will have a significantly reduced aesthetic and traffic impact on the residential properties in the area.

The site has been vacant and paying limited property tax since before the original PUD approval in 1990. It will now contribute meaningfully to the area's property tax revenue.

The new building, to be occupied in 2020, will bring a new corporate resident to Itasca.

The new tenant is not seeking any incentives.

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 site has been vacant and paying limited property tax since before the original PUD approval in 1990. It will now contribute meaningfully to the area's property tax revenue.

The new, smaller, single story building with berming / landscaping screening will have a significantly reduced aesthetic and traffic impact on the residential properties in the area.

Construction noise and traffic will be reduced and last for a shorter time.

- 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.

The change in density should have a positive impact on the community.

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

Surrounding residential property values should hold or increase without the threat or reality of a five (5) story, 190,000 gross square foot office building with a three (3) level parking garage being built in close proximity. Additionally, the subject property will now contribute meaningfully to the area's property tax revenue.

Owner's Name(s): Arlington Thorndale LLC

Address: c/o Quadrangle Development Company

Phone: 847-940-9667

1650 Lake Cook Road, Suite 150, Deerfield, IL60015

Email: tsweeney@quadrangle.us

Petitioner's Name(s): Timothy E. Sweeney

Address(es): c/o Quadrangle Development Company

Phone: 847-940-9667

1650 Lake Cook Road, Suite 150, Deerfield, IL  
60015

Email: tsweeney@quadrangle.us

Agent or Attorney (if applicable)

Site Planner or Engineer (if applicable)

Name: N/A

Name: Stephen T. Wright, AIA, LEED AP

Firm: \_\_\_\_\_

Firm: WRIGHT HEEREMA | ARCHITECTS

Address: \_\_\_\_\_

Address: 140 S. Dearborn St. Suite 200

Chicago, Illinois 60603

Phone: \_\_\_\_\_

Phone: 312-913-1010

Email: \_\_\_\_\_

Email: swright@wharchs.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 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: \_\_\_\_\_

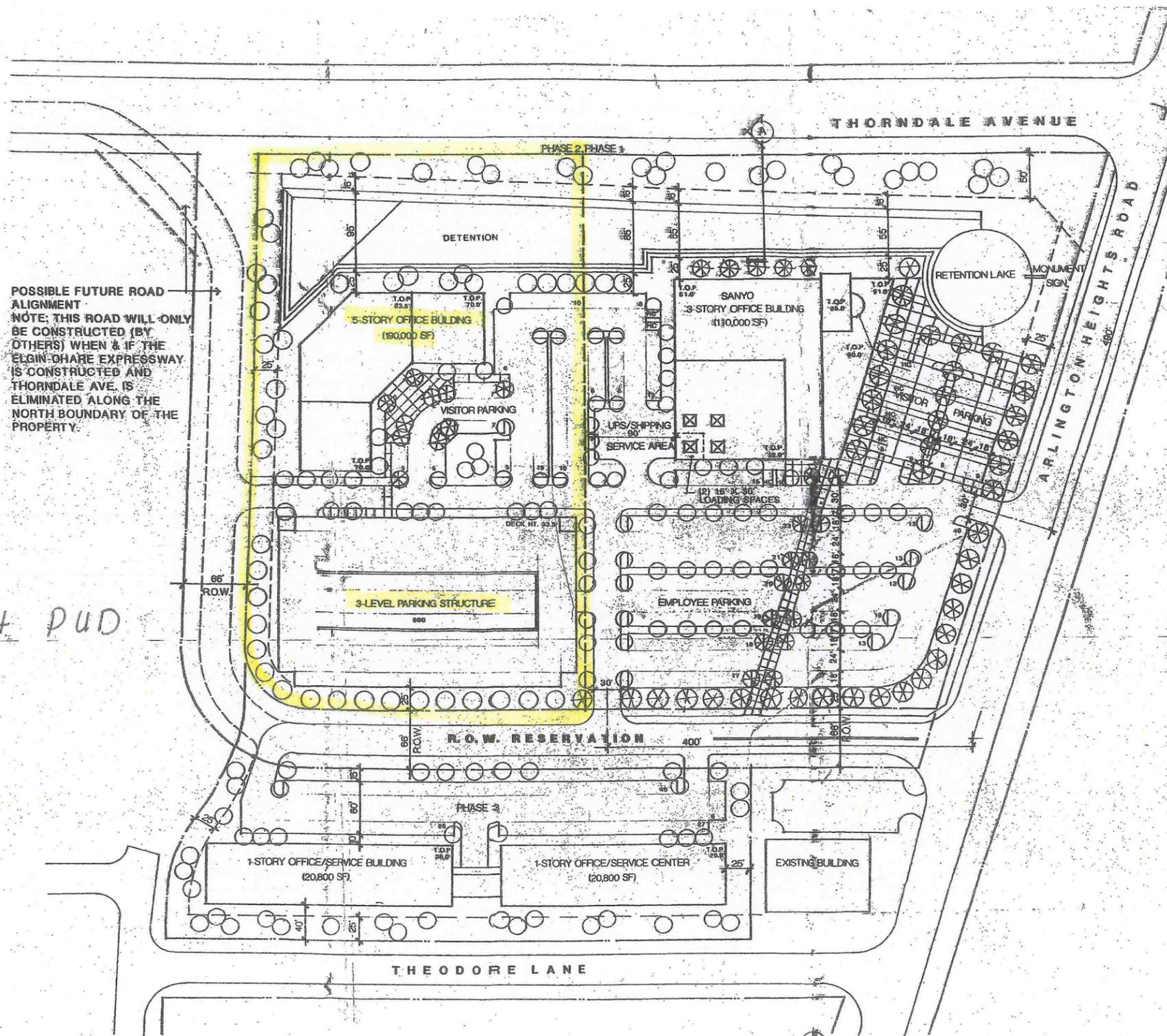
Date: 7/12/19

SUBSCRIBED AND SWORN TO

BEFORE ME THIS 12 DAY OF July, 20 19

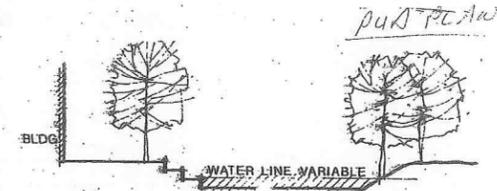
\_\_\_\_\_  
NOTARY PUBLIC





POSSIBLE FUTURE ROAD ALIGNMENT  
 NOTE: THIS ROAD WILL ONLY BE CONSTRUCTED (BY OTHERS) WHEN & IF THE ELGIN-GHARE EXPRESSWAY IS CONSTRUCTED AND THORNDALE AVE. IS ELIMINATED ALONG THE NORTH BOUNDARY OF THE PROPERTY.

Current PUD  
 ①



SECTION A @ DETENTION  
 1/16" = 1'-0"

TABULATIONS

PHASE 1 SANYO	
SITE AREA	6.65 ACRES (289,800 SF)
BUILDING AREA	
OFFICE (3-STORY)	90,000 SF
PRODUCT STORAGE	30,000 SF
COMMON SPACE	10,000 SF
TOTAL	110,000 SF
F.A.R.	.379
PARKING REQUIRED	
OFFICE (3.3/1000)	297 SPACES
STORAGE (1/2000)	10 SPACES
TOTAL	307 SPACES
PARKING PROVIDED	307 SPACES
PHASE 2	
SITE AREA	5.64 ACRES (245,700 SF)
BUILDING AREA	
OFFICE (5-STORY)	190,000 SF
F.A.R.	.77
PARKING REQUIRED	
OFFICE (3.3/1000)	627 SPACES
PARKING PROVIDED	
AT GRADE	85 SPACES
STRUCTURE (200/LEVEL)	600 SPACES
TOTAL	685 SPACES
PHASE 3	
SITE AREA	2.60 ACRES (113,200 SF)
BUILDING AREA	
OFFICE/SERVICE CENTER	41,600 SF
F.A.R.	.367
PARKING REQUIRED	
TOTAL	110 SPACES
SUMMARY	
SITE AREA	16.195 ACRES (705,447 SF)
BUILDING AREAS	
SANYO	110,000 SF
OFFICE	190,000 SF
SERVICE CENTER	41,600 SF
TOTAL	341,000 SF
F.A.R.	.483
R.O.W. RESERVATION	1.30 ACRES (56,628 SF)
PARKING REQUIRED	
SANYO	307 SPACES
OFFICE	627 SPACES
SERVICE CENTER	
TOTAL	
PARKING PROVIDED	
SANYO	307 SPACES
OFFICE	685 SPACES
SERVICE CENTER	110 SPACES
TOTAL	1102 SPACES

NOTE:  
 TYPICAL PARKING SPACE 9' X 18'  
 TYPICAL H.C. SPACE 16' X 18' (LOCATED AS SHOWN)  
 HANDICAP REQ. (PHASE 1) 8 SPACES  
 HANDICAP PROVIDED 8 SPACES

SITE PLAN  
 ULTIMATE  
 0 50 100

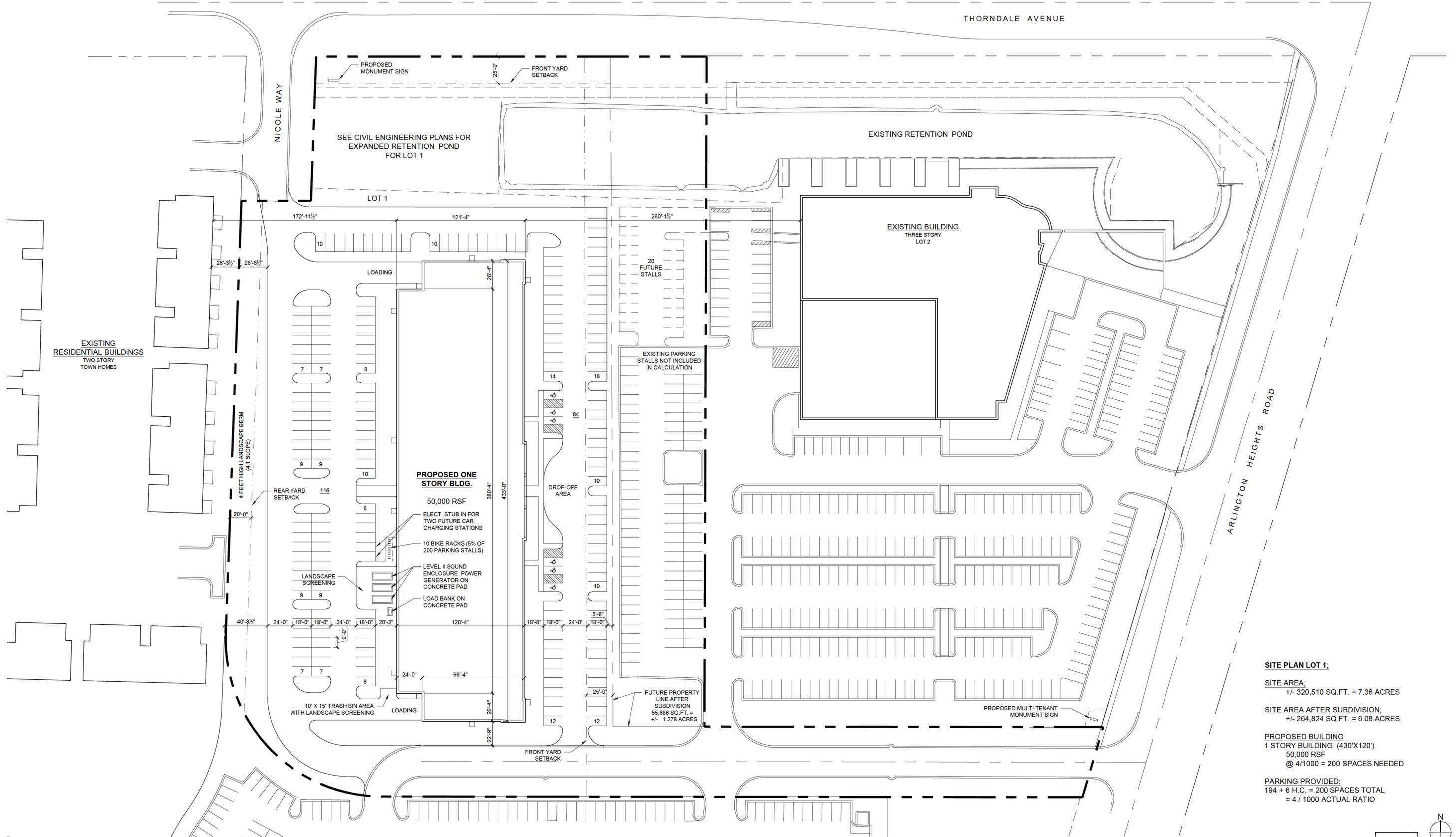
**SANYO**  
 ITASCA, ILLINOIS  
 Pacific Link Development Services  
 San Diego, California

12 JAN 93 92076.10  
 LPA  
 LPA INC. 10000 S. LAKE AVENUE, SUITE 200, IRVINE, CA 92714  
 TEL: 714/261-1100 FAX: 714/261-1101

RECEIVED  
 JAN 25 1993  
 THE JENNIFER COMPANY, INC.

