Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
December 14, 2022
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

IIIAPPROVAL OF MINUTES

A. Paragon Mechanical - 2400 S. Arlington Heights Rd. - 11/9/22

IV.PUBLIC HEARINGS

A. Clearbrook Adult Daycare - 1815-1835 W Central Rd - PC#22-013 Land Use Variation for Adult Day Care Facility, Variation

V. OTHER BUSINESS

A. Public Comment

VI.ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Plan Commission
12/14/2022

Item: Paragon Mechanical - 2400 S. Arlington Heights Rd. - 11/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
Paragon Mechanical - 11/9/22	Minutes

PLAN

COMMISSION

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

RE: PARAGON MECHANICAL - 2400 SOUTH ARLINGTON HEIGHTS ROAD - PC #22-010
AMENDMENT TO LUV ORDINANCE #20-022, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 9th day of November, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

MARY JO WARSKOW, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

ACTING CHAIRPERSON WARSKOW: All right, let's get started and call the meeting to order. Everybody stand for the pledge.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON WARSKOW: All right, roll call?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

(No response.)

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: Acting Chair Warskow.

ACTING CHAIRPERSON WARSKOW: Here.

All right, so we have minutes from the last Plan Commission hearing. Do I have a motion to --

COMMISSIONER DROST: I'll make a motion to approve it.

COMMISSIONER GREEN: I'll second that.

ACTING CHAIRPERSON WARSKOW: All right, voice vote. All in favor say aye?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, so we have the first and only petition before us today, Paragon Mechanical, PC #22-010.

Sam, have all the public notices been given?

MR. HUBBARD: They have.

ACTING CHAIRPERSON WARSKOW: All right, so if the Petitioner would like to come up to the podium?

MR. POLKA: Good evening.

ACTING CHAIRPERSON WARSKOW: If you would like to raise your hand?

(Witness sworn.)

ACTING CHAIRPERSON WARSKOW: Okay, can you give us your name?

MR. POLKA: Kevin Polka.

ACTING CHAIRPERSON WARSKOW: All right, and if you have a presentation, go right ahead.

DRAFT

MR. POLKA: I do, thank you. But first thing, I just wanted to thank everybody, you guys, Staff and the Board. I know all the time and effort you've put into all these things and making our community great, I appreciate it.

I represent Paragon Mechanical. We are a unique HVAC business that's been in Arlington Heights about 15 years now. We have a very unique offering as far as our motivation as energy saving products. We've grown here, we have a great team. That's probably one of the best things about us and one of the reasons why we continue to try to grow. There is no trick to it, it's just good people that work really hard.

I understand as you'll hear when we first, in any business there is marketing, and when we first bought the property in question we learned very quickly that there weren't supposed to be trucks parked visible. I'll be honest, at first, I didn't understand it. I just didn't, I think I was narrow-minded. But since then, we have adopted policies in our company and we understand the importance of not having trucks visible. I think it ruins the look of the area, and I totally respect that, totally understand that. We don't have any trucks visible.

Just so you know, so you get an idea, we don't manufacture anything. We don't assemble anything. Our office is mostly office. We do house filters and copper fittings, and if a truck happens to be in overnight, it stays into a garage.

We love being part of the community. This is the 2016 parade. I don't know if, I think it's been a while, we didn't do the parade last year, but we look to get into it again, and this is the 2016 parade. We like being a part of the community and growing with the community.

This is our previous building, 11 North Arlington Heights Road. We occupied that building in 2010 through 2020. Very similar situation as a B-2 District and we had to apply for a variance at that time for the same thing because they categorized us a contractor shop. But at that time, the Village Staff said that they propose that we don't alter the community, they approved us being there. We were there for 10 years, not one citation, violation or anything, and we backed up right to a residential area. The building was vacant before we got it and we went to sell it. I think because of the improvements or maintenance that we did, it sold right away.

