

AGENDA
November 19, 2015

PLAN/ZONING BOARD OF APPEALS
Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Selection of Chairman Pro-Tem**
- IV. Approval of Minutes
October 22, 2015**
- V. PZBA – Zoning Public Hearing: Case No. ZBA-15-10SU/V**
Applicant: The Architects Partnership LTD
Address: 215 S. Elmhurst Rd Prospect Heights, IL 60070
Requesting the following approvals;
 - A. Special Use Permit to allow a bank with drive-in facilities in the B-2A General Commercial District which is an allowable special use per Section 5-7-3C of the City of Prospect Heights Zoning Code.
 - B. Variation to allow the reduction of the required Transitional Yard adjacent to a side yard and rear yard from 15' to 6' 3" along the east and north property lines as required by Section 5-7-3F5a and 5-7-3F5c of the Prospect Heights Zoning Code.
 - C. Variation to allow a 25' high parking light pole in excess of the maximum 12' high requirement per Section 5-8-2F8a of the City of Prospect Heights Zoning Code.
 - D. Variation to allow an average of 4.24 foot candle parking lot light level in excess of the maximum 3.0 foot candle level per Section 5-8-2F8c of the City of Prospect Heights Zoning Code.
- VI. Plan Commission Public Meeting: Case No. ZBA-15-10SU/V**
Applicant: The Architects Partnership LTD
Address: 215 S. Elmhurst Rd Prospect Heights, IL 60070
Requesting the following approvals;
 - A. Preliminary and Final Engineering Approval per Section 6-3-3 of the Prospect Heights Zoning Code.
 - B. Preliminary and Final Plat Approval per Section 6-3-2 and Section 6-3-4 of the Prospect Heights Zoning Code.
 - C. Appearance Review Approval per Section 4-14-9 of the Prospect Heights Zoning Code.
- VII. Communications**
- VIII. Old Business**
- IX. New Business**
- X. Adjournment**

PZBA Meeting
November 19, 2015

- I. Agenda
- II. Minutes
- III. Staff Reports – Zoning & Engineering
- IV. Exhibits

EXHIBITS LIST			
No.	Date	Application #	Description
1	10-30-15	#15-10SUUV	Application
2	10-19-15		Letter of Request
3	10-22-15		City has Received Proof of Ownership
4	8-18-15		Topographic Survey
5	10-29-15		Notice & List of Property Owners
			Green Cards
6	10-19-15		Final Plat of Subdivision
7	10-19-15		Site Plan – Paving Plan
8	10-19-15		Traffic Memorandum, Layout & Paving & Fire Truck Route
9	10-18-15		Engineering Plans
10	10-19-15		Exterior Elevations
11	10-18-15		Landscaping
12	10-18-15		Photometric
12A	11-9-15		Revised Photometric
			*No Staff Review Comments Due to
			Lateness of receipt of Revised Plans.
			Received 11/12/15

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November 19, 2015
PLAN/ZONING BOARD OF APPEALS
Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

- I. Call to Order
- II. Roll Call
- III. Selection of Chairman Pro-Tem
- IV. Approval of Minutes
October 22, 2015
- V. PZBA – Zoning Public Hearings Case No. ZBA-15-108U/V
Applicant: The Architects Partnership LTD
Address: 215 S. Elmhurst Rd Prospect Heights, IL 60070
Requesting the following approvals;
 - A. Special Use Permit to allow a bank with drive-in facilities in the B-2A General Commercial District which is an allowable special use per Section 5-7-3C of the City of Prospect Heights Zoning Code.
 - B. Variation to allow the reduction of the required Transitional Yard adjacent to a side yard and rear yard from 15' to 6' 3" along the east and north property lines as required by Section 5-7-3F5a and 5-7-3F5c of the Prospect Heights Zoning Code.
 - C. Variation to allow a 25' high parking light pole in excess of the maximum 12' high requirement per Section 5-4-2F8a of the City of Prospect Heights Zoning Code.
 - D. Variation to allow an average of 4.24 foot candle parking lot light level in excess of the maximum 3.0 foot candle level per Section 5-8-2F9c of the City of Prospect Heights Zoning Code.
- VI. Plan Commission Public Meetings Case No. ZBA-15-108U/V
Applicant: The Architects Partnership LTD
Address: 215 S. Elmhurst Rd Prospect Heights, IL 60070
Requesting the following approvals;
 - A. Preliminary and Final Engineering Approval per Section 6-3-3 of the Prospect Heights Zoning Code.
 - B. Preliminary and Final Plat Approval per Section 6-3-2 and Section 6-3-4 of the Prospect Heights Zoning Code.
 - C. Appearance Review Approval per Section 4-14-9 of the Prospect Heights Zoning Code.
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**City of Prospect Heights
Plan/Zoning Board of Appeals
October 22, 2015**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:00 pm by Chairman Weidman, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

ROLL CALL:

Present: Commissioners Roscoe, Jones, Frank-Watson, Tammen, Dash and Chairman Weidman

Absent: Commissioners Wienold, by prior notice.

Present at the meeting: Director of Building & Development Daniel A. Peterson and Administrative Assistant Julie Malik-Mordien.

APPROVAL OF AUGUST 27, 2015 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Jones, to approve the meeting minutes from August 27, 2015 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Tammen, Jones, Frank-Watson, Roscoe, Dash and

Chairman Weidman

NAYS: None

ABSENT: Commissioners Wienold, by prior notice.

ABSTAIN: None

Motion carried.

Case No. ZBA-15-08 V

Applicant: Thomas & Libby Zito

Address: 202 Grove Place Prospect Heights, IL 60070

Reason: A variance to section 5-3-4G Lot Coverage - Accessory Structure Guidelines

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application

ZBA Exhibit 2: Letter of Request

ZBA Exhibit 3: Proof of Ownership

ZBA Exhibit 4: Plat of Survey

ZBA Exhibit 5: Notice & List of Property Owners

ZBA Exhibit 6: Certificate of Publication

ZBA Exhibit 7: Neighbors Letters

ZBA Exhibit 8: Staff Review

Chairman Weidman asked Mr. Peterson to give an overview regarding this application for a variance.

Mr. Peterson reported the owners of the property, Tom & Libby Zito, have requested the placement of a small shed less than a 100sq. ft. to be placed in required a side yard. Due to the fact of the hardship of the existing properties shape and non-conforming rear yard are the basis of the request. The owners have presented five letters from the neighbors indicating no objection. Therefore, they are here tonight to seek an approval to place a 100sq. ft. shed in the required side yard and will comply with the other setbacks.

Chairman Weidman swore in Mr. Thomas Zito 202 Grove Place Prospect Heights, IL 60070.

Mr. Zito stated he had purchased a shed and spoke with Mr. Peterson regarding the location of the shed and wanted to make sure that he wasn't crossing any zoning lines. Based on the location of my house it left me with a small section of land to put the shed on. It had to be 125 feet from the set back from the road way and I'm in that cul-de-sac at 202 Grove so you can see on the plat of survey. The only location is along the cement patio which is in the back.

We were looking to put the shed next to our neighbor's shed, which they live right on the corner and there is a small set of bushes and thought that this is a very simple idea putting the shed in that spot. When he came in and spoke with Mr. Peterson there is a 10ft. utility section on the back property, so we couldn't put it there and where 10ft off of that spot. The shed is 7x10, which is small structure to house a lawn mower and snow blower. He will follow the other zoning codes, keeping it 5ft off the side lot and anchor it as such and use the cement pad or 42inch pylon that is needed.

Chairman Weidman stated that he supports Mr. Zito's request.

Motion made by Commissioner Tammien, seconded by Commissioner Roscoe.

ROLL CALL VOTE:

AYES: Commissioners Tammien, Jones, Frank-Watson, Roscoe, Dush and Chairman Weidman.

NAYS: None

ABSENT: Commissioners Wlenold, by prior notice.

ABSTAIN: None

Motion carried.

COMMUNICATIONS

1. PZBA Meeting on November 18, 2015 regarding an application for redevelopment of the old Social Security property at 215 S. Elmhurst Rd.

2. Project Updates:

- A. The City has prepared permits for construction of the new Greenbrier Assisted Living Facility on N. Elmhurst Road and the Rand Road Storage building which are pending Cook County Demo, IDOT and MWRD approvals.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

The October 22, 2015 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 7:10pm with a motion made by Chairman Weidman and seconded by Commissioner Jones.

Respectfully Submitted,

Julie Malik-Mordiani, Recording Secretary



City of Prospect Heights

Department of Building & Zoning
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070
Office: 847/398-6070 x 211 FAX: 847/590-1854
www.prospectheights.il.us

MEMORANDUM

Date: November 4, 2015
To: Planning/Zoning Board Commissioners
From: Daniel A. Peterson, Director of Building & Development
Subject: ZBA Case No. 15-10 SU/V Special Use Permit & Variance Application for Chase Bank to be located at 215 S. Elmhurst Road in the B-2A General Commercial District. The redevelopment project will also require Preliminary and Final Engineering, Final Plat and Appearance Review approvals.

Please be advised that Chase Bank, represented by Timothy Messek, TAP, has a contract to purchase the property commonly known as 215 S. Elmhurst Road. Mr. Messek has submitted an application for redevelopment of the property to construct a new $\pm$ 6,000 sq. ft. retail bank with drive through ATM lanes. The applicant is seeking a Special Use Permit Approval for a bank with drive through facilities. Three variations are being sought for: 1) Reduction in Required Transitional Yards, 2) Increase in Parking Lot Pole Heights in excess of 12' and 3) Increase of lighting output in excess of 3.0 f.c. as required.

The redevelopment project will also require the following approvals: Preliminary and Final Engineering, Final Plat and Appearance Review. Please refer to the applicable Zoning & Building Code Sections: Special Use 5-10-9; Variations 5-10-8; Plat Approval 6-3-2 and 6-3-4; Construction Improvements 6-3-3 and Appearance Review 4-14-9 and 4-14-10

Please contact me should you have any questions regarding this application.

Thank you.

Zoning Review

Date: November 3, 2015
Reviewer: Daniel A. Peterson, Director of Building & Development
Applicant: Timothy Meseck, The Architect's Partnership
Subject Property: 215 S. Elmhurst Road
Application: Special Use for a Bank with Drive-Through Facilities in the B-2A District; Variations for Transitional Yard Setback Reduction and Parking Lot Lighting Standards; Preliminary and Final Engineering Approval, Final Plat Approval and Appearance Review
Project: Redevelopment of the property to construct a new Chase Bank facility with drive through lanes.

Documents Reviewed: Completed Application. See list of exhibits in packet.

Applicable Zoning & Building Code Sections: Special Use 5-10-9
Variations 5-10-8
Plat Approval 6-3-2 and 6-3-4
Construction Improvements 6-3-3
Appearance Review 4-14-9 and 4-14-10

Current Zoning: B-2A General Commercial District
Current Use: Vacant Government Use
Proposed Use: Bank with drive through facilities. Permitted by Special Use approval

Request: The petitioner will be seeking the following relief and approvals for this project:

1. Special Use Permit to allow a bank with drive-in facilities in the B-2A General Commercial District which is an allowable special use per Section 5-7-3C of the City of Prospect Heights Zoning Code.
2. Variation to allow the reduction of the required Transitional Yard adjacent to a side yard and rear yard from 15' to 6' 3" along the east and north property lines as required by Section 5-7-3F5a and 5-7-3F5c of the Prospect Heights Zoning Code.

3. Variation to allow a 25' high parking light pole in excess of the maximum 12' high requirement per Section 5-8-2F8a of the City of Prospect Heights Zoning Code.
4. Variation to allow an average of 4.24 foot candle parking lot light level in excess of the maximum 3.0 foot candle level per Section 5-8-2F8c of the City of Prospect Heights Zoning Code.
5. Preliminary and Final Engineering Approval per Section 6-3-3 of the Prospect Heights Zoning Code.
6. Preliminary and Final Plat Approval per Section 6-3-2 and Section 6-3-4 of the Prospect Heights Zoning Code
7. Appearance Review Approval per Section 4-14-9 of the Prospect Heights Zoning Code.

Standards for Special Uses:

5-10-9: SPECIAL USES:

A. Authorization: The locations, construction, extension, or structural alteration of any use for which a special use permit is required pursuant to the provisions of this title may be authorized by a permit issued by the corporate authorities, subject to the standards set forth herein, and such conditions as may be imposed pursuant to this chapter. Prior to such authorization, a public hearing shall be held and a published notice shall be given, in the manner prescribed for amendments by this title.

B. Application For Special Use: Any person owning or having interest in the subject property may file an application to use such land for one or more of the special uses provided for in this title in the zoning district in which the land is situated.

Response: The applicant, TAP as agent for Chase Bank, which has a purchase contract interest in the property and has a right to apply for the Special Use Permit.

C. Notice Of Hearing: The same procedure for notice of hearing as required for variations (subsection 5-10-3D of this chapter) shall be followed for special use. (Ord. 0-77-27, 7-18-1977)

Response: Notice was published and has met the notice requirements.

D. Notice To Property Owners: The petitioner for a special use permit shall notify all property owners within three hundred fifty feet (350'), excluding public land and rights of way, but in no event more than four hundred fifty feet (450'), in each direction of the petitioner's property lines, by certified mail or individual notices executed by said property owners, of the date, hour and location of the public hearing and the special use requested. Such notice shall be in the same form as the published public notice and shall be mailed or delivered and executed not less than fifteen (15) and not more than thirty (30) days prior to the date of the public hearing. The owners to be notified are such persons or entities which appear in the authentic tax records of Cook County. Proof of notification shall be submitted by the petitioner to the plan/zoning board of appeals no later than the day of the public hearing. (Ord. 0-06-35, 8-21-2006)

- Response:** Notices has been mailed to the property owners with three hundred fifty (350) of the subject property as required.
- B. Standards:** No special use shall be recommended by the plan/zoning board of appeals unless said board shall find: (Ord. 0-77-27, 7-18-1977; and, Ord. 0-03-35, 9-15-2003)
1. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- Response:** The bank with three drive through ATM facilities is in keeping with general welfare of the area and will not be unreasonably detrimental.
2. That the special use will not be injurious to the use and enjoyment of other property in the community for the purposes already permitted, nor diminish and impair property values within the community.
- Response:** The special use for a bank with drive through facilities is consistent with similar properties in the area and will not diminish or impair property values with the community.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- Response:** The bank use is proposing to demolish a long standing existing vacant building. The redevelopment of the property and use will not impede the normal and orderly development and improvements of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- Response:** The redevelopment proposal will consolidate 2 independent lots into one lot of record, increase the amount of green space and landscaping, provide code compliant garbage screening and an 8' solid wood fence along the property lines to the residential properties.
5. That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets. (Ord. 0-77-27, 7-18-1977)
- Response:** Complies. No changes are proposed to the existing access to the existing parking lot from either Elmhurst Road or Euclid Ave.
6. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the city council pursuant to the recommendations of the plan/zoning board of appeals. (Ord. 0-77-27, 7-18-1977; and, Ord. 0-03-35, 9-15-2003)
- Response:** The special use application conforms to the applicable regulations of the B-2A Zoning District.