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF LPA, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF LPA, INC. THE USER'S NAME SHALL BE REPRODUCED AND NOT BE MODIFIED IN ANY REPRODUCTION OF THIS DOCUMENT BY ANY PARTY WITHOUT THE WRITTEN CONSENT OF LPA, INC.

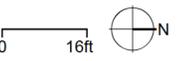
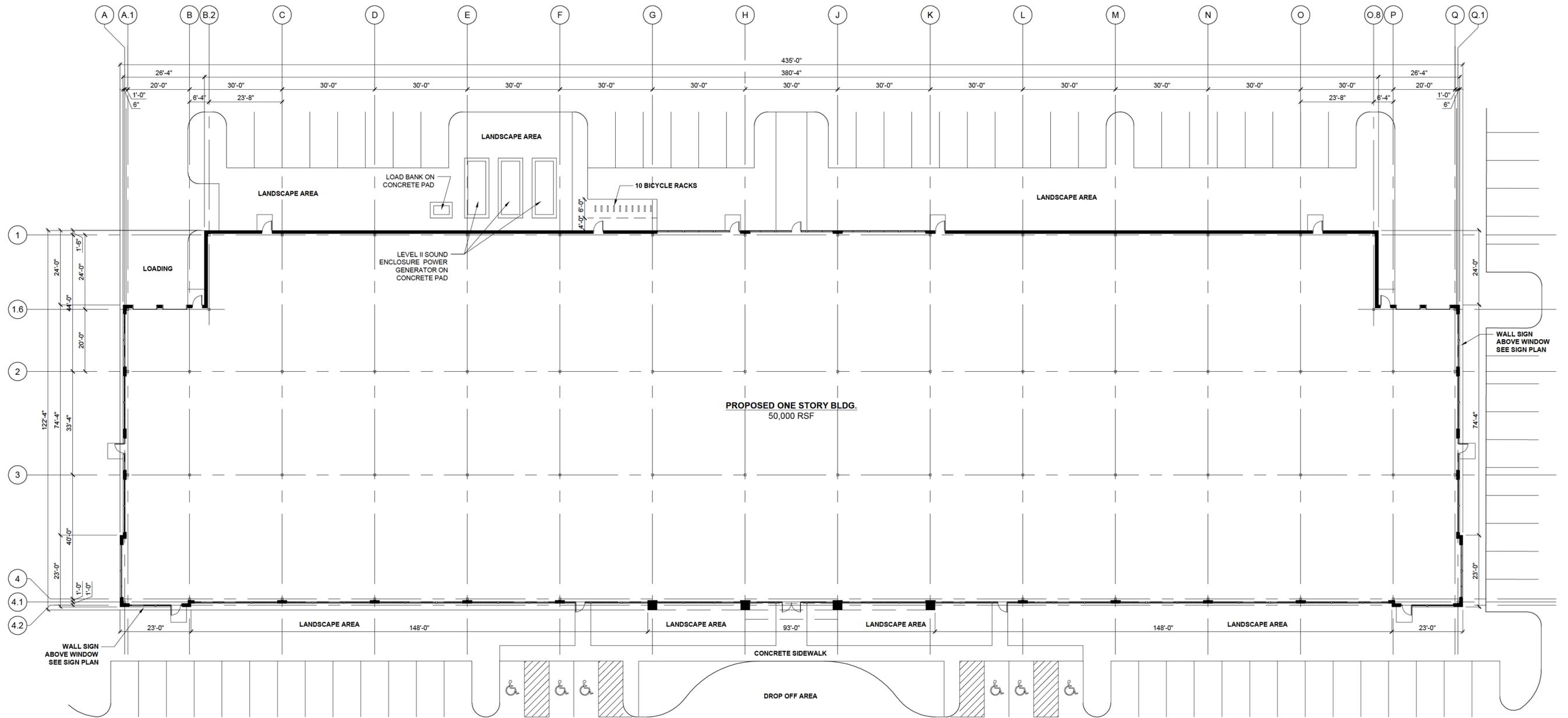
# Site Plan - Lot 1



**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



# Floor Plan



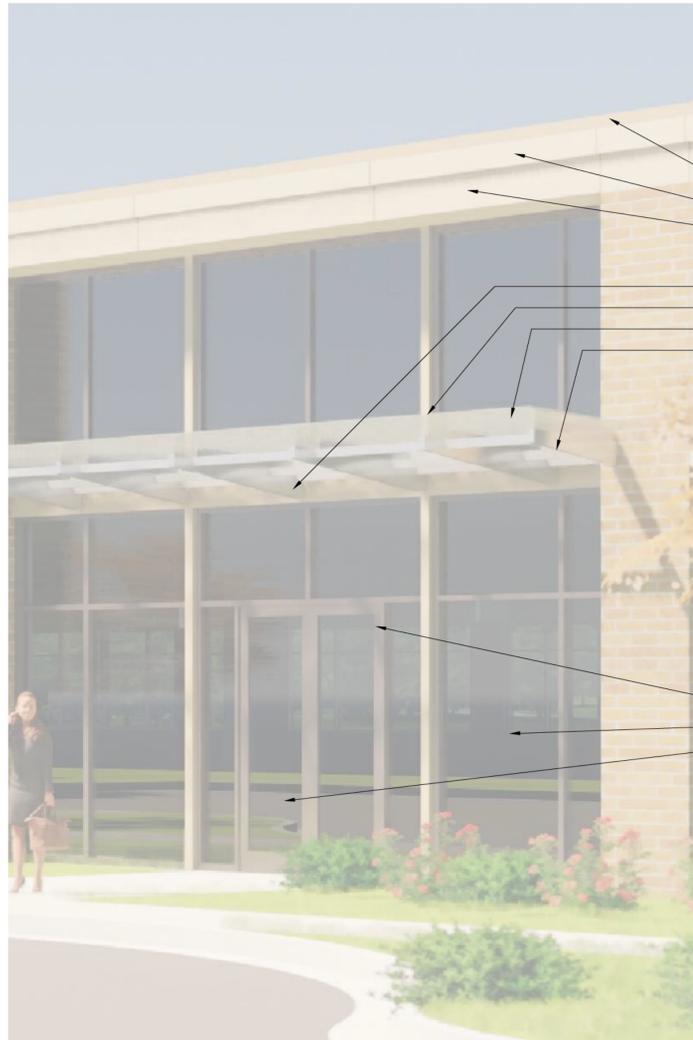


View from Thorndale Avenue



View of East Entry Canopy

# Building Materials



- CONT. METAL COPING
- 12 X 24 CAST STONE BLOCKS
- CONT. METAL COPING
- 8 X 24 CAST STONE BLOCKS
- 12 X 24 CAST STONE BLOCKS
- ACCENT METAL BEAM WRAP
- CANOPY GLAZING
- GLASS FITTINGS
- CANOPY STRUCTURE - OUTRIGGER 5 FEET O.C.
- CONT. METAL COPING
- 12 X 24 CAST STONE BLOCKS
- FACE BRICK
- 8 X 24 CAST STONE BLOCKS
- WINDOW MULLION AT PUNCHED GLAZING SYSTEM
- GLAZING
- 4" X 2" VERTICAL ACCENT METAL BY GLAZING CONTRACTOR
- 8 X 48 CAST STONE SILL
- 4" X 2" VERTICAL ACCENT METAL BY GLAZING CONTRACTOR
- WINDOW MULLION AT CURTAIN WALL GLAZING SYSTEM
- FULL GLASS DOORS