You know, a big part of the reason why we're here is the South Corridor Plan. So, I don't know if you're familiar with the property but the property in question is the old Elk Grove Township property specifically mentioned in the South Corridor Plan. As Staff mentioned in their Staff report, absolutely, since my original land use variation two years ago, there were some improvements, and specifically there's a beautiful car wash that went up, Driven. We go to school with the owners and they just made a nice place there. The District 214 building which is right across the street which is one of the seven named properties, that was recently rehabbed, but that does have big trucks and outside storage in that facility. And yes, absolutely, Daily Herald building, and there's a sign going up on the BP gas station.

I just wanted to mention that of the seven mentioned properties in the plan of the South Corridor, there hasn't been any movement. They're still all vacant, except for District 214 and then our building right now. The only change really was I think the rehab on the District 214 building.

Just to make everybody familiar, I just put this up there, you probably already are familiar with it, but these are the seven named locations in the 2018 South Corridor Plan. This is taken from the book. Our property is the one, the lower left side, that's the one that we're talking about right now. These are just quick pictures of like the vacancies that are there, no one is at.

This is just a photo of how you can see the outside storage from the District 214 building, which I'm not a fan of, but you know, either way. Here I put this up as an example of I don't want this in my neighborhood and I could absolutely understand how you wouldn't want to encourage this especially in any kind of gateway or anywhere, right? That belongs in an industrial park. We strictly enforced and have abided by the rules in the LUV that we got in 2020.

This is just a recap of, in 2020, when we first got the building, we came in for a land use variation. They gave us conditions of occupying it. We've abided by all of them. We even did a landscape screening which we'll talk about in a second here, but the landscape islands, to put it in context, we had our meeting over Zoom and it was during COVID and it was crazy for us and for everybody alike. I tried to get the things all going, I tried to get the landscape islands going. I was told by landscapers that it would be difficult given the lot conditions, and I'll show you why in a second.

As far as another condition was and why we're here today was that I was supposed to provide and get approved a set of plans for redevelopment because I had mentioned that I do want to redevelop the property. It's one of the reasons why I got it. However, I can't get bank financing the way that the stipulation is on the LUV. Bank financing requires me to occupy two-thirds, and if they don't see that we're occupied, they're not going to finance anything. Given the condition of everything, I couldn't do the redevelopment right now, so I'm asking to waive that requirement of being there to help promote the future redevelopment.

As far as the redevelopment, I absolutely want to realize the full potential. I had talked about it last time, and I do, but again, there is no financial institution that will support us, finance us without having permanent occupancy. That's just where it is. Without saying that we can be there, we can't get the funding. The project, just to provide the plans that were wanted was in excess of $150,000, just to provide the plans for the redevelopment that we talked about. That's just, there's no way to get the funding for it.

In lieu of the immediate redevelopment, with that still in the back of my mind at least, I do have a really good proposition to help make that property beautiful and that's what I really want to show you. This is the plan, and I'm going to zoom in on it and kind of just explain it. Right here, this is the focal point of what we want to do to help make this property more beautiful. Keep in mind, it was owned by the Elk Grove Township. They did a great job of maintaining it and keeping it up, but the property is unique, right. It's very, very unique.

What we basically are proposing is turning all of the old bike safety with the little towns and the asphalt into green space, just green. Leave the trees, some of the trees are beautiful, they've got some gorgeous trees there. I've gotten a lot into woodwork in my older years and I really appreciate, it is nice. We want to leave the trees and turn everything into grass. We want to resurface the lot and re-stripe the lot according to the Village's agreed 17 parking spaces. We want to plant shade trees, they look nice, you know.

What we don't want to do is the landscape islands. The landscape islands, and you'll see as we go through some of the codes, this lot specifically I think addresses why the code was written certain ways because it's not conducive. The driveway, if you see the areas in red, we're asked to put islands there, but they are restrictive if you drive around. They're restrictive for a snowplow. They're hitting blind spots, and they're adding cost to this whole thing, tripling our budget whereas, and you'll see to the code, we feel like we don't need them. That's what I want to show you next.