7. That the area described in the petition does not lie wholly or partly in floodplain, as defined by the flood control ordinances of the city; or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made.

Response: The property does not lie within a floodplain.

F. Conditions And Standards: Prior to granting any special use, the board may recommend, and the city council shall stipulate, such conditions and restrictions upon the establishment, location, construction, maintenance and operation of the special use as deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified herein, or as may be from time to time required. (Ord. 0-77-27, 7-18-1977)

Response: Conditions may be placed upon the development as deemed necessary by the PZBA after all testimony is heard regarding this application.

Special Use Conclusion:

The project meets both the general requirements and standards for a Special Use Permit for a sit down restaurant.

Standards for Variations:

There are three variations being requested. Staff has reviewed the project for conformance with the standards for variation. Commissioners should review for conformance with the standards for variation on each request separately.

5-10-8: VARIATIONS:

F. Standards For Variations: The plan/zoning board of appeals shall not recommend variation of the regulations of this title unless it shall make findings of fact based upon the evidence as presented that: (Ord. 0-77-27, 7-18-1977; am. Ord. 0-03-35, 9-15-2003)

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Response:

1. Transitional yards reduction. The applicant is proposing to reduce the impact that is currently present on site by providing additional green space and landscaping and has requested the minimum variation of the yards that still allow for traffic circulation and meet the other setback and parking requirements for the B-2A General Commercial District

2. Lighting and Pole heights are two separate variations but are directly related and the hardship is meeting City Standards and the ATM Safety Act standards. Applicant should provide additional testimony to address this issue.

2. Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

- Response:** 1. Transitional yard reduction. Meets standard
2. Lighting and Pole Heights. Applicant should provide additional information to answer this requirement.
3. The alleged hardship has not been directly created by any person presently, or a predecessor in interest, having a proprietary interest in the premises.
- Response:** The conditions of the lot and the lot being fronted by State Route 83 (Elmhurst Road) and Euclid Avenue not created by the applicants. Standard met.
4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- Response:** The applicant shall address how their request will not be detrimental or impact other properties in the neighborhood.
5. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- Response:** Standard met.
6. The proposed variation will not alter the essential character of the locality.
- Response:** The overall project will not alter the essential character of the locality, however, lighting impact shall be considered closely.
7. The proposed variation is in harmony with the spirit and intent of this title.
- Response:** Standard met.
8. Granting the variation requested will not confer the applicant any special privilege that is denied by this title to owners of other lands, structures, or buildings in the same district.
- Response:** Standard will be met as each case is reviewed and granting of the variation is not denying the right of others in the same district to seek the same variation.
9. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variation. (Ord. 0-77-27, 7-18-1977)
- Response:** Standard met.
10. The plan/zoning board of appeals shall further make a finding that the reasons set forth in the application justify the granting of the variation, and that the variation is the minimum variation that will make possible the reasonable use of the land, building, or structure. (Ord. 0-77-27, 7-18-1977; am. Ord. 0-03-35, 9-15-2003)

- Responses:**
1. **Transitional Yard Reduction.** The applicant has requested the minimum variation to allow for the redevelopment of the property. Standard met.
 2. **Lighting and Pole Heights.** Applicant must provide documentation that the request is the minimum necessary to make possible the reasonable use of the land.

The board may impose such conditions and restrictions upon the location, construction, design and use of property benefited by a variation as may be necessary or appropriate to comply with the foregoing standards and to protect adjacent property and property values.

Plat and Engineer Plan Approvals:

The Plan/Zoning Board of Appeals members shall refer to Zoning Code Sections 6-3-2, 6-3-3 and 6-3-4 to review the application for approval of engineering and plat plans as submitted.

6-3-2: PRELIMINARY PLAT:

A. Procedure For Approval: The subdivider shall submit twelve (12) copies of the preliminary plat and written application for approval to the city clerk. Accompanying the plats shall be the preliminary plat filing fees referred to in subsection 6-7-4B of this title. The preliminary plat shall be referred by the city council to the plan/zoning board and appropriate city staff officers for review. The plan/zoning board, after its review and report from appropriate city staff officials, shall negotiate with the subdivider on changes deemed necessary, shall recommend approval, approval with conditions, or rejection of the plat to the city council. The council shall refer the preliminary plat to the appropriate committees, and after committee review and recommendation, approve, approve with conditions or reject the preliminary plat. The city clerk shall then notify the subdivider in writing. Such tentative approval by the city council shall not constitute acceptance of the subdivision. (Ord. 0-77-02, 2-7-1977; and Ord. 0-09-36, 9-16-2003)

6-3-3: CONSTRUCTION IMPROVEMENT PLANS:

A. Procedure For Approval:

1. **Preliminary Plans:** Simultaneous with filing the preliminary plat or as soon thereafter as practicable, the subdivider shall submit to the City Clerk three (3) copies of the preliminary subdivision improvement plans covering the area of the preliminary plat. Two (2) copies of the preliminary plans shall be forwarded to the City Engineer for review. The City Engineer shall review the plans and submit a report on these plans to the Plan Commission as a part of the preliminary plat review report. Upon approval of the preliminary plat, the subdivider shall be notified in writing to proceed with the preparation of final construction plans.
2. **Final Construction Plans And Specifications:** After approval of the preliminary plats and plans, the subdivider shall prepare final construction plans, specifications and cost estimates, and submit four (4) copies to the City Clerk. Accompanying the submittal shall be subdivision improvement filing fees referred to in Section 6-7-4C of this Title. Three (3) copies of the submittal shall be transmitted to the City Engineer. The City Engineer shall review the final construction plans for conformance with the

preliminary plans and transmit a written report and one copy of the submittal to the City Council with his recommendations. If a final plat is being prepared covering only a portion of the approved preliminary plat, the final construction plans need be prepared for only that portion being platted. However, the entire area must be taken into account in designing the system.

6-3-4: FINAL PLAT:

A. Procedure For Approval: Within one year of approval of the preliminary plat, the subdivider shall prepare a final plat and submit to the City Clerk, together with a written application for approval. Accompanying the submittal shall be the final plat filing fees referred to in subsection 6-7-4B of this Title.

In case application for approval of a final plat is made for a part or parts of an approved preliminary plat, the City Council may extend the time for application of approval of final plats for other parts of the approved preliminary plat until later date or date beyond the foregoing one year period.

The City Council shall refer the plats to the Plan Commission and the City Engineer for review. The City Engineer shall review the plats for technical details, conformance with existing City ordinances and conformance with the approved preliminary plat and submit a written report to the Plan Commission. The Plan Commission shall, after its review, submit its recommendation to the City Council. The City Council shall, by resolution, approve or disapprove such plat. Upon adoption of the resolution approving a final plat, the City Clerk shall certify such approval and affix the corporate seal of the City on the final plat.

Conclusion

Staff has reviewed the engineering plans and final plat documents for conformance to City standards and recommends approval.

Appearance Review:

The PZBA will be reviewing this project for Appearance Review. Please refer to the following information when reviewing the project for approval.

4-14-9: APPEARANCE REVIEW CRITERIA:

B. Review Criteria: The provisions of the Zoning Ordinance in regard to bulk regulations and standards, and those portions of all codes which directly affect appearance, shall be part of the following review criteria:

1. Inappropriate, incompatible, bizarre, and exotic colors and designs shall be avoided.
2. Inappropriate materials and methods, and those which will produce inconsistency with the building, shall be avoided.

3. The height and scale of each building shall be compatible with its site and adjoining buildings.
4. The architectural character of the building shall be in keeping with the topographical dictates of the site.
5. Attractive landscape transition to adjoining properties shall be provided.
6. Landscape elements included in this criteria shall consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utility structures.
7. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or a combination of these. Screening shall be equally effective in summer and winter.
8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors avoided.
9. Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.
10. Mechanical equipment or other utility hardware on roof, ground, or building shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.
11. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures must be conducive to easy maintenance and upkeep.

The purpose of this criteria is to establish a checklist of those items which affect the physical aspect of the City's environment. Pertinent to appearance is the design of the site, building and structure, planting, lighting, signage and miscellaneous other objects which are observed by the public.

This criteria is not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the City. (Ord. 0-87-87, 11-17-1987, eff. 11-27-1987)

4-14-10: ACTION OF APPEARANCE REVIEW COMMITTEE:

The Committee may make recommendations to the applicant as to changes in the exterior drawings, sketches, landscaping, site plans and materials which in the judgment of the Committee would tend to affect the general purposes of the appearance plan. The Committee shall determine whether or not the proposed request: a) conforms to the appearance plan; b) that the proposed building or structure will be inappropriate to, or incompatible with the character of the immediate neighborhood; or c) cause substantial depreciation in property values. (Ord. 0-87-87, 11-17-1987, eff. 11-27-1987)



City of Prospect Heights

Department of Engineering
8 North Elmhurst Road, Prospect Heights, Illinois, 60070-6070
Office: 847/398-6070 x 210-FAX: 847/390-1854
www.prospect-heights.il.us

November 6, 2015

Mr. Dan Peterson
City of Prospect Heights
8 N. Elmhurst Road
Prospect Heights, Illinois 60070

Re: Chase Bank
215 South Elmhurst Road
City Engineer Plan Review #1

Dear Mr. Peterson:

The City recently received the following documents:

- Final Engineering Plans for Chase Bank, 13 sheets, prepared by V3 Companies, with a most recent revision date of October 16, 2015
- ALTA Land Title Survey, two sheets, prepared by V3 Companies, with a most recent revision date of October 7, 2015
- Final Plat of Subdivision, two sheets, prepared by V3 Companies, dated October 19, 2015.

I have the following comments relative to these documents:

Engineering Plans:

1. The petitioner must apply for and show proof of permit insurance from the Metropolitan Water Reclamation District (MWRD). Please forward MWRD permit applications to the City for review and signatures as required.
2. The petitioner must apply for and show proof of permit insurance from the Illinois Department of Transportation (IDOT) for access points and other related work along Elmhurst and Cook County Department of Transportation and Highways for Euclid Avenue.
3. All other permits required for the project shall be secured by the petitioner and copies of issued permits shall be forwarded to the City.
4. The Fire Department shall review and approve the site geometry and water main features of the property.
5. MWRD required plan notes should be added.
6. It appears that part of the driveway apron for Euclid Avenue overlaps onto the parcel to the East. Is there an easement of such? If not, one should be recorded.
7. We anticipate that IDOT and/or CDOT will require agreements for the access points overlapping onto adjacent properties with the public right of way.
8. Consider installation of a Do Not Enter sign in the landscape area just north of the stop bar for the drive thru exit.
9. Ten wheel stops are specified along the south side of the building due to the parking lot being flush with the sidewalk running along the south building face. Can the site be graded differently to allow for a raised curb (6" high) to be installed along most of this section, thus eliminating or dramatically reducing the number of wheel stops?

10. We believe that MWRD will require an inspection manhole on the sanitary sewer service within close proximity to the building. We defer to MWRD on this issue.
11. It is our understanding that the Village of Mt. Prospect will be providing water service to the property, however, we feel that additional a valve and vault east of the reducer and near the property line would be beneficial.
12. A storm manhole should be installed at the bend of the 8" building storm service heading towards the north.

Plot Comments:

13. Add the dimensions for the Lots 7 and 8, both record and measured.
14. Call out where the two required concrete monuments will be placed.
15. On sheet 2 of the subdivision, there needs to be a school district statement.
16. Since the underlying Lots are in a "Subdivision", we feel that this should be called a "Resubdivision". Or maybe it can be called a Consolidation. We are open to discussion on this.
17. The easements shown on the plat are carry overs from the underlying Plat of Subdivision that was recorded in 1946. An easement provision statement should be attached to this plat just to refresh and update their uses and purposes.

Please submit revised engineering drawings, plats, MWRD permit applications, etc. including a written disposition of the above comments. We will continue to review these documents in more detail, however the comments listed above are the suggested major changes. Any approvals should be contingent on the City final review and approval of the engineering plans and supporting documentation.

Overall, the plans that I reviewed have been designed in accordance with generally accepted engineering standards. I do not have any serious concerns regarding this development based on any review of the documents. I feel that all of my comments can readily be addressed by the petitioner in future submittals.

If you have any other questions or need additional information, please feel free to contact me.

Sincerely,

City of Prospect Heights



Steven D. Barocz, P.E.
City Engineer

CITY OF PROSPECT HEIGHTS
2016 OCT 20 AM 8:49

FOR OFFICE USE ONLY:
 FEE PAID: 2150.00
 RECEIPT # 1111
 DATE 10/19/15
 RECEIVED BY 1111
 CASE # 1111
 MEETING DATE 11/11/15

PLAN/ZONING BOARD OF APPEALS APPLICATION

- ☒ Special Use (\$400)
☒ Variance (\$150)
☐ Text Amendment (\$300)
- ☐ Map Amendment (Refer to Ord. 0-03-18)
☐ Subdivision/PUD (Refer to Ord. 0-03-18)
☐ Lot Consolidation (Refer to Ord. 0-03-18)

APPLICANT: Tim Maseck, The Architects Partnership
ADDRESS: 122 South Michigan Ave, Ste 1810
 Chicago, IL 60603

PHONE: Home: (414) 745-4525 Work: (312) 583-9800 ext 44

ADDRESS OF SUBJECT PROPERTY: 215 S Elmhurst Avenue
 Prospect Heights, IL 60070

PROPERTY IS LOCATED IN THE B-2A ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 8.02-1
DESCRIPTION OF REQUEST: Special Use Permit for bank with "drive-in";
 Propose +/- 6'-1" transitional side/rear yards;
 Propose 25' high site lighting poles;
 Propose light level of 4.24 footcandles average.
 Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record? YES NO X If yes, please describe:

Has the property been the subject of previous or pending administrative legislative or court action:
 YES NO X If yes, give details:

- The following items MUST be submitted at time of filing
1. Application (12 copies)
 2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application (12 copies). (Note: please include one copy for file no larger than 11 x 17).
 3. Proof of Ownership (1 copy)
 4. Letter indicating Hardship (for variances only - 12 copies)
 5. Notice to Property Owners (1 copy)
 6. List of Property Owners (1 copy) obtained from the Planning Township Office, 1416 N. Arlington Heights Rd., Arlington Heights, IL 60004 - Tel: 847/253-1515 of all properties along within 150 ft of property immediately adjacent to the subject property.
 7. Application Fee (cash or check made payable to City of Prospect Heights)

Date: 10/19/15
 Signature of Applicant: [Signature]

EXHIBIT 2

The Architectural Partnership, Ltd. 122 South Michigan Avenue, Suite 1810, Chicago, IL 60603 312.683.9800



October 19, 2015

City of Prospect Heights
Building and Development
8 North Elmhurst Road
Prospect Heights, IL 60070

Re: Plan / Zoning Board of Appeals
Special Use and Zoning Variations Requests for
216 South Elmhurst Road

To Whom It May Concern:

The attached Plan / Zoning Board of Appeals Application for Special Use and Zoning Variations is being submitted for the property located at 216 South Elmhurst Road, Prospect Heights, Illinois.