CAST STONE

FACE BRICK



Sandstone ▲★\$

ACCENT METAL



Sierra Tan ▲★\$

STEEL DOOR & FRAME



Silver ▲★\$

CANOPY STRUCTURE

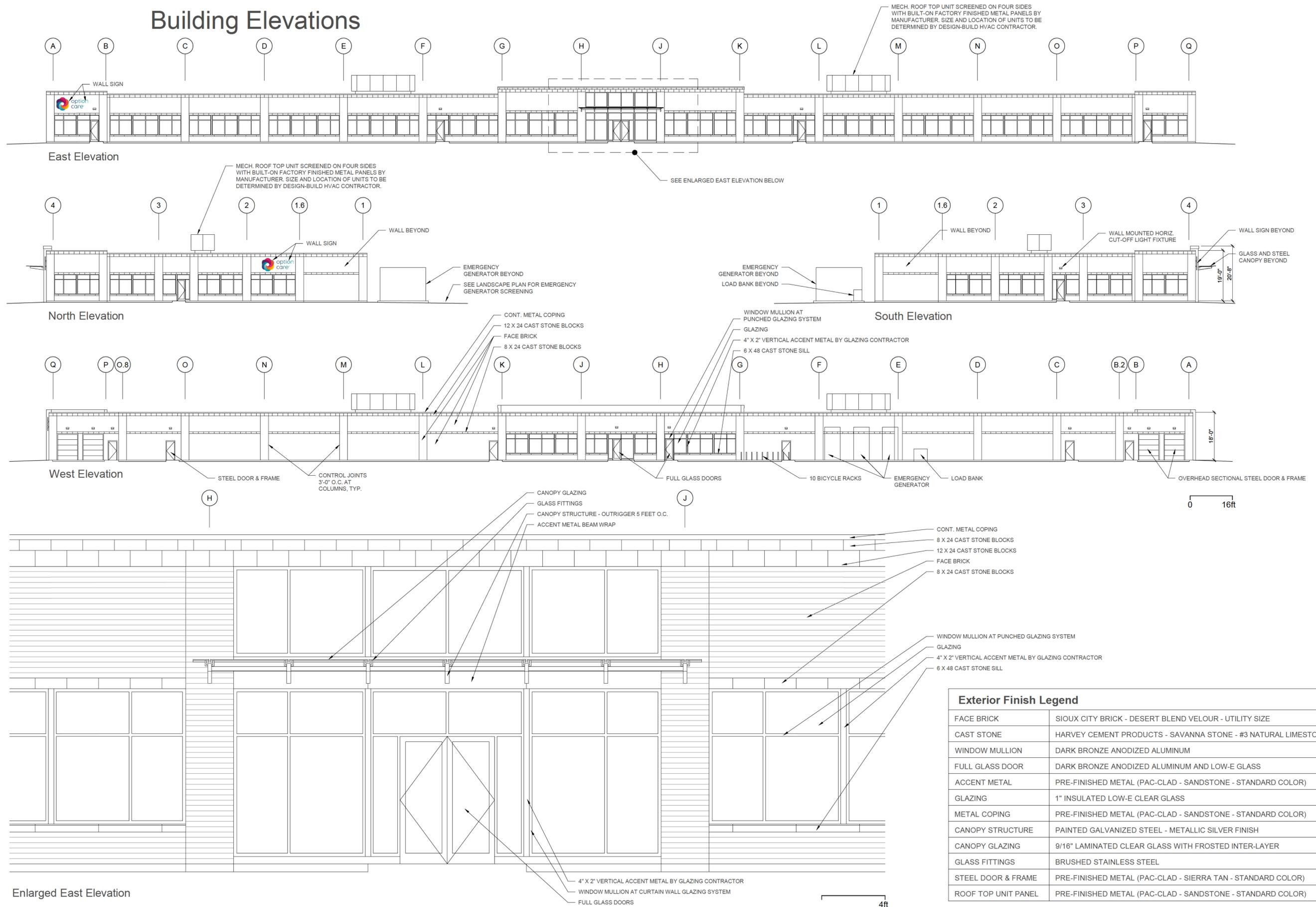


Dark Bronze ▲★\$

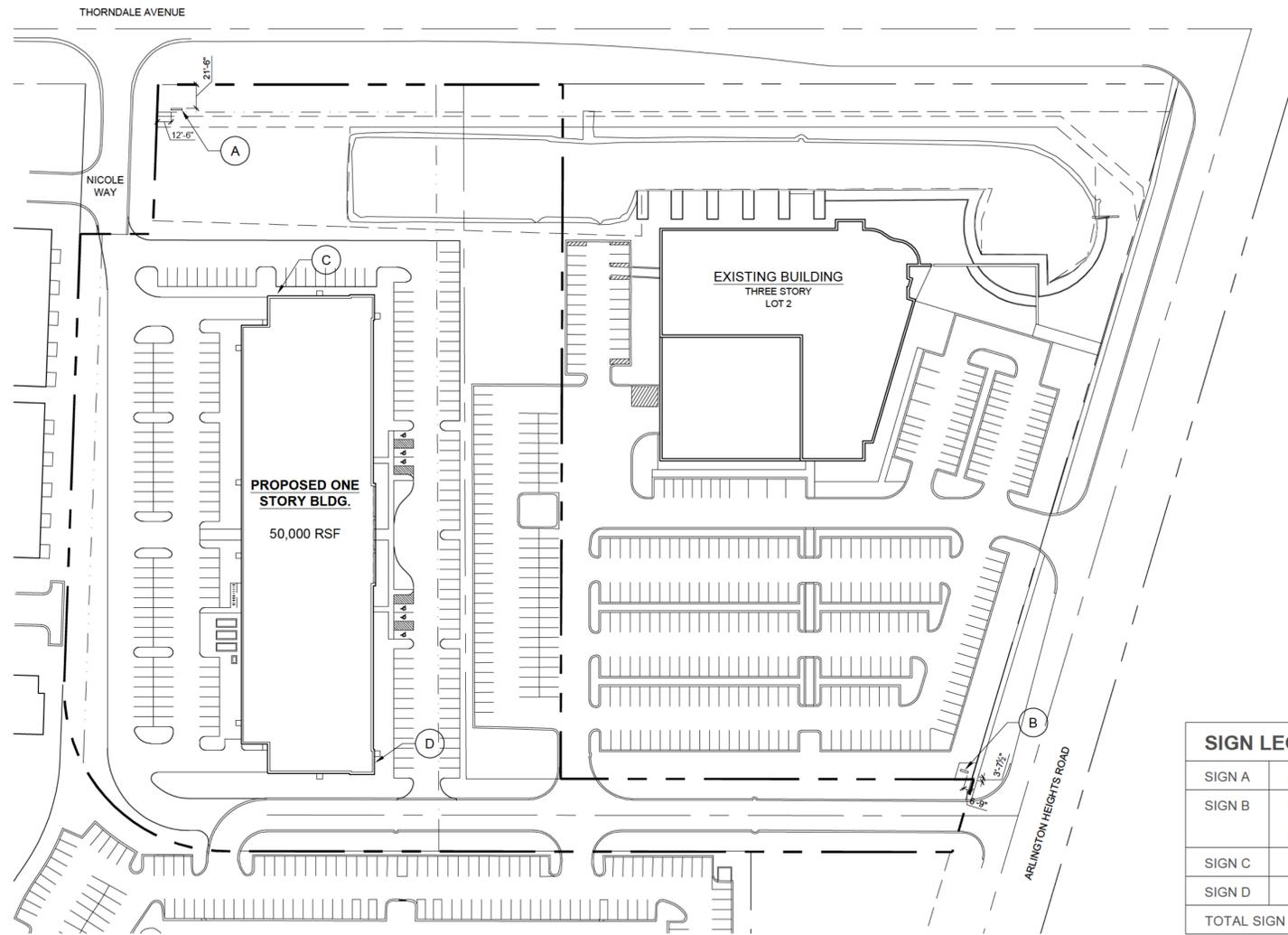
WINDOW MULLION

Exterior Finish Legend	
FACE BRICK	SIoux CITY BRICK - DESERT BLEND VELOUR - UTILITY SIZE
CAST STONE	HARVEY CEMENT PRODUCTS - SAVANNA STONE - #3 NATURAL LIMESTONE
WINDOW MULLION	DARK BRONZE ANODIZED ALUMINUM
FULL GLASS DOOR	DARK BRONZE ANODIZED ALUMINUM AND LOW-E GLASS
ACCENT METAL	PRE-FINISHED METAL (PAC-CLAD - SANDSTONE - STANDARD COLOR)
GLAZING	1" INSULATED LOW-E CLEAR GLASS
METAL COPING	PRE-FINISHED METAL (PAC-CLAD - SANDSTONE - STANDARD COLOR)
CANOPY STRUCTURE	PAINTED GALVANIZED STEEL - METALLIC SILVER FINISH
CANOPY GLAZING	9/16" LAMINATED CLEAR GLASS WITH FROSTED INTER-LAYER
GLASS FITTINGS	BRUSHED STAINLESS STEEL
STEEL DOOR & FRAME	PRE-FINISHED METAL (PAC-CLAD - SIERRA TAN - STANDARD COLOR)
ROOF TOP UNIT PANEL	PRE-FINISHED METAL (PAC-CLAD - SANDSTONE - STANDARD COLOR)

# Building Elevations



# Building and Site Signage

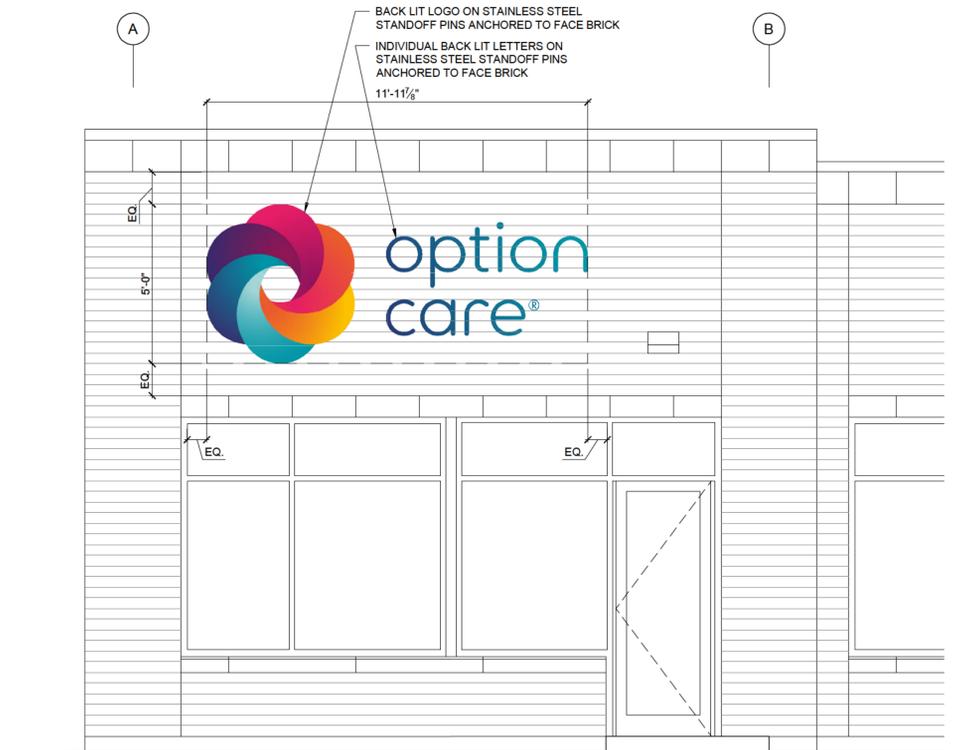


Sign Location Key Plan  
Not to Scale

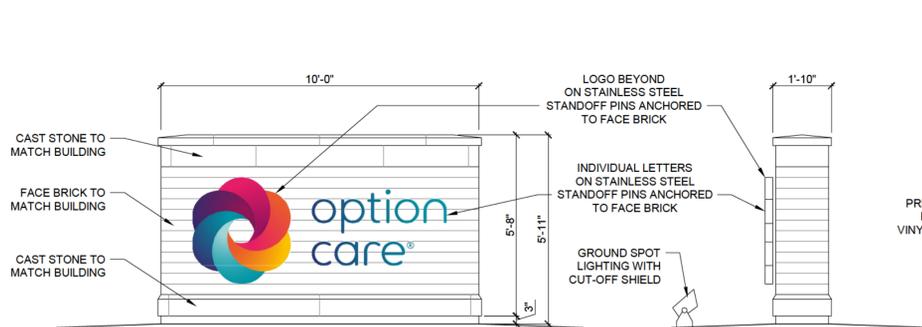
SIGN LEGEND		MAX AREA	AREA
SIGN A	MONUMENT SIGN	60 SQ.FT.	56.67 SQ.FT.
SIGN B	MONUMENT SIGN (TENANT SIGN PANELS = 7.92 SQ.FT. EACH)	60 SQ.FT.	58.77 SQ.FT.
SIGN C	WALL SIGN	80 SQ.FT.	59.95 SQ.FT.
SIGN D	WALL SIGN	80 SQ.FT.	59.95 SQ.FT.
TOTAL SIGN AREA		300 SQ.FT.	235.34 SQ.FT.