So, this is our lot again, I just wanted to show you this is the building

in question, 2400 South Arlington Heights Road. That's another picture of it. There's two things that you're going to hear about today and talk about today aside from putting aside the requirement for the redevelopment plans. There is going to be a conversation about the screening, the screening which is required when you have parking that is in front, in the road frontage. The code indicates that you should have screening. We put screening in there, but as the landscapers explained to us initially, it died. It didn't do well. The space between the road and the parking and the drive area is very narrow, but we did put the screening in there.

But the code, I want to point out how the code specifies that if you don't have parking in front of that frontage area, it says you don't need the screening. So, because we only need 17 parking spaces and we're going to re-stripe to accommodate for 17 spaces, we're going to eliminate the parking in the front so that we don't need the screening. We will keep it there and we'll maintain it. We do, we water it, I mean, I asked the landscaper about maintenance. I said because the Staff mentioned that we didn't maintain it and that's why it doesn't look well, and I'm not a landscaper, I can fix anybody's furnace or water heater, but I don't know landscaping, so I asked the landscaper. I said to him, and he said the only thing we could do is put up some fencing, but he said being so close to the street, that that fencing would fall down, that fencing just wouldn't survive the winters. So, I don't think there is a reasonable solution other than widening that, and that is going to take a redevelopment. We'd love to do that in the redevelopment. We can't do that right now. We can't afford to do that right now.

This is the screening in question. It goes all the way down the road frontage. If you look at, I forget what they're called, I think Karl Foersters? They go all the way down Arlington Heights Road, right in front of the building. But you can also, if you look closely, maybe this wasn't a good enough picture, but it's very narrow. From where our street is to where our asphalt is, it's very narrow. As the plows come by, they just, you know, naturally. Not that it's their fault, but it's just because it's narrow, I think it's hard to keep anything living there.

Here's just some other examples. Again, I just wanted to point out, you know, District 214, no screening at all. This building, no screening at all. This building has some amount of screening, I think those are Karl Foersters, why those are bigger I don't know, I don't know if that's the intent or not but I don't think that that's really screening.

The second thing is the landscape islands. The second thing we're going to talk about that the Staff is going to bring up is the islands, the requirement for the islands. They want islands at the ends of each row. We don't feel that, there is a discrepancy on the way that we're interpreting the code. The code here, keep in mind this was rewritten, I think it was 1986 that this was rewritten, and it was put in there open parking areas larger than four but smaller than 20 spaces shall provide proportional amounts of live greenery. I think someone had the foresight, the vision to realize that if you have a unique lot that has certain parking spaces but maybe they can't do islands, they should just have greenery.

The islands truly propose a concern of the flow of the cars moving there and eyesight. There are some that legitimately would be a problem. I think that the code reads here very clearly. What you see on the left, I think you see it on your screen, that's written right from the code, open parking areas larger than four but smaller than 20 spaces shall provide proportional live greenery and not the landscape islands. Our required spaces are 17 as confirmed by the Staff, of which we have like six to be able to put inside.

So, we want to make it beautiful. Don't get me wrong, we want to make it look good, but we also want to be smart about it. It's a big expense just doing our plan, but we also want to keep in mind that in the future, if we can build that building, we want to be

able to. What the Village is proposing would be three times the expense, and we just can't afford it, but what we're proposing does more, it actually takes the entire bike safety and turns it into greenery which I think is beautiful. Though islands may look nice, I just don't think they're conducive for this unique lot.

So, in short, I just wanted to say thanks again. We're just a heating and cooling. This is a family business that we're looking to, you know, just grow. Honestly, I can't say, you know, it's not for me personally, it's for my team. I owe it to them for us to grow. Some of you may know us from the old building or from the new, but it's for them.

In short, I'm asking you to support me in waiving the condition for number eight which is forcing us to say submit a plan for redevelopment, we can't financially do it, and to consider our plan of putting life back into that property in a great way. That's it. If you have questions about our plan, please ask me. I'd be happy, so I thought, I think you're going to take the slide off, right? Is that it?