The subject property was previously utilized by the United States Social Security Administration. A letter of intent to purchase the property has recently been agreed upon between JP Morgan Chase (Chase) and the current landowner. The property currently contains a one story office building (approximate area of 16,216 square feet) with parking for 65 vehicles. The current Zoning is B-2A, General Commercial District.

The proposed use for the property is a Chase Bank retail banking center. This use will require demolition of the existing building and parking, with construction of a new retail bank building, drive through ATM lanes with a canopy, customer parking and landscaping.

The proposed gross building area is 5,954 square feet. Parking is proposed for 38 vehicles (including two accessible parking spaces.) The proposed ATM drive through will include three lanes with queuing for 4 vehicles for each lane. A by-pass lane is proposed at the end of the drive through.

Chase is requesting a Special Use permit for a bank with "drive-in" in Zone B-2A. Chase is also requesting the following Variations:

- Propose +/- 8'-3" wide Transitional Side / Rear Yards (minimum 15' required.)
 - Propose 25' high light poles (maximum 12' allowed.)
 - Propose parking lot average light level of 4.24 footcandles (maximum 3 footcandles allowed.)

Chase is requesting these Variations as the normal zoning requirements will otherwise impose hardships on Chase to provide its standard level of customer service (type and number of personnel banking service functions, number of parking spaces and drive through lanes) at this location, as well as, meet the requirements of the 1999 Illinois ATM Safety Act.

Specifically, the narrower than minimum required Transitional Side / Rear Yards are necessary to accommodate emergency vehicle access on all sides of the building, as well as, customer access to the ATM drive through lanes, plus a by-pass lane. It should be noted that the proposed yard widths are an improvement upon the existing.

Further, the 1999 Illinois ATM Safety Act requires footcandle levels as follows:

- 10 footcandles within a five foot radius of the ATM, measured at 36 inches above the ground.
- 2 footcandles within fifty feet of the ATM, including the nearest available parking location, measured at 36" above the ground.

The Architects Partnership, Ltd. 122 South Michigan Avenue, Suite 1610, Chicago, IL 60603 312.653.9800



In order to provide these footcandle levels, an "average" footcandle light design level of 4.24, measured at 36" above the ground, using 25' high poles is necessary.

Please feel free to contact me should you have any questions or concerns regarding this Application and corresponding requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Timothy R. Menick', is written over a horizontal line.

Timothy R. Menick
Vice President
The Architects Partnership, Ltd.

Phone: (312) 583-9800, ext. 44
Cell: (414) 746-4525

EXHIBIT 8

Levin Associates

October 22, 2015

Dan Peterson
Building & Development Director
City of Prospect Heights
Prospect Heights, IL 60070

RE: Site Approvals
215 S. Elmhurst Road
Prospect Heights, IL.

Dear Dan,

Please be advised that the Designer Direct Inc. (Owner) of the above referenced property has entered into a Letter of Intent with JPMorgan Chase Bank for the purchase of the property. As Owner's representative we hereby grant Chase authorization to seek zoning relief for the site.

Very truly yours,


Stephen Rebarchak, Real Estate Manager
Levin Associates

CC: Kerry Levin, President, Levin Associates
Jonathan Kriesoff, Chase
Tim Mesock, TAP

ARCHITECTS
interior design
building design
landscape design
graphic design

CONTRACTORS
construction management
general contracting
construction labor
building permits

DESIGNERS
property management
property engineering
surveying
environmental

REALTORS
brokerage
leasing
consulting
acquisition

PRODUCT TYPES
residential
commercial
retail
multi-family
residential
religious
recreational
hospitality
educational
industrial
governmental

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EXHIBIT 5

**NOTICE TO PROPERTY OWNERS
PLAN/ZONING BOARD OF APPEALS
PUBLIC HEARING**

Date of Hearing:

November 19, 2015

Time of Hearing:

7:00 p.m.

Place of Hearing:

**Prospect Heights City Hall
8 North Elmhurst Road
Prospect Heights, IL 60070**

Subject Property

215 S. Elmhurst Road

Explanation of Request:

The petitioner will be seeking the following relief for this project:

1. Special Use Permit to allow a bank with drive-in facilities in the B-2A General Commercial District which is an allowable special use per Section 5-7-3C of the City of Prospect Heights Zoning Code.
2. Variation to allow the reduction of the required Transitional Yard adjacent to a side yard and rear yard from 15' to 6' 3" along the east and north property lines as required by Section 5-7-3F5a and 5-7-3F5c of the Prospect Heights Zoning Code.
3. Variation to allow a 25' high parking light pole in excess of the maximum 12' high requirement per Section 5-8-2F8a of the City of Prospect Heights Zoning Code.
4. Variation to allow an average of 4.24 foot candle parking lot light level in excess of the maximum 3.0 foot candle level per Section 5-8-2F8c of the City of Prospect Heights Zoning Code

Legal Description:

LOTS 7 AND 8 IN BLOCK 7 IN PROSPECT HEIGHTS MANOR UNIT 2, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH HALF OF THE NORTHWEST QUARTER THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1946 AS DOCUMENT NUMBER 13691417 IN COOK COUNTY, ILLINOIS, EXCEPTING FROM THE AFORESAID TRACT THAT PART OF LOT 8 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 7 IN PROSPECT HEIGHTS MANOR UNIT NUMBER 2 SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH

**NOTICE TO PROPERTY OWNERS
PLAN/ZONING BOARD OF APPEALS
PUBLIC HEARING**

00 DEGREES 00 MINUTES 00 SECONDS EAST, 15.00 FEET
ALONG THE WEST LINE OF SAID LOT 8; THENCE SOUTH 58
DEGREES 34 MINUTES 23 SECONDS EAST 29.19 FEET TO A POINT
INT THE

SOUTH LINE OF SAID LOT 8; THENCE NORTH 89 DEGREE 49
MINUTES 24 SECONDS WEST, 25 FEET ALONG THE SOUTHLINE
OF SAID LOT 8 TO THE POINT OF BEGINNING IN COOK COUNTY,
ILLINOIS.

PIN #03-27-208-007-000 and #03-27-208-008-000

Name of Applicant(s)
Address:

TIM MASECK, THE ARCHITECTS PARTNERSHIP

122 S. Michigan Ave, Suite 1810
Chicago, IL 60103

This notice must be postmarked for service not less than 15 days, nor more than 30 days before the date of the public hearing. Service must be made to the owners (those persons whose names appear in the tax records) of all property owners within 350 feet in each direction of the lot lines of the subject property. The number of feet occupied by all public roads, streets, alleys and other public ways shall not be included in computing this 350 foot requirement. In no event shall this requirement exceed 450 feet (including public roads, streets, alleys and other public ways).

PUBLIC HEARING NOTICE

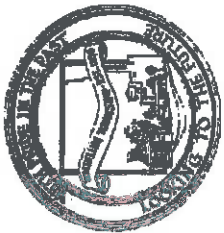
Notice is hereby given that the Plan/Zoning Board of Appeals of the City of Prospect Heights, Cook County, Illinois, will conduct a Public Hearing on the 19th day of November 2015, 7pm, at the Prospect Heights City Hall, 8 North Elmhurst Road, Prospect Heights, Illinois, for consideration of a Special Use Request for a bank with drive through lanes at the property commonly known as 215 S. Elmhurst Road, Prospect Heights, Illinois, in the City's B-2A General Commercial District; Variation to allow the reduction of the required Transitional Yard adjacent to a side yard and rear yard from 15' to 6' along the east and north property lines as required by Section 5-7-315a and 5-7-315c of the Prospect Heights Zoning Code; Variation to allow a 25' high parking light pole in excess of the maximum 12' high requirement per Section 5-8-278a of the City of Prospect Heights Zoning Code; Variation to allow an average of 4.24 foot candle parking lot light level in excess of the maximum 3.0 foot candle level per Section 5-8-2F8c of the City of Prospect Heights Zoning Code for the property legally described as follows:

LOTS 7 AND 8 IN BLOCK 7 IN PROSPECT HEIGHTS MANOR UNIT 2, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH HALF OF THE NORTHWEST QUARTER THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1946 AS DOCUMENT NUMBER 13681417 IN COOK COUNTY, ILLINOIS, EXCEPTING FROM THE AFORESAID TRACT THAT PART OF LOT 8 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8 IN BLOCK 7 IN PROSPECT HEIGHTS MANOR UNIT NUMBER 2 SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 15.00 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE SOUTH 58 DEGREES 34 MINUTES 23 SECONDS EAST 29.19 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 89 DEGREE 49 MINUTES 24 SECONDS WEST, 25 FEET ALONG THE SOUTHLINE OF SAID LOT 8 TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PIN #03-27-208-007-000 and #03-27-208-008-000

The applicant is Timothy R. Maseck, The Architects Partnership, 122 S. Michigan Ave Suite 1810, Chicago, IL 60603. A copy of the application is on file at City Hall, 8 North Elmhurst Road, Prospect Heights, Illinois 60070. All persons present at the meeting will be given an opportunity to be heard.

Prospect Height Zoning Board of Appeals



WHEELING TOWNSHIP

1616 N. Arlington Heights Road • Arlington Heights, Illinois 60004
847-259-7730 • fax 847-259-1570
www.wheelingtowship.com

Assessor Jerry Sadler
Phone: 847-259-1515 Fax: 847-259-3070

Instructions for Your Variance

We have supplied you with the property index numbers (PINS) for the property within the required boundaries for your variances letters.*

You will need to go to the web to obtain the names and addresses for mailing your variances notices.

The web address is: www.cookcountytreasurer.com

1. Choose "Payments" then "Payment Status."
2. Enter P.I.N. #.
3. Enter Security Code given as it reads.
5. Click on "Search"
4. Choose "Click Here to Pay or for Detailed Tax Information"
5. Use "Mailing Information" not "Property Location."
6. Return to PIN Summary to enter next P.I.N. #.

If you have any questions, please feel free to contact the Wheeling Township Assessor's office at 847-259-1515.

Jerry Sadler
Wheeling Township Assessor

*These property index numbers are required by your village or city and are provided as a courtesy by the Wheeling Township Assessor's office. The Township assumes no responsibility for any additional requirements by the village or city.

Wheeling Township is an Equal Opportunity Employer

PUBLIC HEARING NOTIFICATION LIST OF PROPERTY OWNERS OF RECORD WY 015-049

(Real Estate Index No.)	(Name)	(Street)	(City/State/Zip)
03-27-208-007-0000	SUBJECT	215 S. EMERSON	MT. PROSPECT HTS 60070
-008			
-004			
-005			
-006			
-011			
-010			
-012			
-013			
-014			
-015			
-003			
-016			
03-27-209-005-0000			
-006			
-007			
-008			
03-27-100-093-0000	Prospect Hts Park Dist		
-000	108 W. Camp McDonald Rd.		P.H. 60090
03-27-100-095-0000			
03-27-100-010-0000	Village of Mt Prospect		
-000	100 S. Emerson		Mt Prospect, IL 60076
03-27-100-027-0000	1001-1046 Colony Country Condos		See Attached
03-27-209-008-0000			
03-27-201-009-0000			

630-JUL-19

RECORDS OF PERSONS ATTENDING AT THE MOTIVATION INDIVIDUAL CITIZENSHIP CLASS

(Name)

(Street) (City/State/Zip)

00

100

1

100

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Author's address: Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, U.S.A.
E-mail: shashank@ucsd.edu

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PLATE 1

James M. Avey

Abstract

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References

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[illegible]

—continued, p. 66

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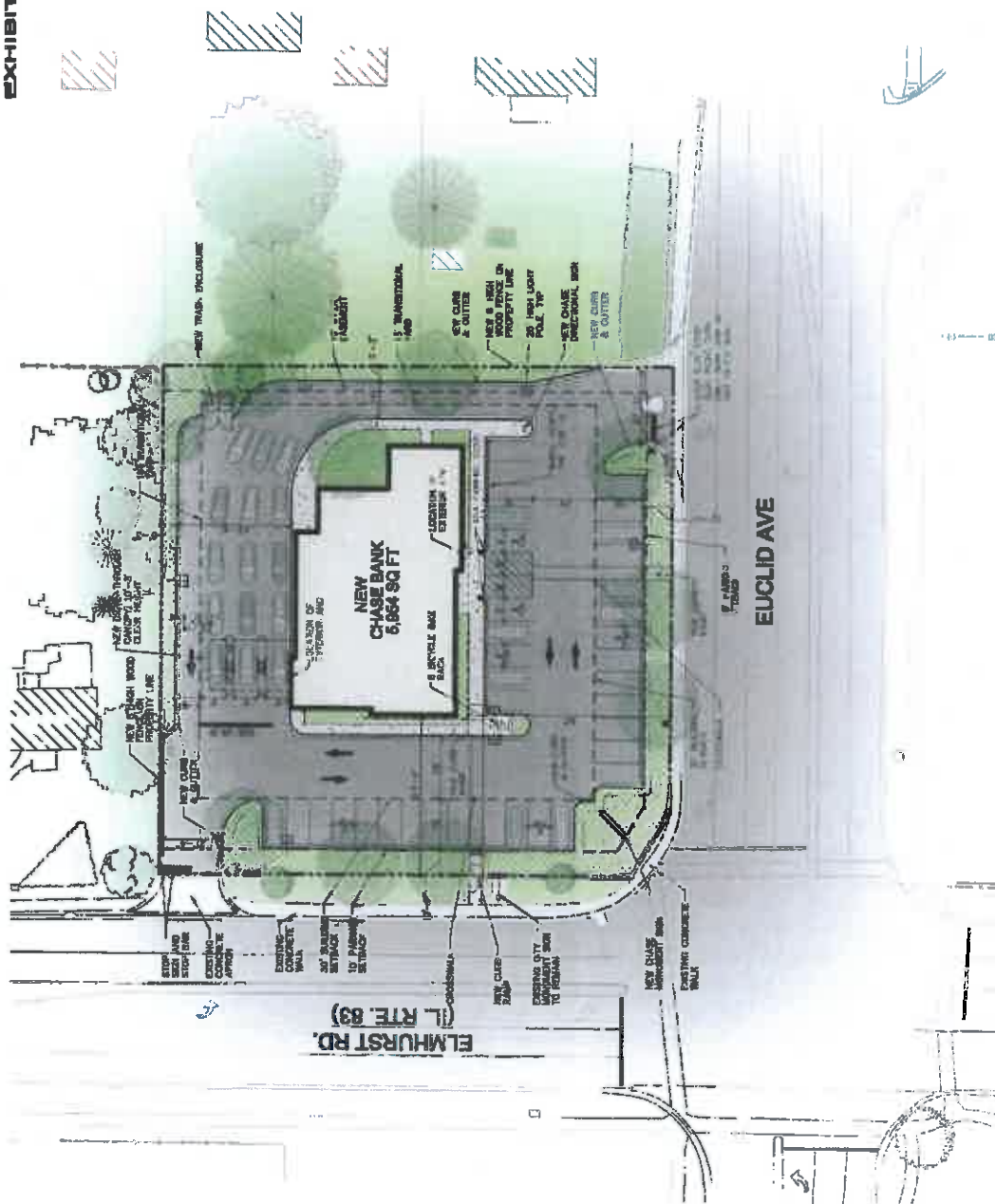
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207765-043