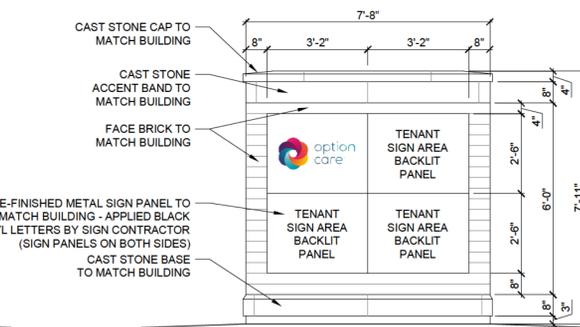
Enlarged North Elevation (Sign C)  
Wall Sign - D at NW Building Corner Facing Thorndale Avenue



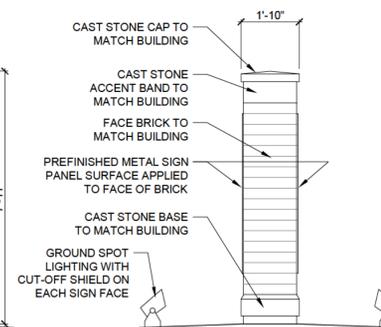
Enlarged East Elevation (Sign D)  
Wall Sign - E at SE Building Corner Facing Arlington Heights Road



Single Tenant Monument Sign North Elevation (Sign A)  
Monument Sign - A at NW Access Drive on Thorndale

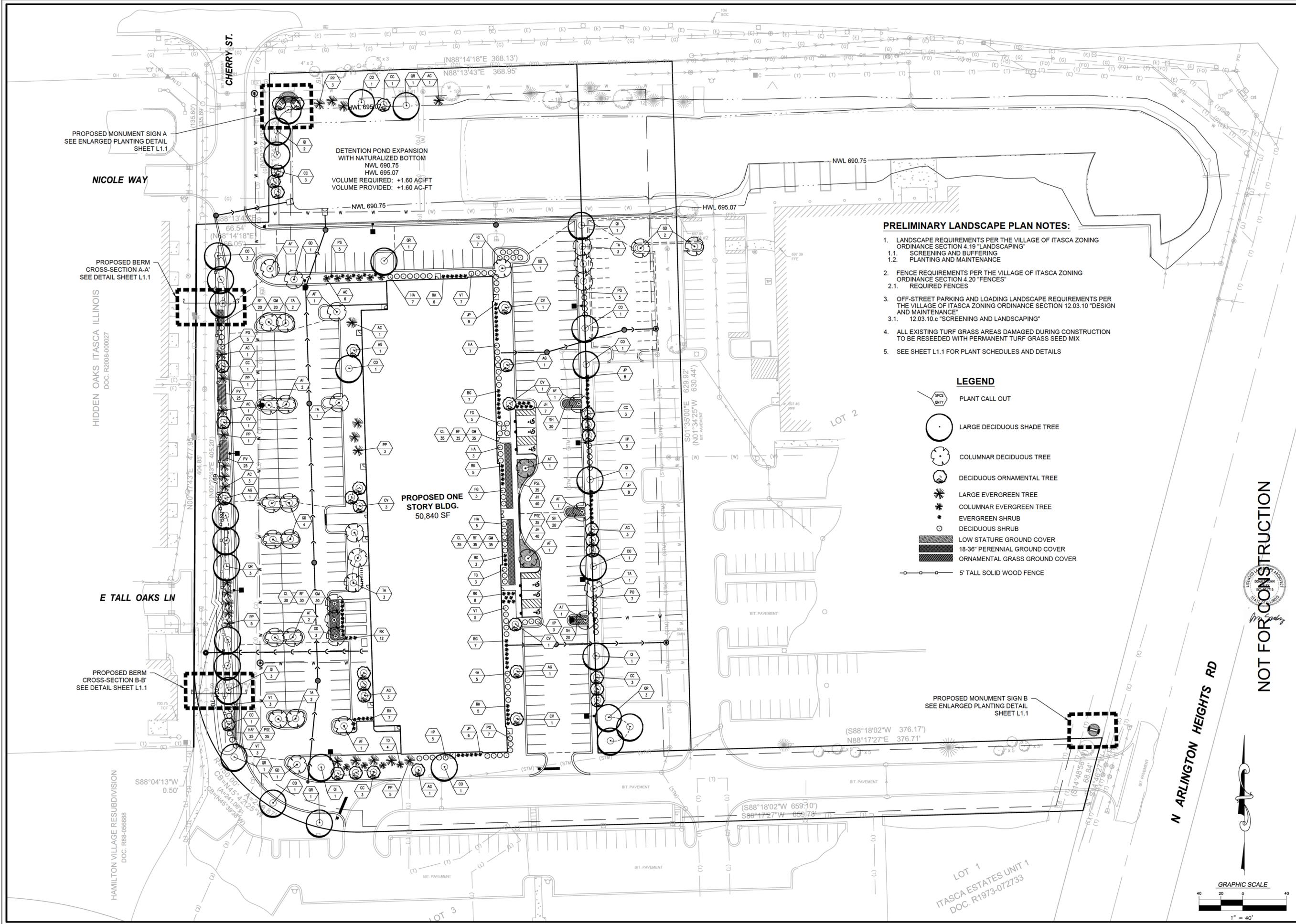


Multi-Tenant Monument Sign North Elevation (Sign B)  
Monument Sign - B at SE Access Drive on Arlington Heights Road



Side Elevation (Sign B)

4ft



PROPOSED MONUMENT SIGN A  
SEE ENLARGED PLANTING DETAIL  
SHEET L1.1

NICOLE WAY

PROPOSED BERM  
CROSS-SECTION A-A'  
SEE DETAIL SHEET L1.1

HIDDEN OAKS ITASCA ILLINOIS  
DOC. R20018-000027

E TALL OAKS LN

PROPOSED BERM  
CROSS-SECTION B-B'  
SEE DETAIL SHEET L1.1

HAMILTON VILLAGE RESUBDIVISION  
DOC. R88-056688

DETENTION POND EXPANSION  
WITH NATURALIZED BOTTOM  
NWL 690.75  
HWL 695.07  
VOLUME REQUIRED: +1.80 AC-FT  
VOLUME PROVIDED: +1.80 AC-FT

PROPOSED ONE  
STORY BLDG.  
50,840 SF

**PRELIMINARY LANDSCAPE PLAN NOTES:**

1. LANDSCAPE REQUIREMENTS PER THE VILLAGE OF ITASCA ZONING ORDINANCE SECTION 4.19 "LANDSCAPING"
  - 1.1. SCREENING AND BUFFERING
  - 1.2. PLANTING AND MAINTENANCE
2. FENCE REQUIREMENTS PER THE VILLAGE OF ITASCA ZONING ORDINANCE SECTION 4.20 "FENCES"
  - 2.1. REQUIRED FENCES
3. OFF-STREET PARKING AND LOADING LANDSCAPE REQUIREMENTS PER THE VILLAGE OF ITASCA ZONING ORDINANCE SECTION 12.03.10 "DESIGN AND MAINTENANCE"
  - 3.1. 12.03.10.c "SCREENING AND LANDSCAPING"
4. ALL EXISTING TURF GRASS AREAS DAMAGED DURING CONSTRUCTION TO BE RESEEDED WITH PERMANENT TURF GRASS SEED MIX
5. SEE SHEET L1.1 FOR PLANT SCHEDULES AND DETAILS

**LEGEND**

- PLANT CALL OUT
- LARGE DECIDUOUS SHADE TREE
- COLUMNAR DECIDUOUS TREE
- DECIDUOUS ORNAMENTAL TREE
- LARGE EVERGREEN TREE
- COLUMNAR EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- LOW STATURE GROUND COVER
- 18-36" PERENNIAL GROUND COVER
- ORNAMENTAL GRASS GROUND COVER
- 5' TALL SOLID WOOD FENCE

PROPOSED MONUMENT SIGN B  
SEE ENLARGED PLANTING DETAIL  
SHEET L1.1

N ARLINGTON HEIGHTS RD

NOT FOR CONSTRUCTION



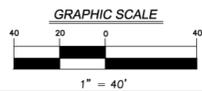
PRELIMINARY  
LANDSCAPE PLAN  
OPTION CARE  
PRELIMINARY ENGINEERING

7325 Janes Avenue  
Woodridge, IL 60517  
630.724.9200 phone  
www.v3co.com



DRAWING NO.

**L1.0**



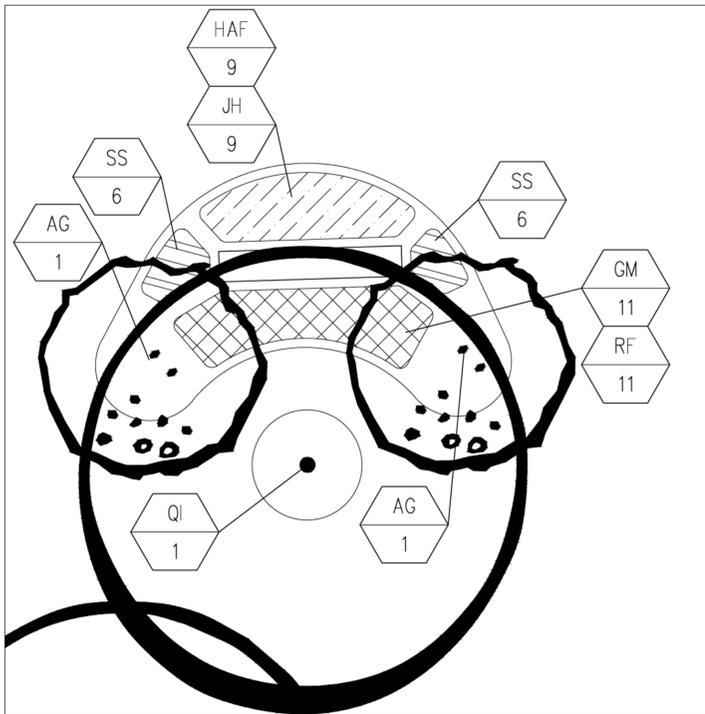
REVISIONS	
NO.	DATE
1	08-06-19

NO.	DATE	DESCRIPTION
1	08-06-19	REVISED PER VILLAGE COMMENTS

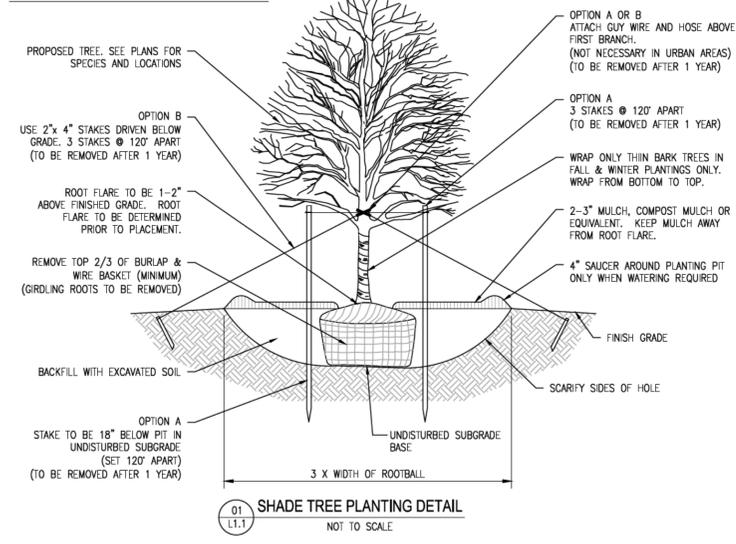
PROJECT NO.: 19196  
PROJECT MANAGER: AU  
DESIGNED BY: AU  
DRAWN BY: EK

ORIGINAL ISSUE DATE: 07-11-19

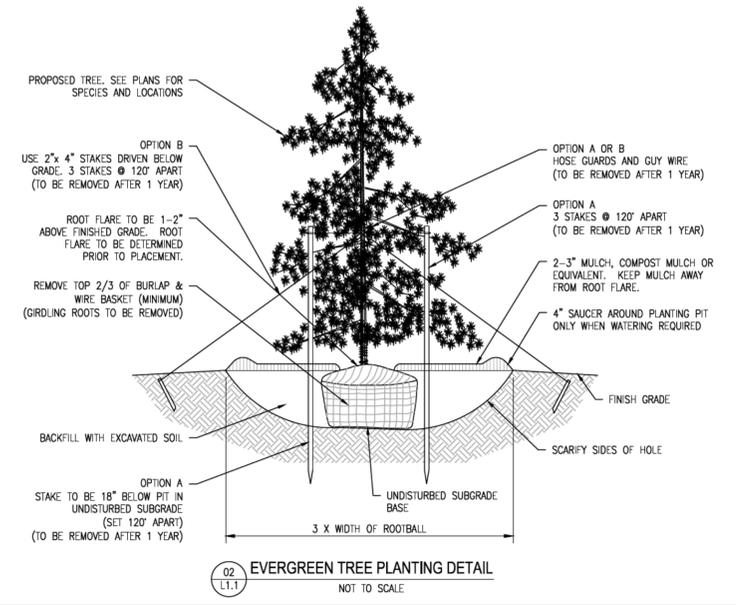
ITASCA ILLINOIS



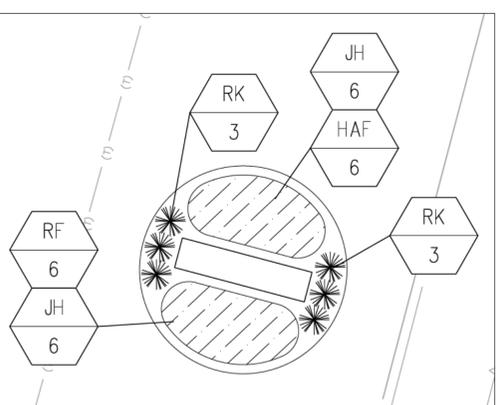
PROPOSED MONUMENT SIGN A  
ENLARGED PLANTING DETAIL