ACTING CHAIRPERSON WARSKOW: Yes, that's it from you.

MR. POLKA: Thank you.

ACTING CHAIRPERSON WARSKOW: That's it, and you're welcome.

Okay, we'll have the Staff report now from Sam.

MR. HUBBARD: Sure. Thank you, Chair Warskow, I will get into the Staff report as soon as it opens.

All right, so the subject property is 2400 South Arlington Heights Road. As the Plan Commission may recall, the Petitioner appeared in front of the Plan Commission in 2020 for approval of a land use variation to allow a contractor shop in the B-2 District, and the rezoning of a small portion of the site from the Residential Zoning District into the B-2 classification. The land use variation and rezoning was ultimately approved in 2020, but at that time the Staff Development Committee recommended denial of the land use variation for several reasons. The Staff Development Committee did not believe that the use was compatible with some of the neighboring property uses in the vicinity. We did not believe that it was within the spirit and intent of the Zoning Code, and it was not compatible with the South Arlington Heights Road Corridor Plan.

Ultimately, the Plan Commission recommended approval of the application subject to certain conditions, perhaps most notably with regards to the phased landscape improvements which were meant to bring the site in line with current code requirements and mitigate for the contractor shop use. Ultimately, the Village Board upheld the Plan Commission recommendation, but they did add one additional condition, and that was a requirement to redevelop the site within a two-year timeframe. Specifically the condition was to submit a complete Plan Commission application for redevelopment of the site which needed to be subsequently approved. It did not require the full redevelopment within that two-year timeframe. This timeline essentially rendered the land use variation as temporary, only valid for two years unless that condition was met; otherwise, the land use variation would be null and void.

So, the Petitioner is seeking to amend that land use variation to eliminate that condition number eight relative to the redevelopment timeline, and modify condition number three which is relative to phased landscape improvements. As part of their request, it does entail certain variations, specifically to some of the on-site landscaping, and I'll get into a little bit more detail subsequently.

They did appear before the Conceptual Plan Review Committee in July. The minutes of that meeting were provided as part of the Plan Commission packet.

Here's an aerial of the site. The site is about two and one-third acre in size. On the east side is South Arlington Heights Road which is a major arterial. To the south is the I-90 Tollway which is a major interstate that goes through the Chicago land area. The site has great access. It's got a signalized intersection at its entrance. It provides great access for outbound traffic from the tollway, and it has excellent visibility not only along the South Arlington Heights Road corridor but also along the on-ramp and then of course from I-90. So, while this may not be the most highly sought after site for redevelopment in the Village, the Staff Development Committee does believe that the site does have some tangible characteristics that make it attractive for the right commercial user who could implement a redevelopment plan that would really enhance this gateway into the Village.

As a reminder, here's the South Arlington Heights Road Corridor Plan. It outlines a vision for redevelopment of this corridor and certain strategies to accomplish that vision. It does call out specifically this site and recommends some specific goals for redevelopment and standards. It calls for commercial uses on the site, and it does call for enhanced landscaping along Arlington Heights Road.

The Staff Development Committee does acknowledge that some of the goals and visions within the South Arlington Heights Road Corridor Plan have not yet been realized, but there has been some progress since this plan was approved in 2018 and since the land use variation for Paragon was approved in 2020. The Staff report referenced a few of these improvements, Mr. Polka referenced a few this evening. The Driven Car Wash, the interior remodel to the Daily Herald building are some of the more notable ones.

So, specifically in 2020, the conditions of approval that we're discussing this evening relate to implementation of a phased landscape plan. The first phase was to be installed by May 8th of 2020 -- I'm sorry, was to be installed by September 30th of 2020, and the second phase was to be installed by September 30th of 2022. Then within two years of approval of the ordinance which was May 8th of 2020 -- no, I'm sorry, not May 8th of 2020, it was sometime in August of 2020, the redevelopment of the site had to be proposed and an application submitted and approved, otherwise the land use variation would become null and void.