CONDOMINIUM: 03-27-100-027-1001 through 1046
COLONY COUNTRY

Unit	Unit	Unit
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T-2 = 1002	T-18 = 1018	T-34 = 1034
T-3 = 1003	T-19 = 1019	T-35 = 1035
T-4 = 1004	T-20 = 1020	T-36 = 1036
T-5 = 1005	T-21 = 1021	T-37 = 1037
T-6 = 1006	T-22 = 1022	T-38 = 1038
T-7 = 1007	T-23 = 1023	T-39 = 1039
T-8 = 1008	T-24 = 1024	T-40 = 1040
T-9 = 1009	T-25 = 1025	T-41 = 1041
T-10 = 1010	T-26 = 1026	T-42 = 1042
T-11 = 1011	T-27 = 1027	T-43 = 1043
T-12 = 1012	T-28 = 1028	T-44 = 1044
T-13 = 1013	T-29 = 1029	T-45 = 1045
T-14 = 1014	T-30 = 1030	T-46 = 1046
T-15 = 1015	T-31 = 1031	
T-16 = 1016	T-32 = 1032	



SITE INFORMATION

ZONING _____

ZONE B-2A (COMMUNITY BUSINESS DISTRICT)

LOT AREA: 39,835 SQ FT

REQUIRED FAR: 1.2
ACTUAL FAR: 0.15

BUILDING SETBACK FROM STREET R.O.N.:
REQUIRED = 30'
ACTUAL = 85'-4" & 80'-0"

PARKING LOT SETBACK FROM SOUTH LOT LINE:
REQUIRED = 10'
ACTUAL = 10'-11"

PARKING LOT SETBACK FROM WEST LOT LINE:
REQUIRED = 10'
ACTUAL = 10'-0"

PARKING COUNT DATA:
PARKING REQUIRED = 38
PARKING PROVIDED = 38 (2 HANDICAP)

PROPOSED EAST DRIVE-THRU
WITH PROPPED:
PROPOSED BYPASS AT
DRIVE-THRU WIDTH PROVIDED: 9'-6"
14'-0"

TRIANGULAR VISION CLEARANCE: 12'

PREVIOUS LOT COVERAGE _____

AREA OF EXISTING GREEN SPACE: 3,165 S.F.
PERCENTAGE OF SITE AREA PROVIDED: 7.9%

AREA OF PROPOSED GREEN SPACE: 7,720 S.F.
PERCENTAGE OF SITE AREA PROVIDED: 19.4%

VARIANCES REQUIRED _____

+/- 5'-0" WIDE TRANSITIONAL SIDE/YEAR
YARDS (MINIMUM 15' REQUIRED)

20' HIGH SITE LIGHTING POLES (MAXIMUM
12' ALLOWED)

AVERAGE LIGHT LEVEL OF 0.24 FOOTCANDLES
(MINIMUM 3 FOOTCANDLES ALLOWED)

SPECIAL USE _____

SPECIAL USE PERMIT FOR A BANK WITH
"DRIVE-IN" (ZONE B-2A)

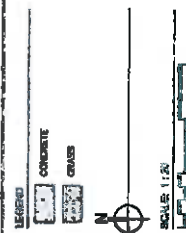




EXHIBIT 8

TRAFFIC MEMORANDUM

DATE: October 19, 2015
TO: Dan Peterson, Director of Building and Development
FROM: Peter Reinhofer, P.E.
RE: Proposed Chase Bank located at the northeast corner of
IL-83/Eimhurst Road and Euclid Avenue
City of Prospect Heights, Illinois

V3 Companies has prepared this traffic memorandum for a proposed Chase Bank at the northeast corner of IL-83 / Eimhurst Road and Euclid Avenue in Prospect Heights, Illinois. Chase partially occupies the four-story building at the southeast corner of the same intersection and is planning to move operations to the proposed site, which is a former Social Security Administration office building. The proposed drive-in bank will be 5,954 square feet and will include three drive-through ATM lanes and no drive-up teller lanes.

Existing access to the site consists of a full access driveway on IL-83 approximately 235 feet north of Euclid Avenue and a right-in/right-out driveway on Euclid Avenue approximately 235 feet east of IL-83. The proposed bank will utilize the same access points. The ATM drive-through lanes are proposed to be located along the north side of the building and can accommodate approximately 18 vehicles before backing up into the bank parking lot, as illustrated in the attachment. In addition, the drive-through lanes can accommodate approximately 21 vehicles before backing up to Euclid Avenue.

IL-83 / Eimhurst Road is under the jurisdiction of the Illinois Department of Transportation and generally provides two northbound and two southbound travel lanes separated by a striped median. In the vicinity of the full access driveway, the median is striped with a left turn lane which extends to the signalized intersection at Euclid Avenue. Euclid Avenue is under the jurisdiction of the Cook County Department of Transportation and Highways and generally provides two eastbound and two westbound travel lanes separated by a mountable median. In addition, a westbound right turn lane exists at the right-in/right-out driveway that extends to the signalized intersection at IL-83. A sidewalk is located within the pathways of both IL-83 and Euclid Avenue.



Project traffic is estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The following land use category is used to determine project traffic:

Drive-In Bank (ITE Land Use Code 912) – Drive-in banks provide banking facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs).

The ITE Trip Generation Manual assigns trip generation rates based on a peak period and an independent variable. The independent variable for this analysis will be the number of square feet of this proposed bank.

As documented in the ITE Trip Generation Manual, 9th Edition, a drive-in bank does not typically generate all new traffic on a roadway system. The total trip generation is a combination of pass-by trips, which represent existing traffic drawn directly from the passing traffic flow on the adjacent trips, and primary trips, which represent new traffic drawn to the roadway network by the new development. Data published in the ITE Trip Generation Handbook is used to estimate the pass-by percentages for this land use. It should be noted that that pass-by trip reductions do not reduce the total number of trips into the site, but decreases the number of new trips on the adjacent roadway network.

The ITE Trip Generation Handbook provides a pass-by rate of 47 percent for drive-in banks. Table 1 provides a summary of the total trip generation with pass-by reductions for the proposed development.

Table 1 – Trip Generation

Land Use	Size	Primary Trips		Pass-by Trips		Total Trips	
		In	Out	In	Out	In	Out
Drive-In Bank (ITE 912)	6,864 sf	41	31	72	73	72	146
Less pass-by trips (47%)		-19	-15	-34	-34	-34	-68
Total New Trips		22	16	38	39	38	77

The current Chase Bank location includes the drive-in bank in addition to office space within the four-story building. It is our understanding that the banking portion of the existing site is larger than the proposed bank. Since the drive-in bank is getting smaller, it is anticipated that the proposed location will generate less vehicle trips than the existing location. In addition, since the bank is moving from the southeast corner of IL-83 and Euclid Avenue to the northeast corner, it is anticipated that the existing roadway network can accommodate the shift in traffic and that no additional roadway improvements are needed.

The City of Prospect Heights requires a banking facility to provide four stacking spaces for each window, per the Off-Street Parking Requirements. The proposed on-site circulation provides



space for four vehicles to stack for each ATM lane, including the vehicle using the ATM, with additional stacking area along the internal drive aisle to the drive-through. A total of 18 vehicles can stack from the ATM machines before backing up into the bank parking lot. Based on our experiences and assessments of drive-in banks, the typical maximum queue of vehicles observed at ATM drive-through lanes is approximately 2 to 3 vehicles during the peak hours. Therefore, the stacking capacity of the proposed drive-through lanes of the bank will be sufficient to accommodate the peak demand and not back up into the parking area or Euclid Avenue.

PROPERTY AREA - 3,900.00 SQ. FT. (0.09 AC.)
 CASHES/STATION AREA - 30.00 SQ. FT. (0.0007 AC.)
 ON-SITE AIR SERVICE

PROPOSED AIRPORT AREA - 22,000 SQ. FT. (0.506 AC. (0.111 AC.)
 PROPOSED AIRPORT AREA - 7,000 SQ. FT. (0.160 AC. (0.037 AC.)

EXISTING AIRPORT AREA - 4,000 SQ. FT. (0.092 AC. (0.021 AC.)
 EXISTING AIRPORT AREA - 3,000 SQ. FT. (0.069 AC. (0.016 AC.)

REGULAR SPACES	24
ADDITIONAL SPACES	1
TOTAL SPACES	25

HEAVY DUTY BITUMINOUS PAVEMENT

¹² ATTENDING SURVIVAL COURSE, NOT SURVIVAL STUDENTS
¹³ ATTENDING INJECTION COURSE, NOT ATTENDING
¹⁴ ATTENDING BLOOD COURSE - DM

* INTERNATIONAL SURFING COURSE, BOAT SURFING
 * INTERNATIONAL INLAND COURSE, BOAT SURFING
 * ADVANCED SURFING COURSE - ONE

* 8" P.O. CONCRETE PAVEMENT WITH (CONC-9-WL-9) W.W.P.
* AGGREGATE BASE COURSE - C-41

* P.C. CONCRETE PAYMENT
* ACCOUNTS DUE ON 10/1/01 - CASH

1. ALL SUBMISSIONS MUST GO TO BACK OF CURTAINS AND REMAIN UNOPENED UNTIL 11:00 AM.
2. ALL PARTICIPANTS MUST BE PRESENT AT 11:00 AM TO RECEIVE THEIR AWARD.
3. ALL SUBMISSIONS MUST BE OPENED BY THE JUDGES AT 11:00 AM.
4. ALL SUBMISSIONS MUST BE OPENED BY THE JUDGES AT 11:00 AM.

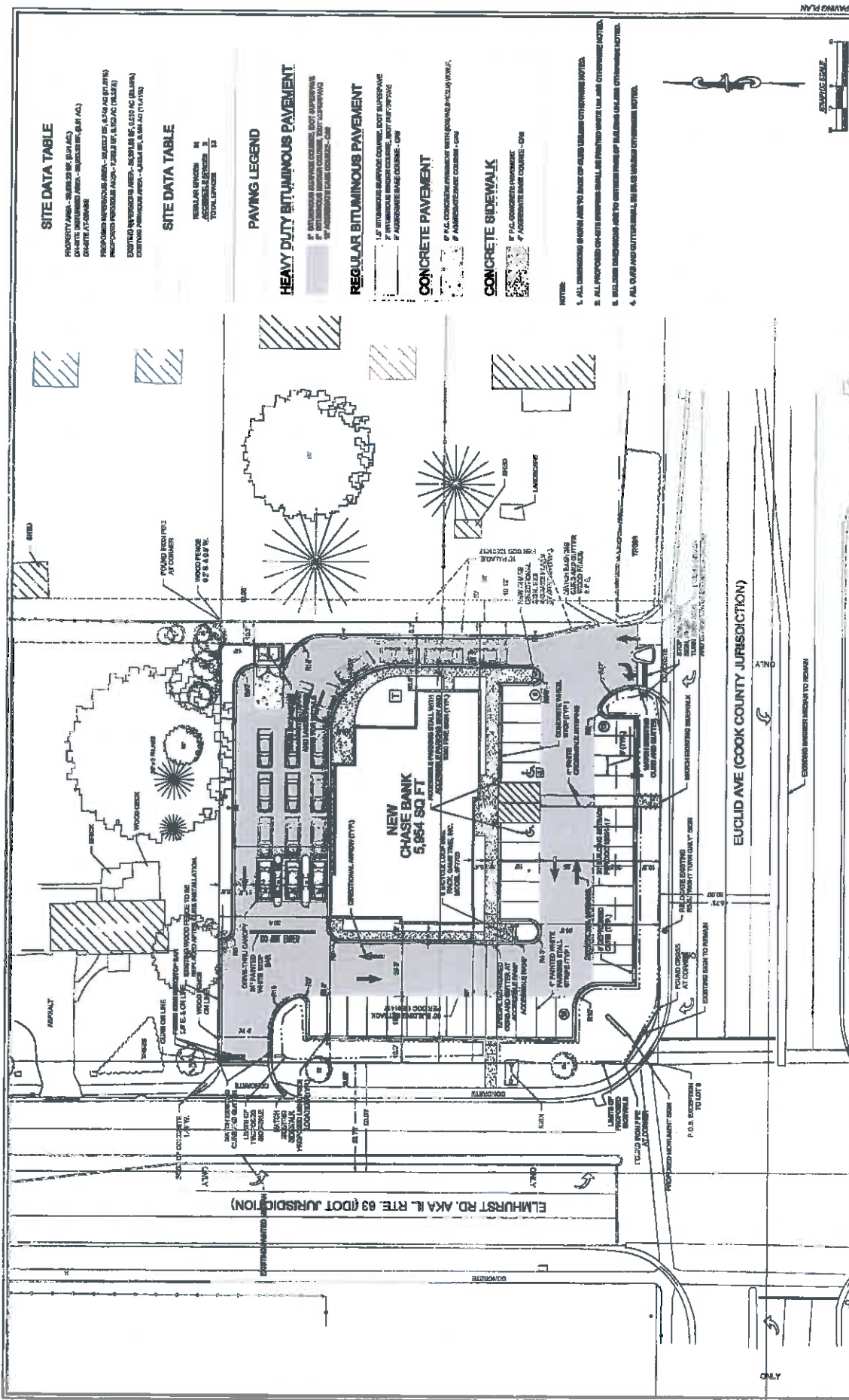


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LAYOUT AND PAVING PLAN

725 Compromise
7225 James Avenue
Westridge, IL 60057
330.734.2300 phone
330.724.0202 fax
WWW.7252.COM

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SITE DATA TABLE

PROPERTY AREA - 3,000.00 SQ. FT. (AC)	CHASITE IMPROVED AREA - 1,000.00 SQ. FT. (AC)	CHASITE AT GRADE
PROPOSED IMPROVED AREA - 1,000.00 SQ. FT. (AC)	PROPOSED IMPROVED AREA - 1,000.00 SQ. FT. (AC)	PROPOSED IMPROVED AREA - 1,000.00 SQ. FT. (AC)
EXISTING IMPROVED AREA - 1,000.00 SQ. FT. (AC)	EXISTING IMPROVED AREA - 1,000.00 SQ. FT. (AC)	EXISTING IMPROVED AREA - 1,000.00 SQ. FT. (AC)
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SITE DATA TABLE