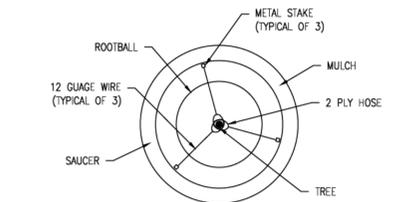
01 L1.1 SHADE TREE PLANTING DETAIL  
NOT TO SCALE



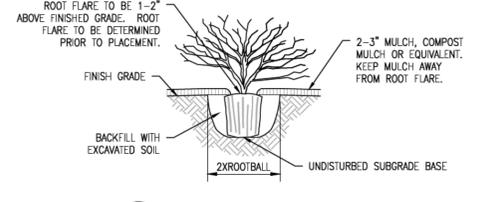
02 L1.1 EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



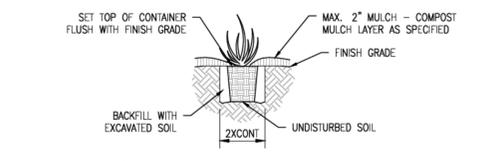
PROPOSED MONUMENT SIGN B  
ENLARGED PLANTING DETAIL



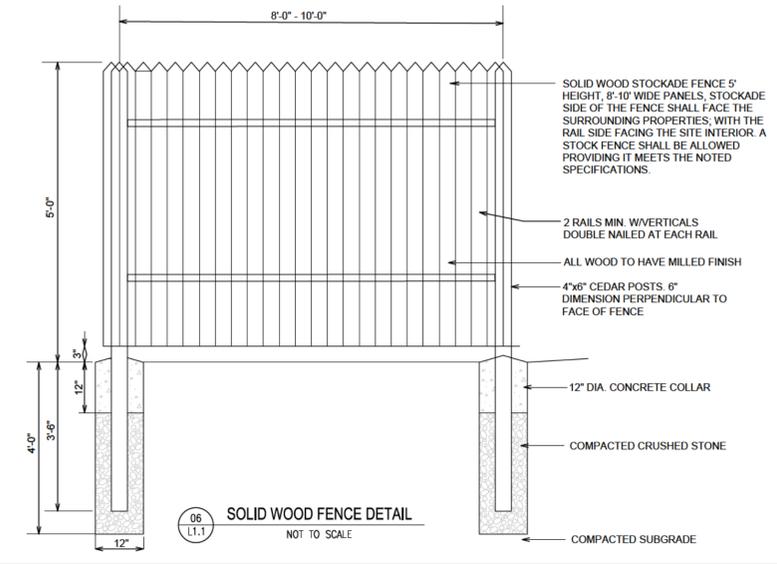
03 L1.1 TREE STAKING DETAIL  
NOT TO SCALE



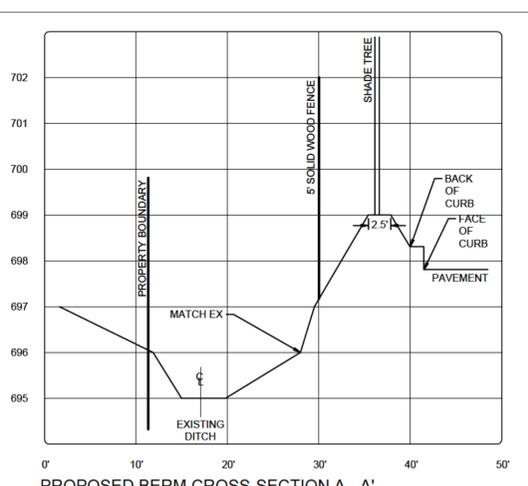
04 L1.1 SHRUB AND SMALL TREE PLANTING DETAIL  
NOT TO SCALE



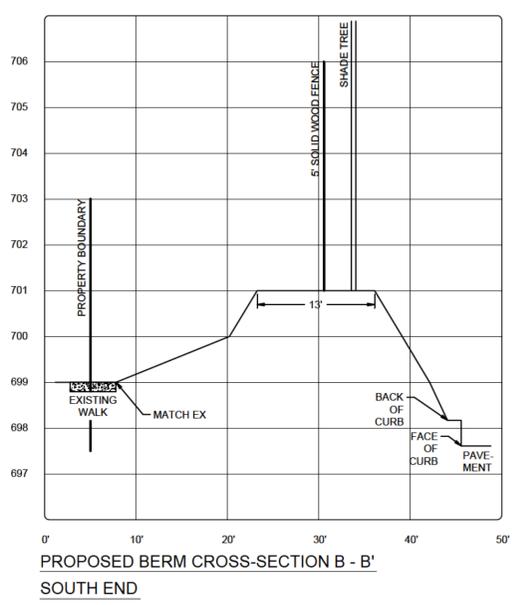
05 L1.1 ORNAMENTAL GRASS & PERENNIAL GROUND COVER PLANTING DETAIL  
NOT TO SCALE



06 L1.1 SOLID WOOD FENCE DETAIL  
NOT TO SCALE



PROPOSED BERM CROSS-SECTION A - A'  
NORTH END



PROPOSED BERM CROSS-SECTION B - B'  
SOUTH END

LANDSCAPE PLANTING NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.
- ALL DECIDUOUS TREES TO HAVE 6" MINIMUM MULCH RING, UNLESS OTHERWISE SHOWN.
- ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE ARCHITECT.
- ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY THE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT ARE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY THE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO FID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- BACKFILL FOR TREE PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- A MINIMUM OF TEN (10) FOOT HORIZONTAL DISTANCE FROM LATERALS OR ANY OTHER SANITARY OR STORM SEWER FACILITIES (AS MEASURED FROM THE DRIP LINE OF THE MATURE TREE TO THE CENTER OF SEWER FACILITIES) MUST BE MAINTAINED. ANY TREES OR LANDSCAPING PLACED WITHIN EASEMENTS OR RIGHTS-OF-WAY ARE AT RISK OF BEING DAMAGED OR REMOVED WITHOUT THE OBLIGATION OF REPLACEMENT.
- THE TOE OF SLOPE OF EARTHEN MOUNDING CAN NOT BE PLACED WITHIN TEN (10) FEET HORIZONTAL DISTANCE OF SANITARY SEWER MAINS, LATERALS, OR MANHOLES.
- RETAINING/DECORATIVE/ENTRANCE WALLS CAN NOT BE PLACED WITHIN TEN (10) FEET HORIZONTAL DISTANCE OF SANITARY SEWER MAINS, LATERALS, OR MANHOLES.

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Condition	Quantity	Comments
AF	<i>Acer x Freemanii 'Armstrong'</i>	ARMSTRONG RED MAPLE	2" CAL	B & B	12	COLUMNAR BRANCHED UP 6' MIN.
AG	<i>Amerlanche x grandifolia 'Autumn Brilliance'</i>	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL	B & B	13	SINGLE STEM
CO	<i>Celtis occidentalis 'Chicagoland'</i>	CHICAGOLAND HACKBERRY	2" CAL	B & B	10	BRANCHED UP 6' MIN.
CV	<i>Chionanthus virginicus</i>	FRINGE TREE	1 1/2" CAL	B & B	8	SINGLE STEM
CC	<i>Crataegus crugallii 'Wierms'</i>	THORNLESS COCKSPUR HAWTHORN	1 1/2" CAL	B & B	15	SINGLE STEM
CO	<i>Gymnocladia dioica 'Egropsea'</i>	KENTUCKY COFFEETREE	2" CAL	B & B	12	FRUITLESS BRANCHED UP 6' MIN.
QI	<i>Quercus imbricaria</i>	SINGLE OAK	2" CAL	B & B	10	BRANCHED UP 6' MIN.
QR	<i>Quercus rubra</i>	RED OAK	2" CAL	B & B	10	BRANCHED UP 6' MIN.
TA	<i>Tilia americana</i>	AMERICAN LINDEN	2" CAL	B & B	12	BRANCHED UP 6' MIN.
TOTAL					102	

Symbol	Scientific Name	Common Name	Size	Condition	Quantity	Comments
AC	<i>Abies concolor</i>	WHITE FIR	5' TALL	B & B	13	
PP	<i>Picea pungens 'Hoopsii'</i>	HOOPSII SPRUCE	5' TALL	B & B	18	
PS	<i>Pinus strobus fastigiata</i>	COLUMNAR WHITE PINE	5' TALL	B & B	5	
TO	<i>Thuja occidentalis 'Nigra'</i>	NIGRA ARBORVITAE	5' TALL	B & B	4	
TOTAL					40	

Symbol	Scientific Name	Common Name	Size	Condition	Quantity	Comments
FG	<i>Fothergilla gardenii</i>	DWARF FOTHERGILLA	18" TALL	CONT B & B	18	
HA	<i>Hydrangea arborescens 'NCHAI II'</i>	INVISIBLE SPIRIT II HYDRANGEA	18" TALL	CONT B & B	27	
HP	<i>Hypericum prolificum</i>	SHRUBBY ST. JOHN'S WORT	18" TALL	CONT B & B	13	
PO	<i>Physocarpus opulifolius</i>	NINEBARK	18" TALL	CONT B & B	24	
VT	<i>Viburnum trilobum 'Compactum'</i>	DWARF AMERICAN CRANBERRY VIB.	18" TALL	CONT B & B	18	
TOTAL					100	

Symbol	Scientific Name	Common Name	Size	Condition	Quantity	Comments
BG	<i>Buxus 'Glenside'</i>	CHICAGOLAND GREEN BOXWOOD	18" TALL	CONT B & B	17	
JH	<i>Juniperus horizontalis 'Wiltonii'</i>	BLUE RICE JUNIPER	3-5 CAL	CONT B & B	108	PLANT 30" O.C.
JP	<i>Juniperus procumbens 'Nana'</i>	DWARF JAPANESE GARDEN JUNIPER	18" TALL	CONT B & B	23	
RK	<i>Rhododendron 'Karen'</i>	KAREN AZALEA	18" TALL	CONT B & B	49	
TOTAL					197	

Symbol	Scientific Name	Common Name	Size	Condition	Quantity	Comments
CL	<i>Chelone lyonii 'Red Lips'</i>	HOT LIPS PINK TURTLEHEAD	1 GAL	CONT	100	PLANT 18" O.C.
GM	<i>Geranium maculatum</i>	WILD GERANIUM	1 GAL	CONT	131	PLANT 18" O.C.
HAF	<i>Hosta 'Autumn Frost'</i>	AUTUMN FROST HOSTA	1 GAL	CONT	40	PLANT 12" O.C.
PV	<i>Panicum virgatum</i>	SWITCHGRASS	1 GAL	CONT	50	PLANT 24" O.C.
PSE	<i>Phlox subulata 'Emerald Blue'</i>	EMERALD BLUE CREEPING PHLOX	1 GAL	CONT	95	PLANT 12" O.C.
RF	<i>Rudbeckia fulgida</i>	SHOWY BLACK-EYED SUSAN	1 GAL	CONT	137	PLANT 18" O.C.
SS	<i>Schizachyrium scoparium 'Carowind'</i>	LITTLE BLUESTEM	1 GAL	CONT	12	PLANT 18" O.C.
SH	<i>Sporobolus heterolepis</i>	NORTHERN PRAIRIE DROPSOED	1 GAL	CONT	60	PLANT 24" O.C.
TOTAL					625	