So, again, the Petitioner is proposing a modification to that phased landscape plan. Here is what they're proposing. It would involve the immediate removal of the Safety Town area located at the north of the site. It would involve the installation of four shade trees, one, two, three, four, at two-inch caliper size, and then possibly a fifth shade tree at two-inch caliper size. It would also involve a resurfacing of the parking lot and removal of some of the parking space striping specifically along the southern areas of the building and the eastern area of the building.

This plan would require several variations. The first one would be to waive some of the code-required landscape islands at the ends of all parking rows. So, here you can see in purple circles where those landscape islands would be required. Then it would involve the waiver of the code-required three-foot tall landscaping screen along Arlington Heights road. Additionally, I would note that the shade trees proposed at two-inch caliper would not meet code. They are required at four inches in caliper, and that variation would be part of their request.

Here's the phased landscape plan that was approved as part of the 2020 land use variation. The first phase is shown as everything to the right of this line, to the east of this line. It would involve the installation of a three-foot tall screen along Arlington Heights Road, and four curbed landscape islands with shade trees. That was to be completed by

September 30th of 2020. The only part of this plan that was implemented was the installation of the three-foot tall landscape screen, which again, has not taken very well. It needs to be maintained and replaced as necessary. The second phase of landscaping was to the west, and they involve four additional curbed landscape islands and six shade trees to comply with code.

The Staff Development Committee is not in favor of the application as we were back in 2020, and we are recommending denial for several reasons. Again, we do not feel that the proposed contractor shop is consistent with the criteria for land use variation approval. It's not compatible with the existing uses and zoning of nearby properties, and we feel like it would alter the essential character of the locality. We don't believe it's in harmony with the spirit and intent of the zoning code, specifically a contractor shop would not provide for the gradual elimination of nonconforming uses of land which adversely affect the character of the area. We don't believe that the proposed use is the minimum necessary variation to allow for reasonable use of the site. It's a substantial departure from the permitted uses that are allowed in the B-2 District, and we don't believe that the property has sat vacant for a substantial period of time.

The proposed use is not compatible with the South Arlington Heights Road Corridor Plan. The plan calls for commercial uses on the site and it recommends enhanced landscaping along Arlington Heights Road. The requested variations are not compliant with this recommendation. We believe that if a contractor shop is to exist here, that the landscape improvements are needed to mitigate for that use of the property. We also believe that the Village Board was clear in their desire to see the property redevelop via condition number eight. If redevelopment was not submitted and approved, the land use variation would become null and void.

Again, our recommendation is for denial of this application. This is not a reflection of our feeling towards the Petitioner or Paragon as a business. This is strictly a land use issue here. Again, the Village Board adopted the South Arlington Heights Road Corridor Plan and this use does not fit in with the recommendations of that plan. The site does have certain assets that could attract a type of commercial redevelopment as envisioned in the plan.

I'm happy to get into detail regarding some of the landscape issues raised by Mr. Polka this evening if that would be of benefit. I am prepared to assist in any conditions of approval if the Plan Commission is so inclined to recommend approval of this application. But I want to be very clear that Staff Development Committee is not supportive of this land use variation, and we would only assist with these conditions of approval if the Plan Commission felt that approval of the land use variation was warranted. So, thank you.

ACTING CHAIRPERSON WARSKOW: Can I get a motion to --

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: Second.

ACTING CHAIRPERSON WARSKOW: All right, it's a voice vote, right?

MR. HUBBARD: Just to be clear, that was a motion to accept the Staff report into the record?

COMMISSIONER DROST: Accept the report, correct.

ACTING CHAIRPERSON WARSKOW: I didn't get to finish mine. That's a voice vote, right, Sam? Yes, okay.

All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: All right, motion carries.

Do we have any initial questions from the Plan Commissioners before we potentially open up to public comment?

I'll start at this end. Lynn?

COMMISSIONER JENSEN: I want to ask the Petitioner further questions. I've been reading through all the documents that are in this packet that we have. You indicated a sort of transitional period, actually, I think the one thing that wasn't pointed out in the documents we have in the Staff report is we were going through the pandemic right after you came before the Plan Commission.