REGULAR ASPHALT	IN
CONCRETE	IN
TOTAL SURFACE	IN

PAVING LEGEND

HEAVY DUTY BITUMINOUS PAVEMENT

- 1" BITUMINOUS SURFACE COURSE, DOT SUPERPAVE
- 2" BITUMINOUS BASE COURSE, DOT SUPERPAVE
- 3" AGGREGATE BASE COURSE, DOT SUPERPAVE

REGULAR BITUMINOUS PAVEMENT

- 1" BITUMINOUS SURFACE COURSE, DOT SUPERPAVE
- 2" BITUMINOUS BASE COURSE, DOT SUPERPAVE
- 3" AGGREGATE BASE COURSE, DOT SUPERPAVE

CONCRETE PAVEMENT

- 4" P.C. CONCRETE PAVEMENT WITH 10% FIBER
- 4" AGGREGATE BASE COURSE, DOT SUPERPAVE

CONCRETE SIDEWALK

- 4" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE, DOT SUPERPAVE

NOTES

1. ALL CONCRETE SHALL BE TO SPEC OF AASHTO M 301. OTHERS NOTED.
2. ALL PROPOSED CONCRETE SHALL BE FINISHED WITH 1/8" AND OTHERS NOTED.
3. EXISTING IMPROVED AREAS TO REMAIN SHALL BE FINISHED WITH 1/8" AND OTHERS NOTED.
4. ALL CURBS AND GUTTERS SHALL BE FINISHED WITH 1/8" AND OTHERS NOTED.

VR CONSULTING
7330 N. Ave.
Westfield, IL 60177
312.754.8800
www.vrconsulting.com

REVISIONS

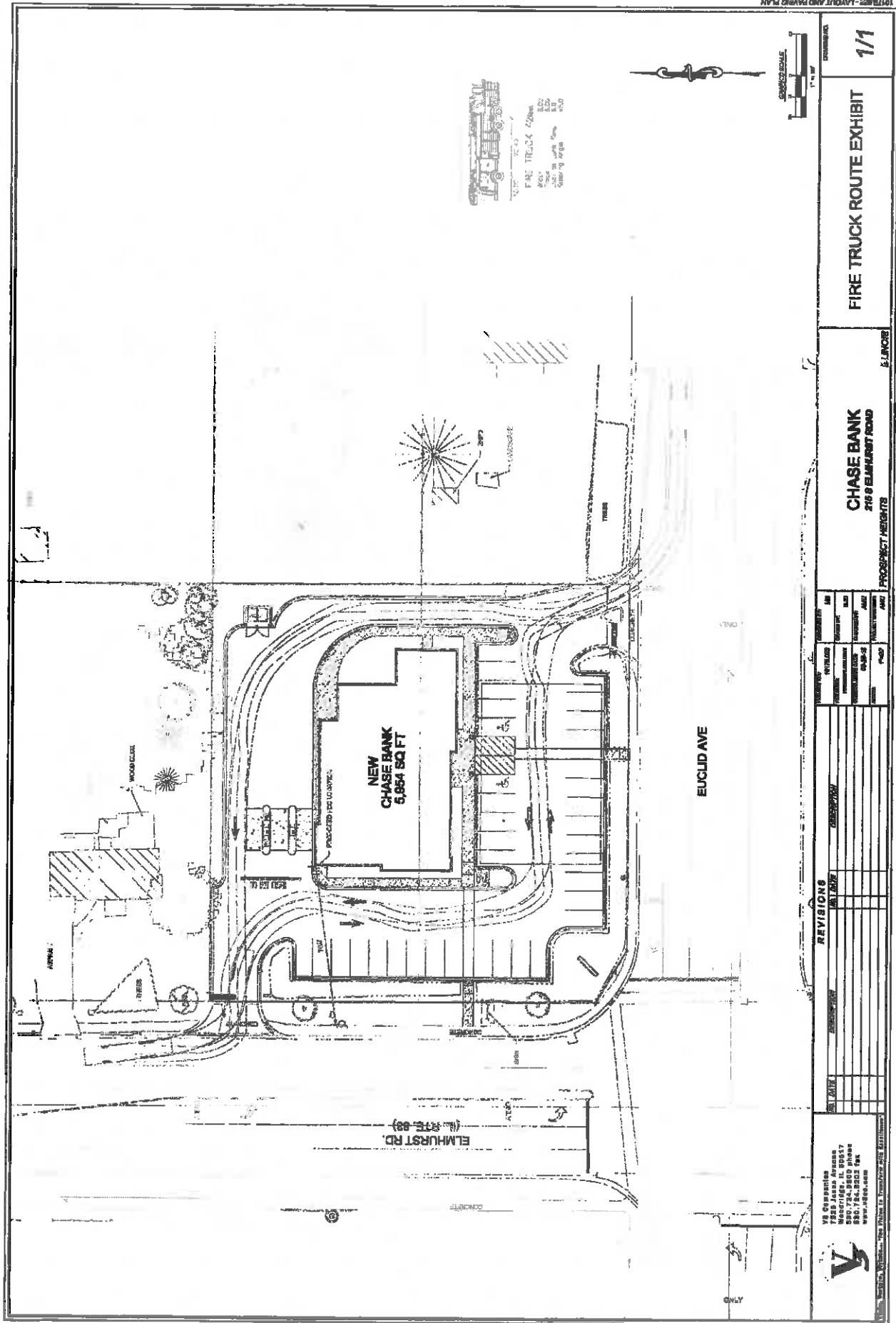
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NO.	DATE	DESCRIPTION
1	01/15/18	ISSUED FOR PERMIT

CHASE BANK
218 BELMONT ROAD

LAYOUT AND PAVING PLAN

C3.0



V&S Companies
 7225 Janss Avenue
 Chicago, IL 60631
 800.724.2600 phone
 800.724.2602 fax
 www.vandco.com

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	10/1/09	ISSUED FOR PERMIT	VS	VS

CHASE BANK
 216 S ELMHURST ROAD
 PROSPECT HEIGHTS, ILLINOIS

FIRE TRUCK ROUTE EXHIBIT

1/1

FINAL ENGINEERING PLANS

FOR

CHASE BANK

215 S ELMHURST ROAD
PROSPECT HEIGHTS, ILLINOIS

EXHIBIT 9

PROJECT TEAM

OWNER/DEVELOPER
Chase Bank - Retail Retail Estate
111 E. Court 2nd Floor
Plym, Michigan 48202
810 237 3000
Contact: Tom Madril

ENGINEER

V3 Companies of Illinois, Ltd.
7325 Janss Avenue
Woodridge, Illinois 60017
630 724 8200
Project Manager: Andrew M. Utter, P.E., LEED AP
Project Engineer: Matthew T. Bradley, P.E.

SURVEYOR

V3 Companies of Illinois, Ltd.
7325 Janss Avenue
Woodridge, Illinois 60017
630 724 8200
Project Manager: Anthony J. Stoddard

ARCHITECT

The Architects Partnership, Ltd.
122 South Michigan Avenue
Chicago, Illinois 60617
312 583 9800
Contact: Timothy Mesnick

INDEX OF DRAWINGS	
C.O.	TITLE SHEET
C1.0	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
C1.1	SPECIFICATIONS
C2.0	EXISTING CONDITIONS PLAN
C2.1	DEMOLITION PLAN
C3.0	LAYOUT AND PAVING PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C5.1	CONSTRUCTION DETAILS
C5.2	CONSTRUCTION DETAILS

BENCHMARK

1. ALL ELEVATIONS ARE BASED ON THE NATIONAL DATUM OF 1983 (NAD 83).
2. THE BENCHMARK IS LOCATED AT THE CORNER OF THE LOT TO BE SURVEYED.
3. THE BENCHMARK IS A 1" DIA. IRON ROD, 18" LONG, WITH A 1/2" DIA. CAP.
4. THE BENCHMARK IS IDENTIFIED BY A 1/2" DIA. IRON ROD, 18" LONG, WITH A 1/2" DIA. CAP.
5. THE BENCHMARK IS IDENTIFIED BY A 1/2" DIA. IRON ROD, 18" LONG, WITH A 1/2" DIA. CAP.



 V3 Companies 7325 Janss Avenue Woodridge, IL 60017 630-724-8200 phone 630-724-9303 fax www.v3co.com		40 Years Building your city
DATE: _____ DESCRIPTION: _____ REVISIONS: _____ DATE: _____		ORIGINAL ISSUE DATE: OCTOBER 18, 2015
DATE: _____ DESCRIPTION: _____ REVISIONS: _____ DATE: _____		DATE: _____ DESCRIPTION: _____ REVISIONS: _____ DATE: _____



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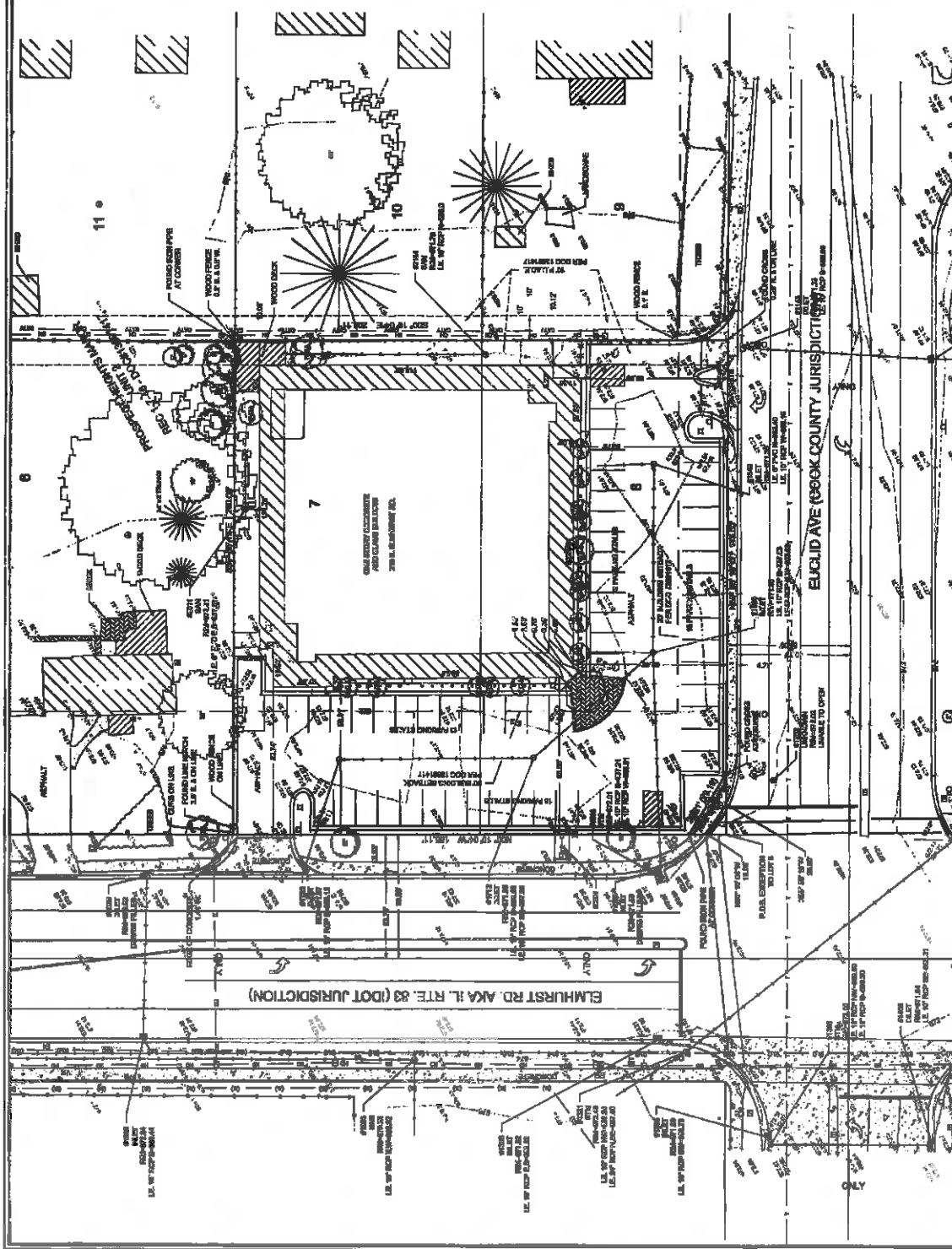
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V3 Corporation
7325 Junes Avenue
Woodridge, IL 60117
880.724.8208 phone
880.724.8302 fax
www.v3co.com