PERMANENT TURF GRASS SEED MIX

TYPE OF SEED - GRASSES	COMMON NAME	lbs/ACRE
LATIN NAME		
<i>Festuca arundinacea</i>	Tall Fescue	210
<i>Festuca rubra</i>	Creeping Red Fescue	70
<i>Poa pratensis</i>	Kentucky Bluegrass	35
<i>Poa trivialis</i>	Rough Bluegrass	35
GRASSES lbs PER ACRE		350
TYPE OF SEED - COVER CROP	COMMON NAME	lbs/ACRE
LATIN NAME		
<i>Avena sativa</i>	Seed Oats	32
<i>Lolium multiflorum</i>	Annual Rye	6
COVER CROP lbs PER ACRE		38

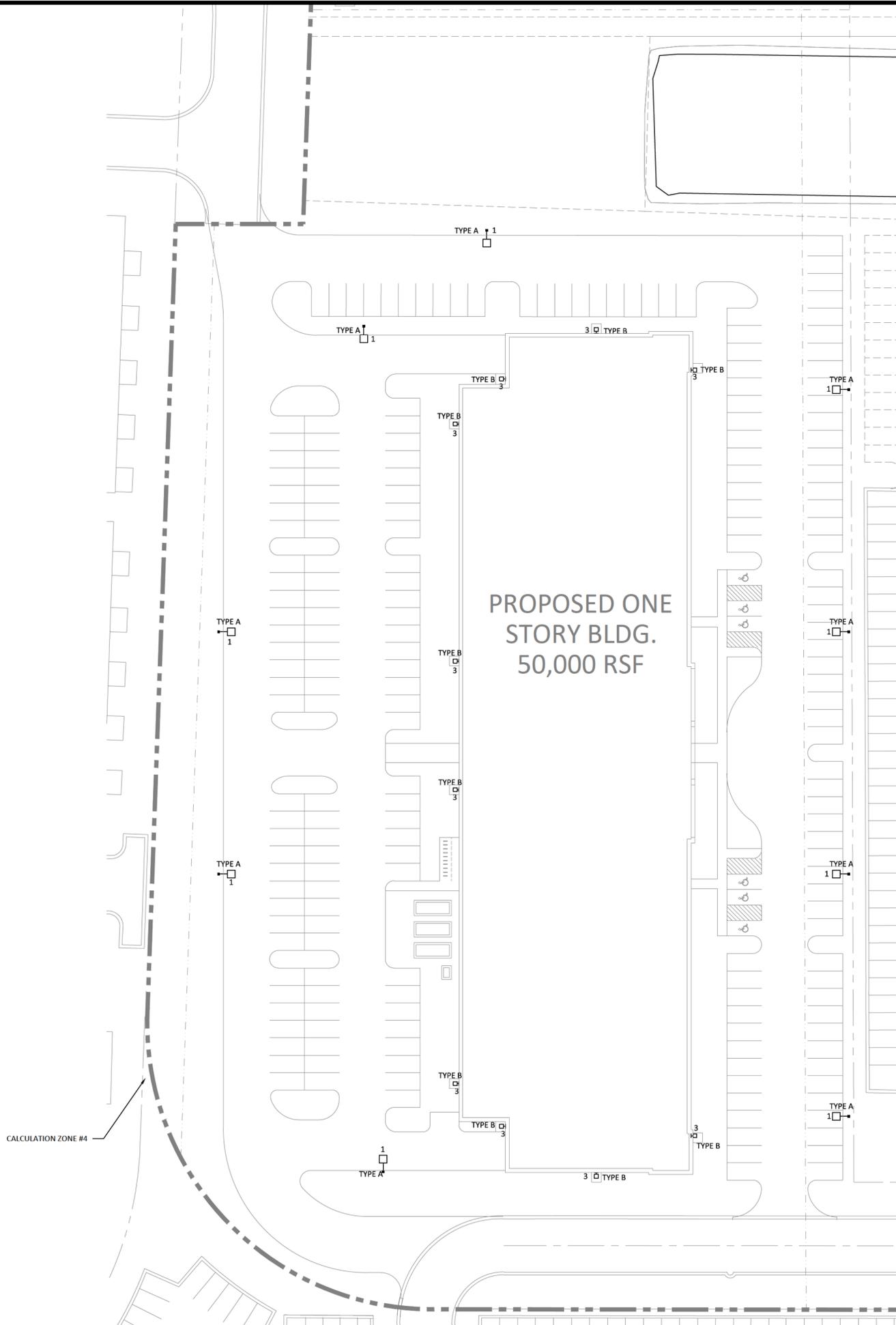
PERMANENT SEEDING DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
NON-IRRIGATED*												
IRRIGATED												
DORMANT SEEDING **												

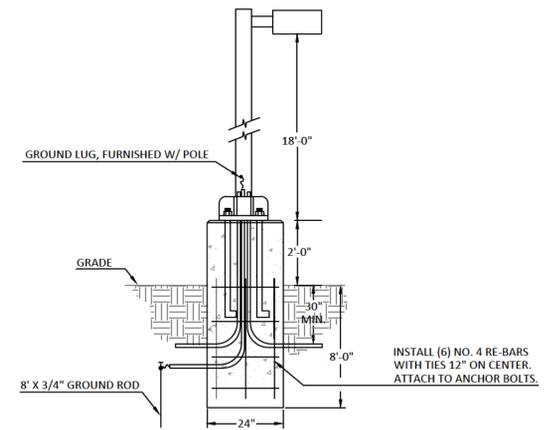
\* IRRIGATION NEEDED DURING THIS PERIOD. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS. USE MULCH.  
 \*\* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED.  
 INCREASE SEEDING APPLICATION BY 50%.

NOT FOR CONSTRUCTION

19196  
 ORIGINAL ISSUE DATE: 07-11-19  
 PROJECT NO.:  
 PROJECT MANAGER: AU  
 DESIGNED BY: AU  
 DRAWN BY: EK  
 ILLINOIS  
 PRELIMINARY ENGINEERING  
 ITASCA  
 PRELIMINARY LANDSCAPE PLAN DETAILS  
 OPTION CARE  
 7325 Janes Avenue  
 Woodridge, IL 60517  
 630.724.9200 phone  
 www.v3co.com  
 DRAWING NO.  
**L1.1**



PROPOSED ONE  
STORY BLDG.  
50,000 RSF



⊕ TYPE A  
POLE MOUNT  
FIXTURE DETAIL  
SCALE: NTS

CIRCUIT USE	C/B SIZE	CONNECTED LOAD			CIRCUIT NO.	CONNECTED LOAD			C/B SIZE	CIRCUIT USE
		A	B	C		A	B	C		
SITE POLES	20A-1P	3087			1	2			20A-1P	
MAN DOOR LIGHTS	20A-1P		442		3	4			20A-1P	
	20A-1P				5	6			20A-1P	
	20A-1P				7	8			20A-1P	
	20A-1P				9	10			20A-1P	
	20A-1P				11	12			20A-1P	
	20A-1P				13	14			20A-1P	
	20A-1P				15	16			20A-1P	
	20A-1P				17	18			20A-1P	
	20A-1P				19	20			20A-1P	
	20A-1P				21	22			20A-1P	
	20A-1P				23	24			20A-1P	
	20A-1P				25	26			20A-1P	
	20A-1P				27	28			20A-1P	
	20A-1P				29	30			20A-1P	
	20A-1P				31	32			20A-1P	
	20A-1P				33	34			20A-1P	
	20A-1P				35	36			20A-1P	
	20A-1P				37	38			20A-1P	
	20A-1P				39	40			20A-1P	
	20A-1P				41	42			20A-1P	
TOTAL WATTS - A PHASE		3,087				3,087	0		TOTAL AMPS - A PHASE	11.1
TOTAL WATTS - B PHASE			442			442	0		TOTAL AMPS - B PHASE	1.6
TOTAL WATTS - C PHASE				0	0		0		TOTAL AMPS - C PHASE	0.0

⊕ SITE LIGHTING PLAN  
SCALE: 1" = 30'  
PLAN NOTES:  
1. ALL LIGHT FIXTURES ARE FED FROM PANEL LP-1.  
2. ALL LIGHT POLES SHALL BE FURNISHED WITH A HOUSE SIDE SHIELD.

ENGINEER STAMP:  
  
DATE: 07/11/2019  
EXPIRES: 11/30/2019

PROJECT INFO:

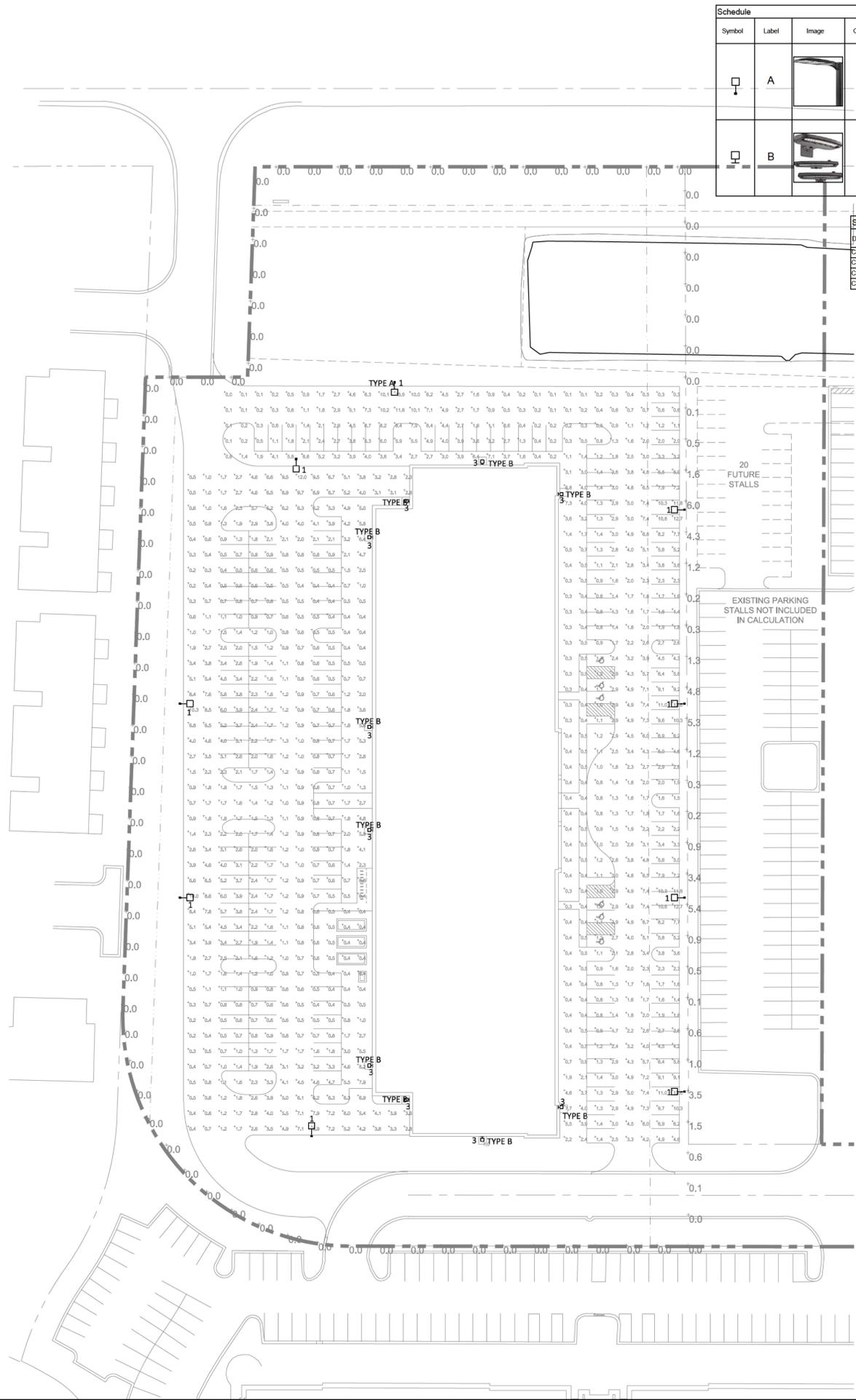
**ITASCA SPEC BUILDING**  
840 ARLINGTON HEIGHTS ROAD  
ITASCA, IL