MR. POLKA: We were in the pandemic.

COMMISSIONER JENSEN: Right into the pandemic. So, I was not fully aware of that when I read the Staff report, I thought, well, here we are again, you're two years down the road and you didn't pay attention that you need to do some things. But it became clearer to me that since we were in the middle of the pandemic, a lot of people didn't do the things that they might have wanted to do, and businesses may have failed or changed their plan or whatever. So, I'm sympathetic to your situation after I read the background on it.

MR. POLKA: Thank you.

COMMISSIONER JENSEN: And assuming there were some transitional issues with the landscaping and developing the plans and so forth, let me ask you if you were to, if the Village were not a consideration, what would be the final kind of concept you would have for this property and your business on that property? If you didn't have to worry about getting the landscaping done a certain timeframe, if you didn't have to worry about a redevelopment plan in a certain period of time, what is this going to look like in your mind when we're down the road and you've got it fully developed according to the vision you have? Does that actually fit in with the Corridor Plan once you brought the --

MR. POLKA: 110 percent.

COMMISSIONER JENSEN: Can you describe it in a paragraph, a short paragraph?

MR. POLKA: Sure.

COMMISSIONER JENSEN: What you see this is going to look like once it becomes your vision.

MR. POLKA: And I appreciate your asking that. I think that got me into trouble in 2020 when I first came here because I tried to show my vision, right? I lived here once and I look at big buildings and I think, God, look at what people can accomplish in one lifetime. For me that's amazing, right?

I have a grand idea of building something beautiful there, and trust me, it doesn't resemble anything like a contractor shop, you know. Yes, in order to fund it, we would have to occupy it two-thirds in the beginning, but it's a three-story, all-glass building with an anchor site that has a drive-through like a Starbucks or a Protein Bar, and offices in the front with a balcony, and it's beautiful. It's something, you know, I could be proud of to show my kids and say, hey, look at what we did, and everybody that works with me, hey look, this is what we did, you know.

COMMISSIONER JENSEN: Well, I'm not as interested in what the building looks like although I like the renderings and stuff. I mean, what activities would be done there as opposed to what you were going to do in the transition period? Because the Staff has some

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concerns about the activities, you're not commercial enough or whatever. So, I'm trying to figure out what is the residual business once your vision is achieved?

MR. POLKA: Yes, no, and again, I appreciate that question. Our offices and our business is, I understand the Village's concern. I don't want trucks to be piled up there and look like a contractor shop and have outside storage. Our business has a lot of office work, you know, we have people that look at plans. We have, I think my business is all about training people. I mean, everybody has had that story where a guy comes in your home and then someone's got to come back, right? We've all, probably if you own a home, you had that story. The guy probably wasn't trained enough.

Everyone knows about after COVID, like you can't find people to do labor. You can't. You know, I believe truly and wholeheartedly that my business' success is about training, and training even guys that know a lot. They still need to learn. I want to have a building that can house training, that can educate guys, educate them on a piece of equipment or educate them with book and drawings, right?

We have no need for, and I don't know if I explained this well, but because of the Staff and them pointing out how bad trucks look, we incorporated it in our business plan that all guys take their trucks home. Nobody keeps their trucks on site. They go right from their home to the jobs. Our business is a little unique, and we're never going to be huge like some other people. We have no aspirations for that.

We want to be the people, when someone is building a home or doing a large commercial project and they want it to be energy efficient, we want them to come to us to do all the design and then the build and then the maintenance of it. That's what we want to be known for. I'd love to put solar panels and windmills on the property, to be honest because I'm kind of a geek in that stuff. I just want to play around with that, right? I want to see the different savings they could have.

But whether we, and I don't know if I answered your question --

COMMISSIONER JENSEN: Well, you've given me a better sense, and I probably, because I don't want to take all the time, I'm going to ask Staff on the other side what is the business that you envision that will be consistent with the corridor plan that you think that the Village thinks it wants in there and will be able to actually encourage and cause that business to locate there? What is it you are concerned about, you know, in essence, what does he envision that doesn't quite meet what you feel needs to be, what you eventually feel need to be in that site?