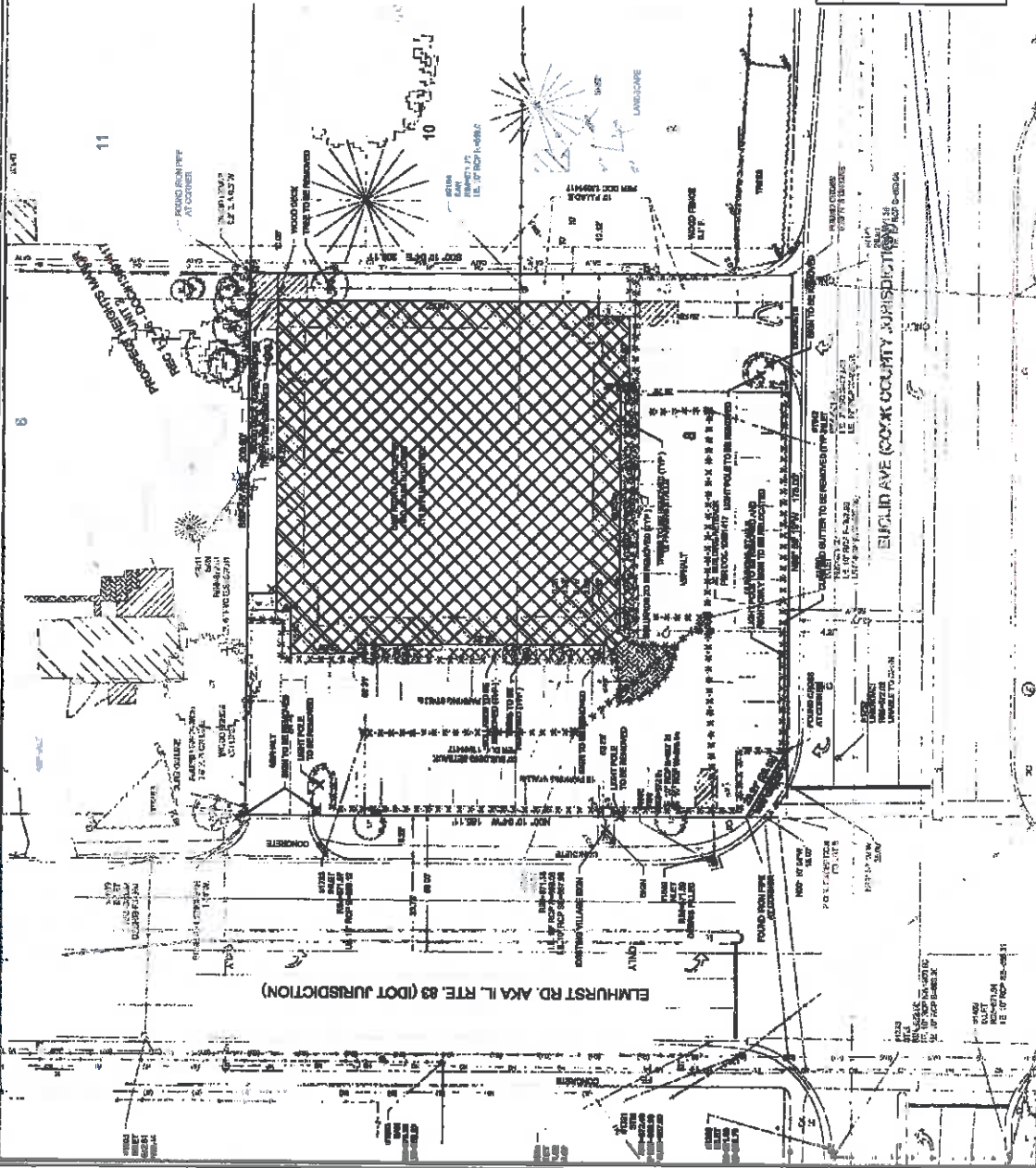
DEMOLITION PLAN

CHASE BANK
216 S ELMHURST ROAD

RESEARCH

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 7325 ՀԱՅՈ ԱՅՈՒՆ
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 880.726.5200 ՔՈՒՆ
 880.726.5202 ԴԱ
 ՄԱՅ, 4322.8888

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DEMOLITION LEGEND

EXISTING ATTENUATION PAYMENT TO BE
RESERVED & PROPERLY COMPOSED OF BY
CONTRACTOR.

CONCLUSIONS

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2. **MAINTAINING RECORDS TO BE KEPT FOR 1 YEAR AFTER THE DATE OF THE LAST DISPOSITION OF THE PROPERTY.**

— (PAGES TO BE REPRODUCED)

RETURN TO ME PLEASE

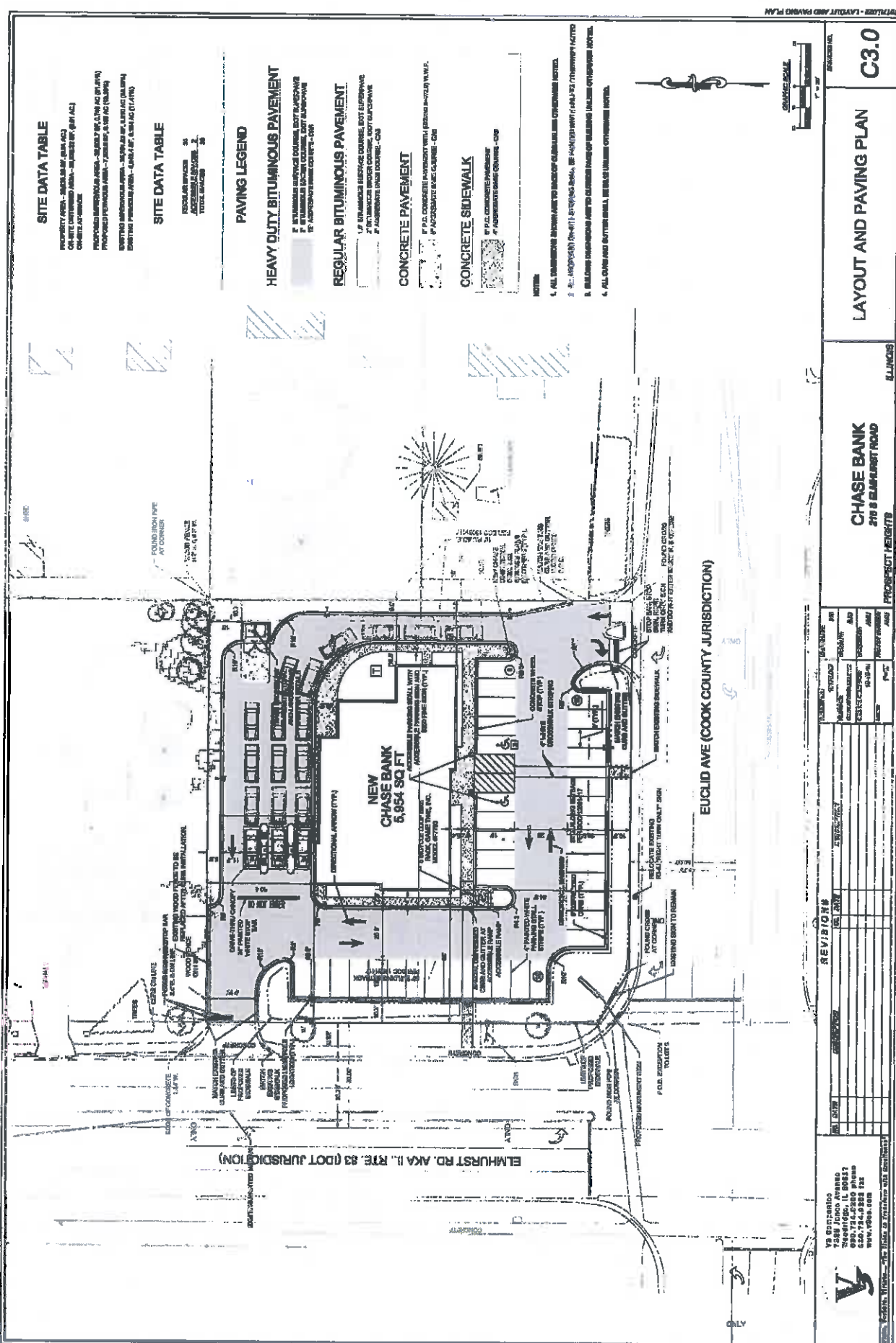
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DEC

2000

CONTRACT



SITE DATA TABLE

PROPERTY AREA - 10,000 SQ. FT. (APX)
CHASE BANK BUILDING - 5,854 SQ. FT. (APX)
PROPOSED IMPERVIOUS AREA - 10,000 SQ. FT. (APX)
PROPOSED PERVIOUS AREA - 2,000 SQ. FT. (APX)
EXISTING IMPERVIOUS AREA - 10,000 SQ. FT. (APX)
EXISTING PERVIOUS AREA - 2,000 SQ. FT. (APX)

SITE DATA TABLE

PERVIOUS AREA	10,000
IMPERVIOUS AREA	10,000
TOTAL AREA	20,000

PAVING LEGEND

- HEAVY DUTY BITUMINOUS PAVEMENT**
- 1. 4" BITUMINOUS SURFACE COURSE, 2" HOT BITUMINOUS
 - 2. 4" BITUMINOUS SURFACE COURSE, 2" HOT BITUMINOUS
 - 3. 4" BITUMINOUS SURFACE COURSE, 2" HOT BITUMINOUS
- REGULAR BITUMINOUS PAVEMENT**
- 1. 4" BITUMINOUS SURFACE COURSE, 2" HOT BITUMINOUS
 - 2. 4" BITUMINOUS SURFACE COURSE, 2" HOT BITUMINOUS
 - 3. 4" BITUMINOUS SURFACE COURSE, 2" HOT BITUMINOUS

CONCRETE PAVEMENT

- 1. 4" P.O. CONCRETE SURFACE COURSE, 2" HOT BITUMINOUS
- 2. 4" P.O. CONCRETE SURFACE COURSE, 2" HOT BITUMINOUS
- 3. 4" P.O. CONCRETE SURFACE COURSE, 2" HOT BITUMINOUS

CONCRETE SIDEWALK

- 1. 4" P.O. CONCRETE SURFACE COURSE, 2" HOT BITUMINOUS
- 2. 4" P.O. CONCRETE SURFACE COURSE, 2" HOT BITUMINOUS
- 3. 4" P.O. CONCRETE SURFACE COURSE, 2" HOT BITUMINOUS

NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR LINE OF CENTERLINE UNLESS NOTED.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR LINE OF CENTERLINE UNLESS NOTED.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR LINE OF CENTERLINE UNLESS NOTED.
4. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR LINE OF CENTERLINE UNLESS NOTED.

VS 02/20/2010
1500 Jumbo Avenue
Tomball, TX 77375
281.254.8888 FAX
www.vss.com

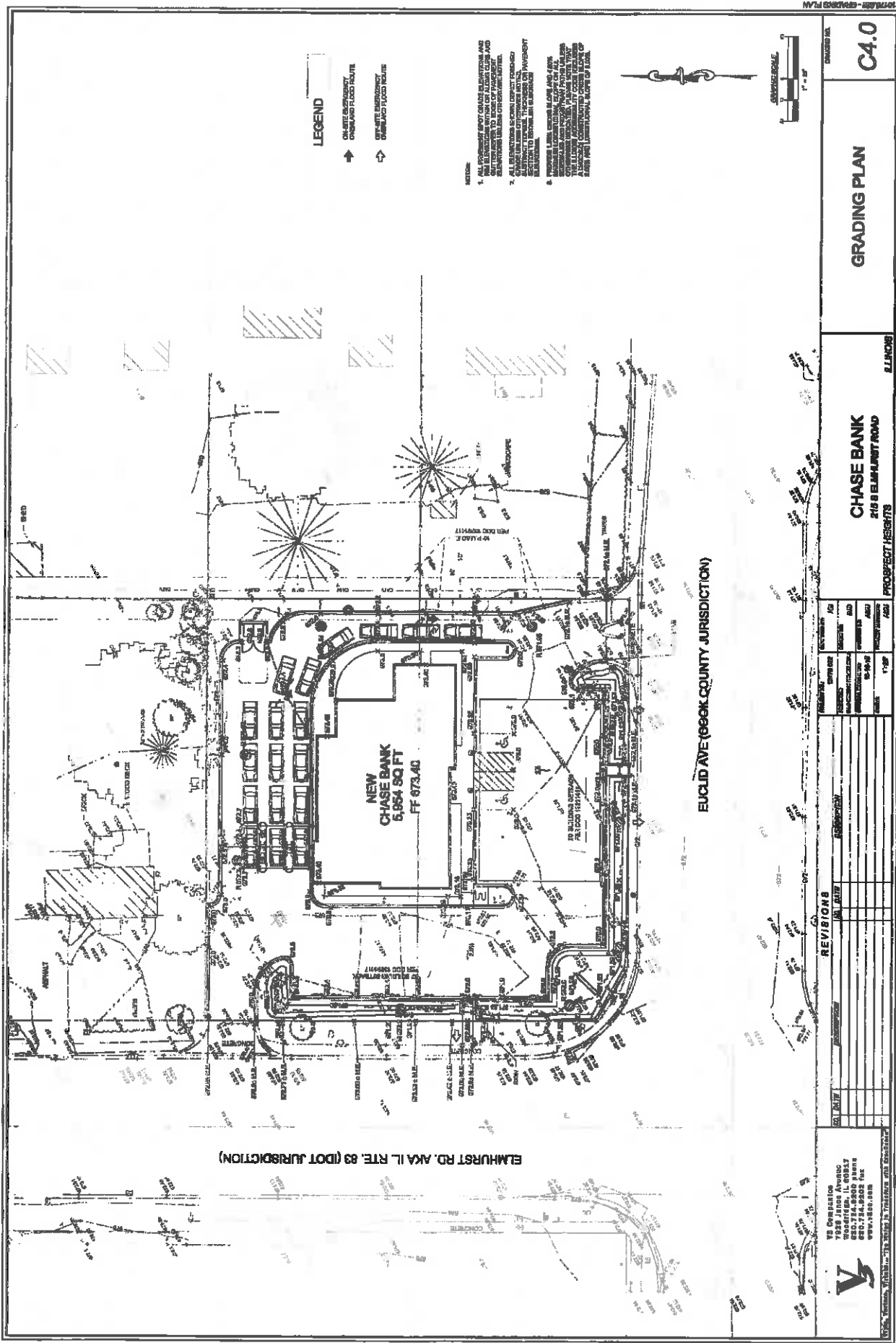
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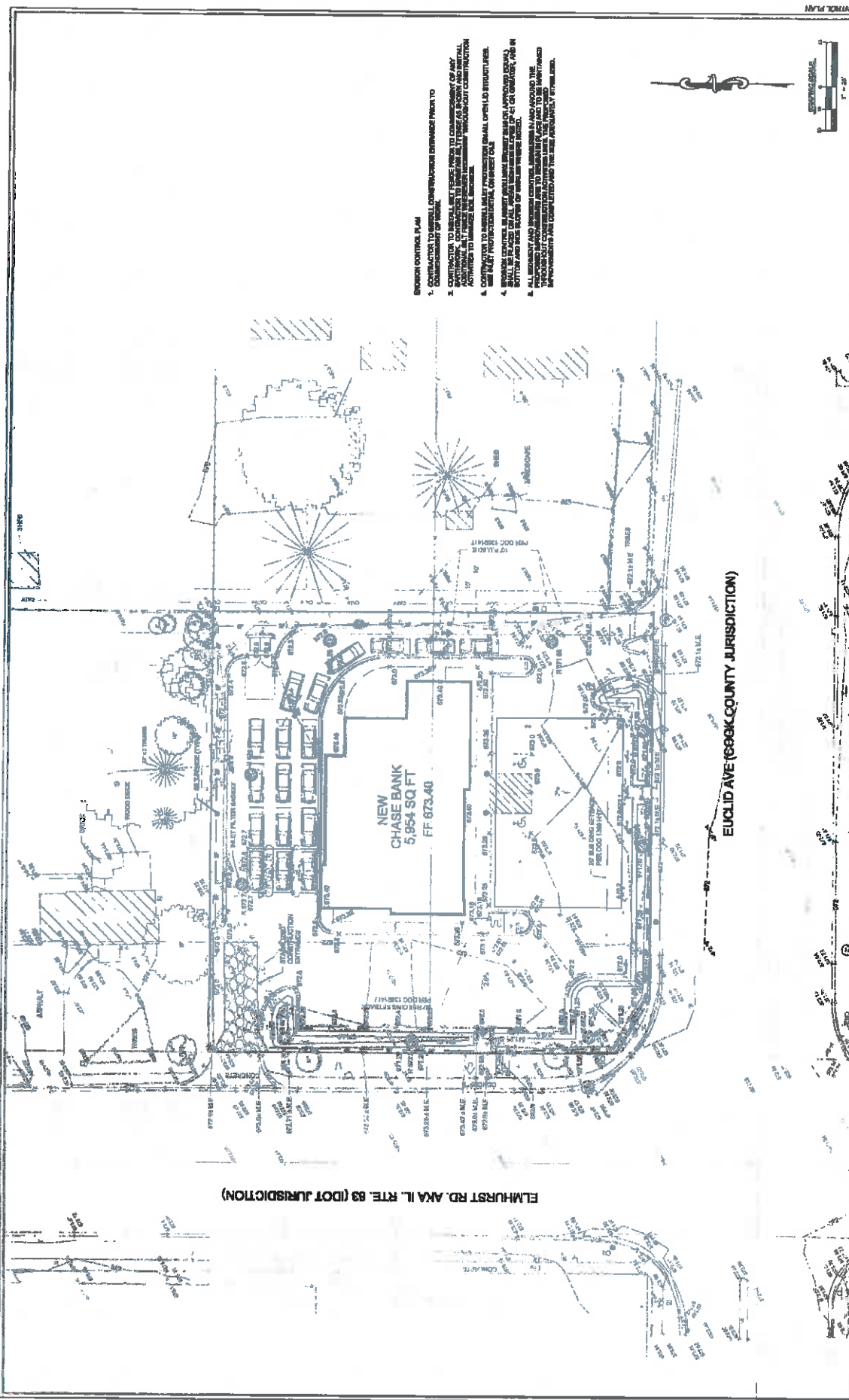
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CHASE BANK
210 S. ELMHURST ROAD
PROSPECT HEIGHTS, IL 60070