REVISIONS:

#	DATE	DESCRIPTION
1	07/16/2019	ISSUED FOR REVIEW
2	08/07/2019	REVISED

PROJECT NO: XXXX  
DRAWN BY: RJW  
CHECKED BY: JM  
DATE: 08/07/2019  
SHEET TITLE: SITE ELECTRICAL  
DRAWING NO:

**E1.0**



Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		9	DSX2 LED P6 40K T4M MVOLT HS	DSX2 LED P6 40K T4M MVOLT with houseside shield	LED	1	30985	1	343	 Max: 20862cd
	B		10	OLW 31	LED GENERAL PURPOSE WALLPACK WITH TYPE III OPTICS; Scaled From LTL26215	LED	1	3964	1	44.2	 Max: 3271cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone #1	+	2.2 fc	12.0 fc	0.2 fc	60.0:1	11.0:1
Calc. Zone #2	+	2.9 fc	13.0 fc	0.0 fc	N/A	N/A
Calc. Zone #3	+	7.0 fc	7.0 fc	7.0 fc	1.0:1	1.0:1
Calc. Zone #4	+	0.4 fc	6.0 fc	0.0 fc	N/A	N/A

**Preferred Electric**

Preferred Electrical Construction Corp. of IL, Inc.  
55 N Garden Ave. Roselle, IL 60172  
p 630.893.3444 | f 630.893.3887  
www.preferred-electric.com

ENGINEER STAMP:

DATE: 07/11/2019  
EXPIRES: 11/30/2019

PROJECT INFO:

**ITASCA SPEC BUILDING**  
840 ARLINGTON HEIGHTS ROAD  
ITASCA, IL

#	DATE	DESCRIPTION
1	07/16/2019	ISSUED FOR REVIEW
2	07/29/2019	REVISED PER VILLAGE COMMENTS
3	08/07/2019	REVISION

PROJECT NO: XXXX

DRAWN BY: RJW

CHECKED BY: JM

DATE: 08/07/2019

SHEET TITLE: SITE PHOTOMETRIC

DRAWING NO:

**SITE PHOTOMETRIC PLAN**

SCALE: 1" = 40'  
PLAN NOTES:  
1. ALL LIGHT FIXTURES ARE FED FROM PANEL LP-1.

**E2.0**





Municipal Expertise. Community Commitment.

**TO:** Shannon Malik Jarmusz, AICP, Director of Community Development

**FROM:** Mark Wesolowski, PE, Consulting Engineer

**DATE:** August 9, 2019

**RE:** Option Care – 870 Arlington Heights Road  
Preliminary Engineering Review #1  
REL# 19-R0741

We have received the following items:

- Preliminary Engineering Plans prepared by V3 Companies, LLC with original issue date of 7/11/19.
- Preliminary Storm Water Narrative Plans prepared by V3 Companies, LLC dated 7/11/19.
- Preliminary Landscape Plan prepared by V3 Companies, LLC with original issue date of 7/11/19.
- Site Lighting Plan prepared by Preferred Electric dated 7/10/19.
- Site Plan, Building Elevations, and Floor Plan prepared by Wright Heerema Architects dated 7/12/19.
- ALTA/NSPS Land Title and Topographic Survey prepared by V3 Companies, LLC dated 7/02/19.

Based on the information provided by the applicant and the available records, we offer the following comments and recommendations related to the civil engineering items.

## 1. Site Improvement Comments

- 1.1 Provide exhibits showing the turning movements of the Itasca fire truck, the largest anticipated delivery vehicle, and the diesel tanker trucks delivering fuel for the generators. Vehicles should not encroach on parking spaces or curb.
- 1.2 There is significant elevation differential in some areas between the proposed parking area and the existing parking area to east, a retaining wall may be required. Retaining walls greater than 3 feet in height require structural engineering design.
- 1.3 The plan indicates a separate lot for the area containing the existing parking area. Please submit a Plat of Subdivision.

## 2 Sanitary Sewer Comments

- 2.1 Provide Population Equivalent (PE) calculations for the development. Copies of the IEPA Division of Water Pollution Control Permit Application, if necessary, must be provided for the Village's review and execution.
- 2.2 Show a 60" monitoring manhole on the sanitary sewer service a minimum of 10 feet from the foundation.
- 2.3 Minimum 15' easements must be provided for all sanitary sewer mains and services to the monitoring manholes. Submit the revised Plat of Subdivision indicating the easements.

### **3 Water Main Comments**

- 3.1 A valve and pressure connection will be needed at the fire hydrant connection to the existing water main on the east side of the site.
- 3.2 In accordance with Section 6.06.B.4.b. of the Village development standards, fire hydrants shall be provided at a maximum spacing of 250 feet and shall not be less than 40 feet from the building. Additional fire hydrants are needed.
- 3.3 Copies of the IEPA Public Water Supply Construction Permit Application must be provided for the Village's review and execution.
- 3.4 A Fire Department Connection (FDC) for the building must be shown on the Site Plan and Utility Plan. A minimum 5 feet of clear space must be provided around the FDC, and the maximum allowable spacing to the nearest fire hydrant is 75 feet.
- 3.5 Minimum 15' easements must be provided for all water main and appurtenances.

### **4 Storm Sewer Comments**

- 4.1 Provide storm sewer sizing calculations for the development, HGL calculations [with rim elevations adjacent], and inlet capacity calculations.

### **5 Stormwater Management Comments**

- 5.1 The development site is on the exempt from the current DuPage County Stormwater and Flood Plain Ordinance as it pertains to detention volume, and shall provide the required amount of storage based on the design on the original development. Post Construction BMPs and volume control shall be provided in accordance with the current Countywide ordinance.

Since the original design calculations cannot be obtained, the required storage volume, at a minimum shall be based on the existing storage volume provided with the currently developed portion of the overall site. Based on preliminary analysis, it appears that the existing storage volume is approximately 4.30 ac-ft which provides storage for roughly 11.25 acres; which equates to 0.38 ac-ft per acre. Based on the proposed development site acreage of approximately 4.7 acres, this would require the addition of a minimum of 1.8 ac-ft of storm water detention storage.

The current site plan only provides 1.1 ac-ft of proposed storage. The site plan shall be revised to provide a minimum of 1.8 ac-ft, along with the required PCBMPs per the current Countywide ordinance.

A copy of the available Sanyo plan sheets is enclosed. The NWL of 690.75 and HWL Level of 695.0 shall be maintained for the design.

- 5.2 Verification of the size of the pond overflow weir and control structure shall be provided.
- 5.3 Provide an inundation exhibit that shows the depth of ponding in the event of storm sewer failure. Please note that the maximum ponding depth in event of storm sewer failure is 12 inches in parking lots. Provide appropriate weir calculations.
- 5.4 The following comments pertain to the BMP area:

- 5.4.1 Provide soil profile information for the soil beneath the basin, using the infiltration rate of the limiting layer to demonstrate that the basin will function effectively and water will infiltrate the basin within 96 hours.
- 5.4.2 The bottom of the BMP area must be above the estimated seasonal high water table (ESHWT), preferably 2 feet above. Information about determining the ESHWT is found here: [http://www.dupageco.org/EDP/Stormwater Permits/Docs/43447/](http://www.dupageco.org/EDP/Stormwater%20Permits/Docs/43447/)
- 5.4.3 The engineer or environmental professional shall identify the pollutants of concern to be removed by the proposed BMP measures and include statements about pollutants of concern in a PCBMP narrative within the stormwater report.
- 5.4.4 A stormwater management easement must be dedicated for the BMP area.
- 5.4.5 Record drawings must be submitted after construction.
- 5.4.6 The opinion of cost for the BMP measure (upon which required performance security will be based) should account for the following:
  - Materials, including plant stock, herbivore protection, signage, erosion control, etc.
  - Installation.
  - Management, including all management that is reasonably expected to occur in order to meet all performance standards.
  - Monitoring, including costs associated with periodic monitoring by an Environmental Specialist with a report to be submitted to the reviewing agency at the end of each year until performance standards are met.
  - Erosion Control.
  - Storm Sewer.
  - Landscape items.

## **6 Grading and Erosion Control Comments**

- 6.1 Provide an Erosion Control Plan with details for the site.
- 6.2 Provide erosion control blanket on all areas where ground slopes are greater than or equal to 8:1.
- 6.3 Provide inlet protection for all existing and proposed storm sewer structures with open grates.
- 6.4 Provide more grading detail in the area between the existing parking lot and the proposed parking lot, a retaining wall may be needed.

## **7 Landscaping Comments**

- 7.1 Any changes to the engineering and utility plans should be reflected on the landscaping plan.
- 7.2 Landscaping should not limit sight distance.

- 7.3 More detail regarding the monument sign area is needed to review site lines and foundation locations relative to underground utilities.
- 7.4 All proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown. Verify and add the following note to the plans: All large landscaping must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.

## 8 Lighting Comments

- 8.1 Lighting levels at the property lines of the site must be zero.

## 9 General Comments

- 9.1 A soils report must be submitted for Village review.
- 9.2 Ensure all general notes and details are consistent with the Itasca Development Standards and Specifications.
- 9.3 Granular trench backfill is required when the trench is within two feet of pavement or curb. The limits of all granular (CA-6) trench backfill must be shown on the plans for all applicable pipe runs and should also be accounted for in the cost estimate. Include a specification on the plans.
- 9.4 Two Engineer's Opinions of Probable Construction Cost must be provided for the project. The first opinion should include all improvements that require financial security (i.e., publicly dedicated items, stormwater management, erosion and sediment control, and monitoring manholes). From this opinion, a Letter of Credit in the amount of 110% of the opinion will be established. The second opinion should include all site improvements associated with the project.
- 9.5 Submit a plat of subdivision to create the additional lot of record and dedicate the needed easements and easement language.
- 9.6 Utilize the Village of Itasca Standard Details (See attachment to email)

*This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff, and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies.*

*Please note that this review does not include all site & landscaping issues per the Zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.*

**Should you have any questions or concerns, please do not hesitate to contact me at 815-412-2710 or [mwesolowski@reltd.com](mailto:mwesolowski@reltd.com).**

CC Timothy Sweeney, Quadrangle (via email only)



**ITASCA FIRE PROTECTION DISTRICT NO. 1**  
520 W. IRVING PARK ROAD, ITASCA, IL 60143

James F. Burke Jr.  
Fire Chief  
John G. Radzinski  
Deputy Fire Chief  
Administration: 630-773-1223  
Fire Prev. Bureau: 630-773-1240  
Fax: 630-773-3381

July 29, 2019

To: Konstantine Savoy

From: Michael Lisek  
Director of Fire Prevention

Subject: 870 Arlington Heights Road / OPTION CARE

The following comments are based on my reviews of the proposed plan submitted by Quadrangle Development Company:

- Confirm building construction type
- Road to handle 80,000 GVM
- Turning radius needs, see attached FD document
- Knox Box required on building for FD needs
- Confirm generator fuel capacity and spill protection for same
- Assure that bike racks do not impede exiting on the west side as drawn. Suggesting to move completely away from exit needs.