LAYOUT AND PAVING PLAN

C3.0





- EROSION CONTROL PLAN**
1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORK.
 2. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY TO PREVENT EROSION AND TO MAINTAIN EXISTING ADJACENT PROPERTIES TO REMAIN UNHARMED BY CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
 3. CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
 4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE PLACED IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE PLACED IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE PLACED IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.

CHASE BANK
215 S ELMHURST ROAD
PROSPECT HEIGHTS, ILLINOIS

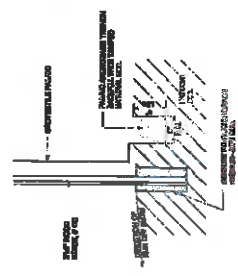
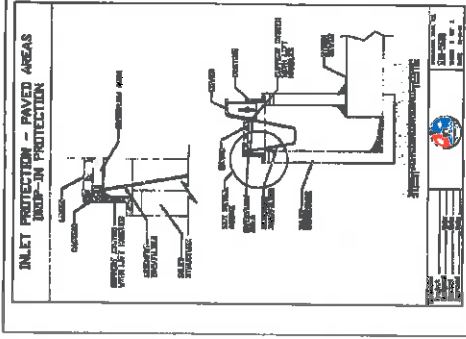
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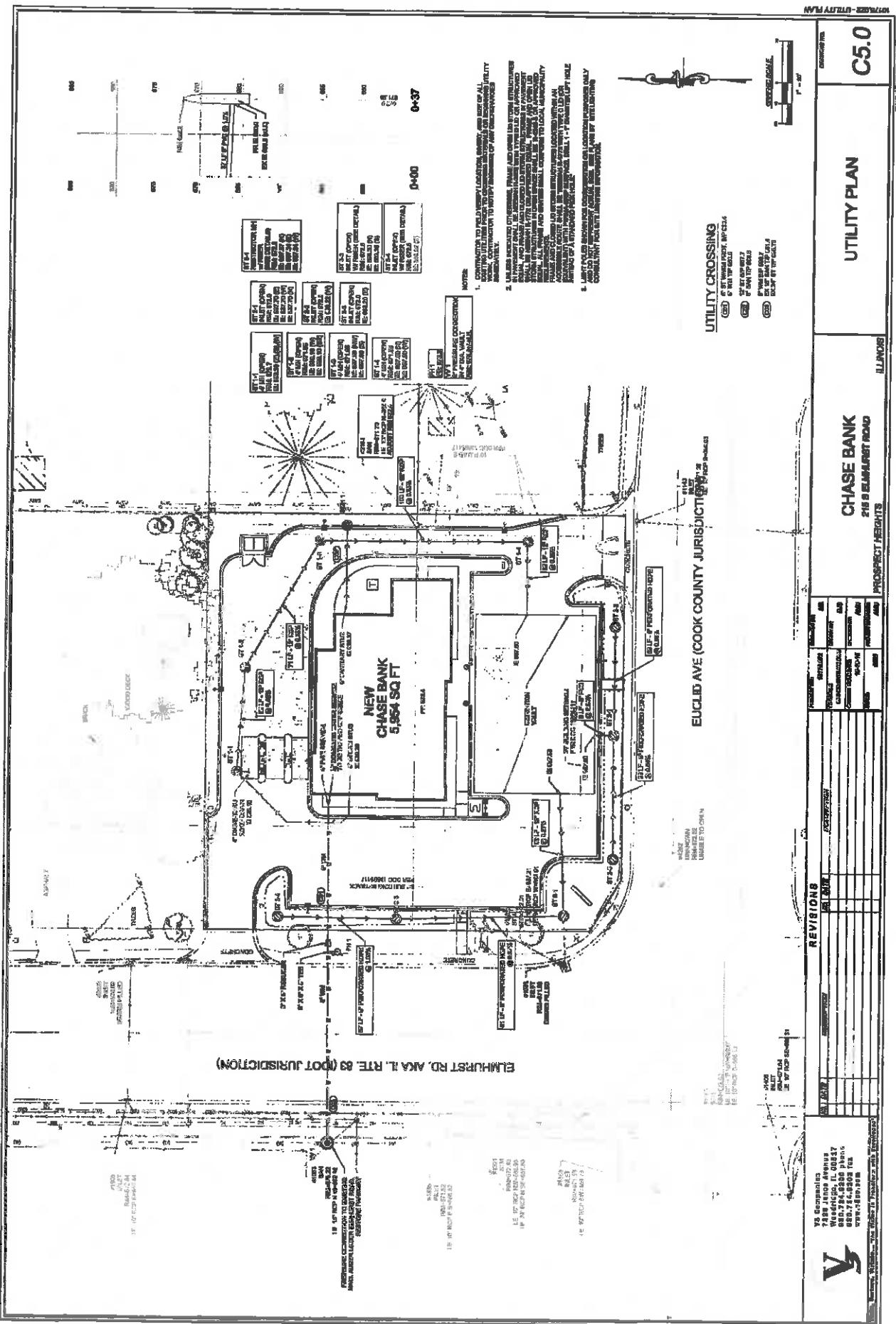
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REVISIONS		DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMIT	08/14/2018	W. J. [Signature]	W. J. [Signature]	W. J. [Signature]

W. J. [Signature]
7800 JAMES AVENUE
CHICAGO, IL 60627
TEL: 773.440.1234 FAX: 773.440.1235
WWW.WJ-DESIGN.COM

W. J. [Signature]
7800 JAMES AVENUE
CHICAGO, IL 60627
TEL: 773.440.1234 FAX: 773.440.1235
WWW.WJ-DESIGN.COM

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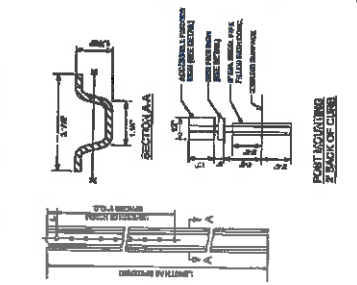
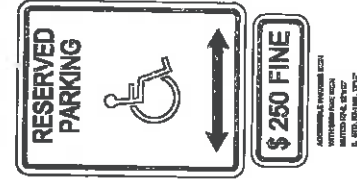
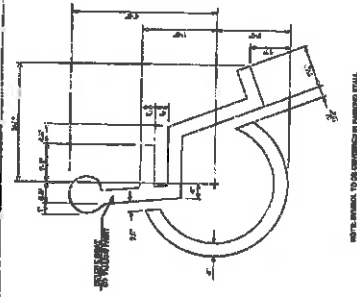


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92	01/15/2011	Y.S.	ISSUED FOR PERMIT
93	01/15/2011	Y.S.	ISSUED FOR PERMIT
94	01/15/2011	Y.S.	ISSUED FOR PERMIT
95	01/15/2011	Y.S.	ISSUED FOR PERMIT
96	01/15/2011	Y.S.	ISSUED FOR PERMIT
97	01/15/2011	Y.S.	ISSUED FOR PERMIT
98	01/15/2011	Y.S.	ISSUED FOR PERMIT
99	01/15/2011	Y.S.	ISSUED FOR PERMIT
100	01/15/2011	Y.S.	ISSUED FOR PERMIT

YS Engineering, Inc.
 7250 JENSON AVENUE
 WILMINGTON, IL 60457
 815-754-2333 FAX
 815-754-2333



1. **Manufacturers:** Produce a "fact sheet" about the product and its use. This should include:
 - a. Name of the product
 - b. Manufacturer's name and address
 - c. Description of the product
 - d. Instructions for use
 - e. Safety precautions
 - f. First aid measures
 - g. Disposal instructions
 - h. Other relevant information
2. **Health Care Providers:** Obtain a list of all health care providers in the community who may be involved in the use of the product. This should include:
 - a. Physicians
 - b. Nurses
 - c. Pharmacists
 - d. Dentists
 - e. Veterinarians
 - f. Other health care providers
3. **Community Groups:** Obtain a list of all community groups that may be involved in the use of the product. This should include:
 - a. Schools
 - b. Churches
 - c. Synagogues
 - d. Mosques
 - e. Other community groups
4. **Local Businesses:** Obtain a list of all local businesses that may be involved in the use of the product. This should include:
 - a. Retailers
 - b. Wholesalers
 - c. Distributors
 - d. Other businesses



SIGN POST DETAIL

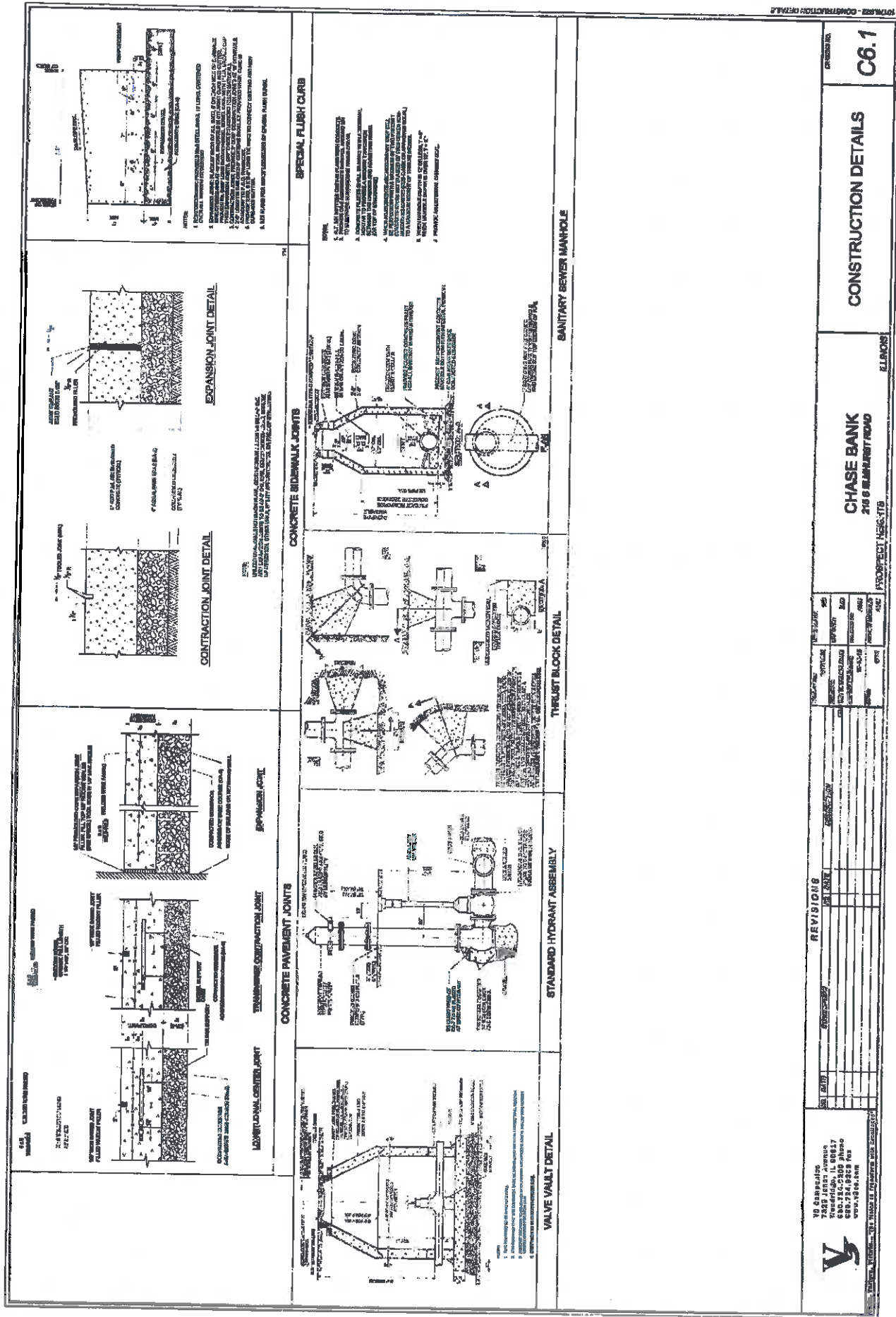
DATE	
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PROSPECT HEIGHTS
C 216

VA Companies
 7325 JAMES AVENUE
 WOODBRIDGE, IL 60091
 800.724.8200 FAX
 800.724.8202 FAX
 WWW.V2000.COM



Notes to Transfer with:



VO CONSULTING
7882 JONES AVENUE
SUITE 100
CINCINNATI, OH 45244
616-254-6225 FAX
616-254-6226

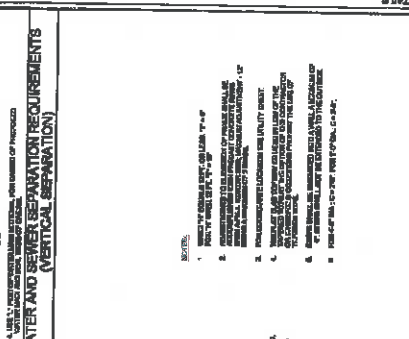
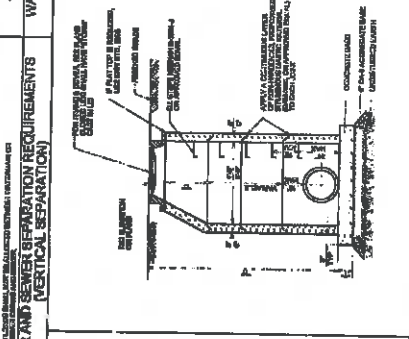
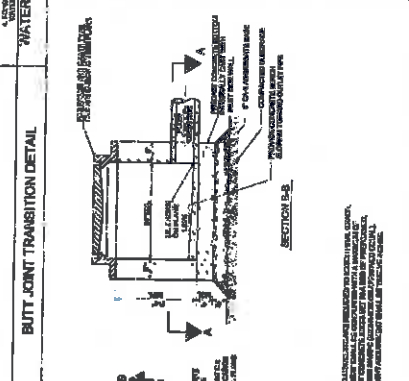
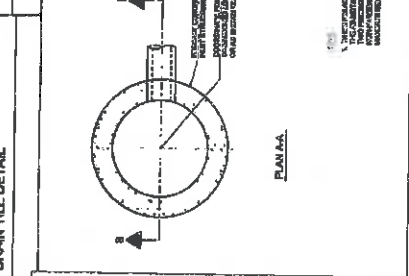
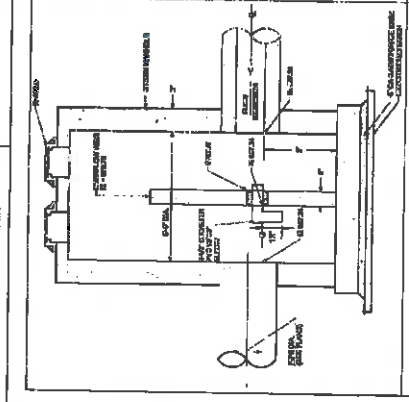
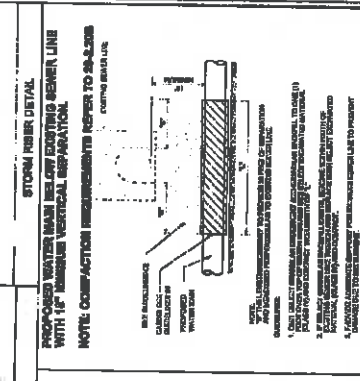
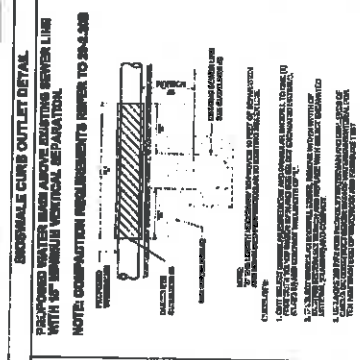
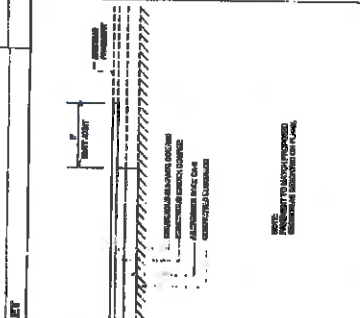
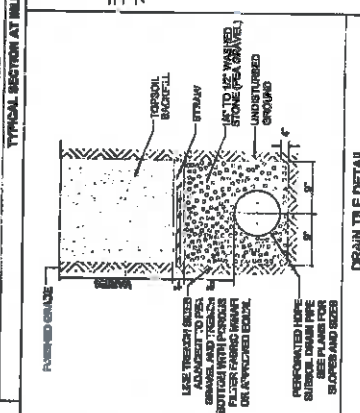
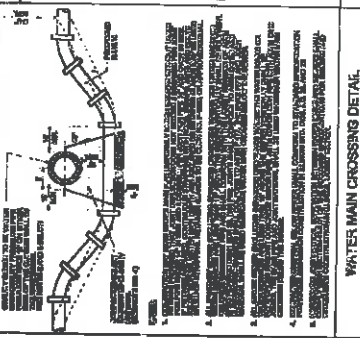
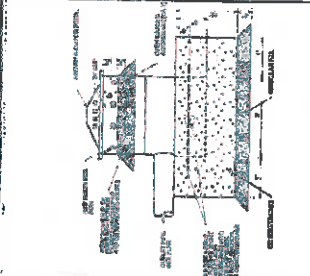
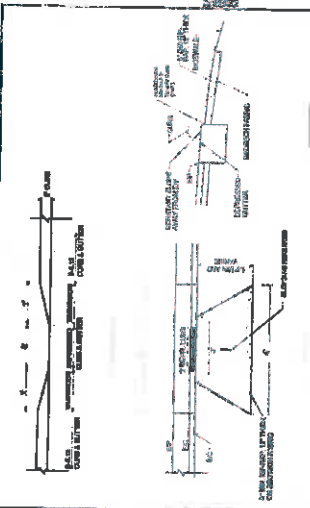
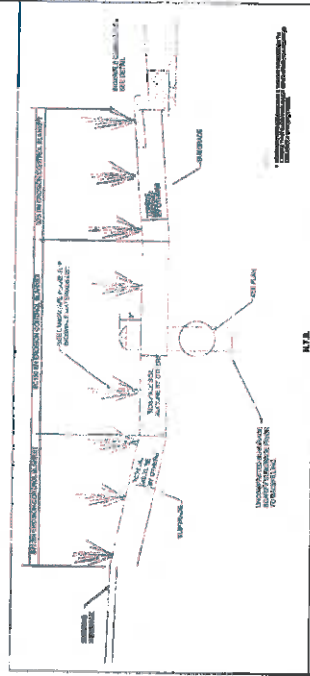
REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/10	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	08/11/10	ISSUED FOR PERMIT

CHASE BANK
210 S. MAIN STREET
PROSPECT HEIGHTS, OH 44130

C6.1



STORM STRUCTURE W/ RESTRICTOR (ST 3-1)

2" DIAMETER INLET - TYPE A

4" AND 6" DIAMETER STORM MAINHOLE


 V&B Engineering, Inc.
 7225 James Avenue
 Dallas, Texas 75237
 972-754-2500
 972-754-2500 Fax
 www.vbeng.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01-10-00	ISSUED FOR CONSTRUCTION	ASD
2	01-10-00	ISSUED FOR CONSTRUCTION	ASD
3	01-10-00	ISSUED FOR CONSTRUCTION	ASD
4	01-10-00	ISSUED FOR CONSTRUCTION	ASD
5	01-10-00	ISSUED FOR CONSTRUCTION	ASD

CHASE BANK
 218 S BLUMENT ROAD
 PROSPECT HEIGHTS

CONSTRUCTION DETAILS

C6.2

FRONT (SOUTH) ELEVATION

- EBS - ACCENT BAND - STO CORP COLOR TO MATCH SHERWIN-WILLIAMS ADVANTAGE ACCESSIBLE BRIDGE
- TURFEL CANOPY 2'-0"
- T-MIDDLE MARKET 18'-0"
- EBS - STO CORP. COLOR TO MATCH SHERWIN-WILLIAMS REMING LATTÉ
- T-CANOPY 18'-0"
- T-WINDOW B.O. 18'-0"
- TRUCK - ACME BROCK CO. COLOR: RED SUNSET
- SWANN STONE FINISH: SMOOTH
- COLOR: LIMESTONE
- T-UNDER TABLE 2'-0"
- T-MAS 16'-0"
- CHASE ILLUMINATED SIGNAGE (CHURN PER REFERENCE ONLY)
- ACH - ALCOA ARCHITECTURAL PRODUCTS COLOR: COLONIAL RD PUEBLO DRI
- ACH - ALCOA ARCHITECTURAL PRODUCTS COLOR: DARK GLOSS 500 SILVER
- ACH - ALCOA ARCHITECTURAL PRODUCTS COLOR: DARK GLOSS 800 PRISM BLUE
- CLEAR ANODIZED STOREFRONT WITH 1" INSULATED GLASS

FRONT (SOUTH) ELEVATION



ARCHITECTURAL EXTERIOR ELEVATIONS

OCTOBER 19, 2016



218 S. Elmwood Rd.
Prospect Heights, IL 60070

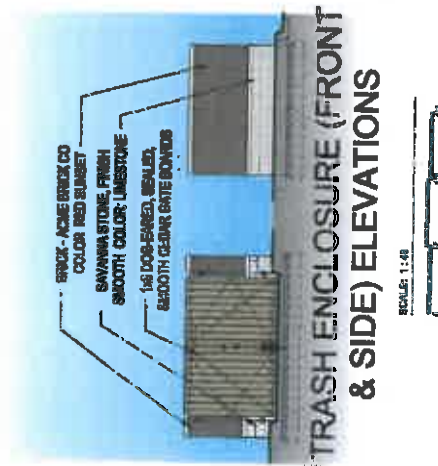




REAR (NORTH) ELEVATION



RIGHT (EAST) ELEVATION



ARCHITECTURAL EXTERIOR ELEVATIONS

OCTOBER 19, 2016





Dan Peterson

From: Timothy Messek <meseck@tapchicago.com>
Sent: Thursday, November 12, 2015 3:07 PM
To: Dan Peterson
Cc: David Stangle
Subject: RE: Chase - Prospect Heights, site lighting
Attachments: 1502025G-Enlarged Site Cropped.pdf; 1502025G-Enlarged Site.pdf; 1502025G-30x42.pdf

Dan,

I have adjusted the print settings to enlarge the photometric plan. Hopefully this will allow you to prepare a more legible plan to include in the packets. Let me know if you need anything further at all.

Thanks,

Tim

Timothy R. Messek
The Architects Partnership, Ltd.
122 South Michigan Avenue, Suite 1810
Chicago, IL 60603
P: 312.583.9800, Ext. 44, F: 312.583.9890
M: 414.745.4525, E: meseck@tapchicago.com
From: Timothy Messek
Sent: Tuesday, November 10, 2015 11:02 AM
To: 'Dan Peterson' <dpeterson@prospect-heights.org>
Cc: David Stangle <dstangle@tapchicago.com>
Subject: Chase - Prospect Heights, site lighting

Dan,

Please review the attached photometric plan and let me know if you have any questions or concerns. The plan utilizes 14'-0" high poles and has a maximum FC level of 4.8 FC. Please note that there are 18 poles and fixtures shown in order to be able to maintain 1.0 FC throughout the site (Chase standard for security) and be able to have the shorter poles. We could get by with much fewer poles if we provided a higher fixture height.

Let me know if you feel this is the most appropriate solution or if any other designs would be better.

Thanks,

Tim

Timothy R. Messek
The Architects Partnership, Ltd.
122 South Michigan Avenue, Suite 1810
Chicago, IL 60603
P: 312.583.9800, Ext. 44, F: 312.583.9890
M: 414.745.4525, E: meseck@tapchicago.com

Exhibit 12A

1231 Prospect Heights, IL 60070
708.438.4400
www.pilgrimage.com

CHASE - RANDHURST
PROSPECT HEIGHTS, IL
PILGRIMAGE & ASSOCIATES
PILGRIMAGE & ASSOCIATES

CHASE - RANDHURST
PROSPECT HEIGHTS, IL
PILGRIMAGE & ASSOCIATES
PILGRIMAGE & ASSOCIATES

Zoning		Area		Area		Area		Area	
1	2-014-000	223.25	366	1.4	270	0	0	0	0
2	1-014-000	273.25	366	1.4	270	0	0	0	0
3	1-014-000	273.25	366	1.4	270	0	0	0	0
4	1-014-000	273.25	366	1.4	270	0	0	0	0
5	1-014-000	273.25	366	1.4	270	0	0	0	0
6	1-014-000	273.25	366	1.4	270	0	0	0	0
7	1-014-000	273.25	366	1.4	270	0	0	0	0
8	1-014-000	273.25	366	1.4	270	0	0	0	0
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17	1-014-000	273.25	366	1.4	270	0	0	0	0
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Zoning		Area		Area		Area		Area	
1	2-014-000	223.25	366	1.4	270	0	0	0	0
2	1-014-000	273.25	366	1.4	270	0	0	0	0
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18	1-014-000	273.25	366	1.4	270	0	0	0	0

Zoning		Area		Area		Area		Area	
1	2-014-000	223.25	366	1.4	270	0	0	0	0
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15	1-014-000	273.25	366	1.4	270	0	0	0	0
16	1-014-000	273.25	366	1.4	270	0	0	0	0
17	1-014-000	273.25	366	1.4	270	0	0	0	0
18	1-014-000	273.25	366	1.4	270	0	0	0	0