## Konstantine Savoy

---

**From:** STAVROS GEORGIKOS [REDACTED]  
**Sent:** Thursday, August 22, 2019 11:34 AM  
**To:** Konstantine Savoy  
**Subject:** HIDDEN OAKS TOWNHOMES - COMMERCIAL DEVELOPMENT

Hi Konstatine,

I hope all is going well.

In regards to yesterdays meeting for the development directly to the east of our property, I spoke to some local realtors regarding the fence height. After brining it up to realtors, my board, and the residents, they asked if the developers would be amendable to at least a 6 foot fence or possibly a 7 foot fence. This would ensure the privacy of the residents and help maintain the current property values. Any average person could easily look over a 5 foot fence and given the number of parking spots planned, this could be very intrusive to the resident facing the development and potentially negatively affect the property values. Also, will this be a wooden fence?

Another comment the relators made was, could they eliminate the Nicole way access to the property parking lot, given there will be access from Arlington Heights road? I know this may be a stretch, but that could clearly distinguish the residential area from the commercial area. Realtors felt that our street leading directly into a commercial parking lot could negatively impact the values of our homes. Also, they told us imagine when people arrive to work, leave for lunch, and leave to go home at the end of the day. They indicated that given the number of spots, this would really bog down our residential street and could really detract future buyers for purchasing these townhomes.

Finally, please let me know what the village engineers say regarding the ditch that always overflows during rainstorms. This is really a concern given it almost eclipses our patios on the east end.

Thank you once again for taking our comments into consideration. We are excited that the vacant land will be income producing for the village, but we also want to help protect our property values and ensure future buyers don't become detracted by the commercial development.

Please let me know your thoughts.

Thank you!  
Stavros Georgikos  
President - Hidden Oaks Townhome Association  
[REDACTED]

## Konstantine Savoy

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**From:** STAVROS GEORGIKOS [REDACTED]  
**Sent:** Monday, August 26, 2019 9:19 AM  
**To:** Konstantine Savoy  
**Cc:** Shannon Malik Jarmusz; Mo Khan  
**Subject:** Re: HIDDEN OAKS TOWNHOMES - COMMERCIAL DEVELOPMENT - Quadrangle

Hi Kon,

I hope all is going well.

After further review of the site plans, the simple but serious concern that many in our community have about this new development is **the proximity and volume of large truck traffic (and potentially 300+ employees) entering into and exiting from Nicole Way (a residential street) from/to S. Thorndale Ave. in Itasca.** As you know, many families on our street have children and grandchildren that use Nicole Way like any normal neighborhood street. We take walks, ride bikes, play catch, etc. like most residents in Itasca. We exit Nicole Way onto S. Thorndale Ave. going to work, shopping, community events, etc. It is the closest exit we use to get into downtown Itasca. Has a traffic study been conducted to determine the impact of large truck traffic (and 300+ employees) at this intersection? How is this narrow residential street of Nicole Way going to handle all of this additional traffic? Has the Village considered the option of a separate driveway into this new business park for the sole entrance and exit for its large trucks (and employee automobiles/vans) rather than using Nicole Way, a residential street?

The board member of Hidden Oaks went ahead and took some picture of the companies current operations and location. Please find attached. I have also attached pictures our residential community entrance to our association.

After further review, the company should absolutely not be allowed to connect Nicole way to their commercial entrance:

- The entrance of Nicole way is sized for residential applications and not for 53 foot trucks. Has a traffic study been conducted for this site proposal?
- The entrance from Nicole way will open up our residential street to all three large commercial parking lots, that now only have entrances from Arlington heights road. This will greatly increase the traffic on our residential street for their entire commercial site currently built and soon to be built. I can honestly say I have never seen a residential street split off into a commercial complex and a residential community at the same time. I think will greatly detract buyers from our beautiful townhomes that we have worked so hard to maintain the beauty of.
- The increased traffic and large 53 foot trucks pose a danger to the many children that constantly play in the streets and back yard of our homes. By opening the Nicole way entrance, it is now an unsafe environment for the children as hundreds of cars will now try accessing the 3 commercial parking lots from Nicole way instead of Arlington heights road.

Please take these comments into consideration and please let us know your thoughts, as this one decision poses significant consequences to our community.

Thank you,

Stavros Georgikos  
President - Hidden Oaks Townhome Association

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**From:** Konstantine Savoy <ksavoy@itasca.com>  
**Sent:** Thursday, August 22, 2019 11:49 AM  
**To:** STAVROS GEORGIKOS [REDACTED]  
**Cc:** Shannon Malik Jarmusz <smalikjarmusz@itasca.com>; Mo Khan <mkhan@itasca.com>  
**Subject:** RE: HIDDEN OAKS TOWNHOMES - COMMERCIAL DEVELOPMENT - Quadrangle

Stavros:

I will discuss with our staff and get back to you.  
Kon

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**From:** STAVROS GEORGIKOS [REDACTED]  
**Sent:** Thursday, August 22, 2019 11:34 AM  
**To:** Konstantine Savoy <ksavoy@itasca.com>  
**Subject:** HIDDEN OAKS TOWNHOMES - COMMERCIAL DEVELOPMENT

Hi Konstatine,

I hope all is going well.

In regards to yesterdays meeting for the development directly to the east of our property, I spoke to some local realtors regarding the fence height. After brining it up to realtors, my board, and the residents, they asked if the developers would be amendable to at least a 6 foot fence or possibly a 7 foot fence. This would ensure the privacy of the residents and help maintain the current property values. Any average person could easily look over a 5 foot fence and given the number of parking spots planned, this could be very intrusive to the resident facing the development and potentially negatively affect the property values. Also, will this be a wooden fence?

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Please let me know your thoughts.

Thank you!  
Stavros Georgikos  
President - Hidden Oaks Townhome Association



## Konstantine Savoy

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**From:** Shannon Malik Jarmusz  
**Sent:** Tuesday, August 13, 2019 2:04 PM  
**To:** Konstantine Savoy  
**Subject:** FW: Proposed Quadrangle Development development South Thorndale Rd, Lot 1 in Arlington Thorndale Resubdivision; Outlot A in Hamilton Manor Resubdivision

Kon-

I left a hard copy of this email on your chair to include in the packet you are working on Wednesday for Plan Commission. Please save this email electronically in the project folder and retain a hard copy in the PC physical folder.

Thank you,  
Shannon

Shannon Malik Jarmusz, AICP  
Director of Community Development

Village of Itasca  
[smalikjarmusz@itasca.com](mailto:smalikjarmusz@itasca.com)  
630-228-5671

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**From:** Nehf, Mike [REDACTED]  
**Sent:** Monday, August 12, 2019 7:40 AM  
**To:** Shannon Malik Jarmusz <[smalikjarmusz@itasca.com](mailto:smalikjarmusz@itasca.com)>  
**Cc:** STAVROS GEORGIKOS <[REDACTED]> 'mnehf@[REDACTED]' 'knehf@[REDACTED]' [REDACTED]  
**Subject:** Proposed Quadrangle Development development South Thorndale Rd, Lot 1 in Arlington Thorndale Resubdivision; Outlot A in Hamilton Manor Resubdivision

Dear Director, Community Development Office,

My neighbors and I received an in invitation to the Planning Commission meeting on August 21, 2019. I am personally disappointed that a building project is currently planned. However, I do appreciate that a smaller building is being planned than originally zoned. I do have the following questions to ask in advance of the meeting:

1. Is there a picture/plan of where the planned building and parking spaces are to be built on the property that can be shared with me prior to the meeting?
2. Where will planned entrance/exit be to the planned building and parking lot?
3. Will Cherry St. be extended beyond its current location in the area?
4. What is the estimated time frame for construction of the new development? Can construction traffic NOT be allowed on Nicole Way?
5. How close to the Nicole Way townhomes just west of the property will the building and parking lot be placed?
6. How is water runoff going to change with the newly planned development? Will the existing culvert be removed or modified?
7. Will a wall, tree line, etc. be planned to provide privacy to the Nicole Way townhomes?

Additionally, what is the name of the pharmaceutical company going to be operating there? What is its name and reputation? Can you describe the business it will do? Will there be pharmaceutical waste? Will there be trucks entering/leaving the property? If so, will it occur during day or evening hours?

Thank you for your consideration.

*Michael Nehf*

*Kathleen Nehf*

313 Nicole Way, Itasca

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**ORDINANCE NO. 1920-19**

**AN ORDINANCE GRANTING APPROVAL FOR AN AMENDMENT  
TO THE EXISTING PLANNED DEVELOPMENT SPECIAL USE AND A CLASS I SITE  
PLAN FOR 870 NORTH ARLINGTON HEIGHTS ROAD (QUADRANGLE  
DEVELOPMENT)**

WHEREAS, Quadrangle Development Company (hereinafter “Petitioner”) has filed a Petition requesting (1) an amendment to the planned development special use and (2) approval of Class I site plan review for the property at 870 North Arlington Heights Road in the Village of Itasca (hereinafter “Subject Property”), which is located in the B-2 Community Business District; and

WHEREAS, Petitioner seeks an amendment to the 1990 planned development special use (Ord. 689-90), as modified by an amendment to the planned development special use in 1996 (Ord. 865-96) for the Subject Property; and

WHEREAS, Petitioner proposed a Class I Site Plan to construct a one-story, 50,000 square foot building and associated site improvements, attached hereto as Exhibit A; and

WHEREAS, Petitioner submitted an application, attached hereto as Exhibit B, for the amendment to the planned development special use, and a public hearing was held by the Itasca Plan Commission on August 21, 2019, pursuant to public notice as required by law, with respect to Petitioner’s application; and

WHEREAS, the Plan Commission made the following findings of facts with respect to the special use application:

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 Itasca Plan Commission voted to recommend that the Village authorities grant the special use, subject to the following conditions:

1. Permit documents must be in substantial compliance with 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. Approval is subject to final engineering and Itasca Fire District approval.
4. A complete sign review package will be required for review prior to installation.
5. The percentage of open and landscaped space for the entire site, as well as analysis of the amount of open and landscaped space within each of the required yards, shall be provided in table form.
6. The total impervious surface shall be provided in table form.
7. Provide a cross-section detail of the berm, with proposed landscaping, for both the northern and southern sections due to the width difference.
8. Increase the plant density on the berm, by adding shrubs, ornamental trees, and perennial flowers to add variety and interest.
9. Add additional plants about the high water line in the detention areas.
10. Add a shade tree in the parking island on the north side of the building.
11. Expanding plantings along the east property line.
12. Providing screening around the power generator.
13. Plant materials at the development entrance should be of a height appropriate to maintain a clear line of vision at the intersection. See Section 4.19(5) of the Zoning Ordinance.
14. Revise building elevations to provide variation in the roofline, with consideration of design features in areas where roof-top mechanical equipment is planned.
15. The sign plan shall show the setbacks of each ground sign from adjacent property lines.
16. All light levels along the north, west, and south lot lines shall be reduced.
17. Add additional shielding to light fixtures near the west property line to further reduce any glare to adjacent residential properties.
18. Provide analysis of the audible noise levels at the rear (west property line) when the generator is in use. Provide information on the testing schedule.

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 from the Itasca Plan Commission and approve Petitioner’s amendment to the planned development for the Subject Property, subject to the conditions below, to allow a single-story, 50,000 square foot building with associated site improvements in the B-2 Community Business District.

SECTION TWO: The corporate authorities hereby approve Petitioner’s Class I Site Plan to construct a single-story, 50,000 square foot building and associated site improvements, Exhibit A.

SECTION THREE: The special use approved in Section One is subject to the conditions recommended by the Plan Commission.

SECTION FOUR: 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 FIVE: 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 SIX: 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 SEVEN: 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: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

APPROVED and ADOPTED by the Village President and Board of Trustees of the Village of Itasca this 17<sup>th</sup> day of September, 2019.

APPROVED:

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Village President Jeffery J. Pruyn

ATTEST:

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Village Clerk Jody Conidi