MR. HUBBARD: Sure, and I think the future vision is one thing. I think that would be more compatible with what is outlined in the Comprehensive Redevelopment Corridor Plan for the South Arlington Heights Road, but I mean, specifically, the plan calls for commercial uses. So, I mean, that can entail a wide range of uses. We're not going to assign a specific 'this is what we want to see here' type of use.

But, I mean, for an example, I don't know if you're familiar with the Walter E. Smithe site on Rand Road and 53. That site is very similar to this. So, we can envision something very similar to that occurring here. But you know, we're open to a wide range of commercial uses. We're not going to specifically request one thing or another.

COMMISSIONER JENSEN: Well, is it the tax revenue you're concerned about primarily or is it the aesthetics? What is the --

MR. HUBBARD: Well, I think the aesthetics of the site are, I think it's both. I mean, the aesthetics of the site are not the greatest. You know, as it exists, there is really not

much of an opportunity for the landscaping as outlined in the Comprehensive Plan. You know, commercial uses have a different tax, you know, generating function compared to, you know, a contractor shop. So, I think it's twofold.

COMMISSIONER JENSEN: I'm going to let other people have their questions, but I want to avoid doing what we almost did with the Kensington School. They're on Kensington. Our plans go for them being mixed use and it stayed vacant for a very long time. We had a broker to come in and tell us that will never be developed as a mixed use or commercial. We finally agreed to a school there.

I'm not so sure that this property, this piece actually isn't a good tie with what the Petitioner wants to propose. So, I'm a little, I'm not too inclined to just basically say it doesn't belong there because I think sometimes we make miscalls, we have some idea of what the property could be developed into that may not be realistic. So, I liked a lot of the stuff that I saw in the packet, the stuff that you gave us. I liked it last time. I've forgotten a lot of the discussion and I went back over everything again that we had in discussion before. I've got some other questions, I'm going to stop at this point and let other people ask questions.

COMMISSIONER LORENZINI: Sam, so are they considered a commercial use or not?

MR. HUBBARD: I mean, they're a quasi-commercial use. They provide a service. I'd characterize it more as a service use. A contractor shop is allowed in non-commercial areas. It is allowed in the B-3 District.

COMMISSIONER LORENZINI: So, if they did the landscaping and they came forward with a plan, I kind of remember the rendering, it was very nice, a couple of years ago. If they came forward with a plan, then that would be acceptable to your Department and the Village Board?

MR. HUBBARD: I mean, it's hard to say. I mean, I don't know what the plan, what this future plan exactly entails. It would have to be evaluated from a strict use standpoint.

COMMISSIONER LORENZINI: But if it met all the requirements, obviously it could be approved I would think?

MR. HUBBARD: Yes, I mean, it's going to depend on what exactly is being proposed on the site and the use. I would think it's definitely more compatible than what's there now.

COMMISSIONER LORENZINI: Right.

MR. HUBBARD: But you're putting me in a tough position. I can't say.

COMMISSIONER LORENZINI: Right.

MR. HUBBARD: I mean, we only have a general concept without any details, so I can't --

COMMISSIONER LORENZINI: But it's not like his business is not wanted there no matter what. If they came up with a proper plan, it would probably be okay.

MR. HUBBARD: Again, we would absolutely take a look at it, yes. I think it could potentially be okay.

COMMISSIONER LORENZINI: All right, can you explain a little more about the financing? You said the bank won't give you financing because you can't stay there? Explain that please.

MR. POLKA: Yes. So, we bank at Chase, and she's my banker, I've known her for a long time and I think that I'll probably invite her to the Board meeting, she couldn't make

it today, but in order to get financing to redevelop the property, I have to occupy two-thirds of it. I'm not an independent developer, right. I'm not, I fix furnaces for a living, right. We've done well and I've been very fortunate, but I can't just afford, I don't have $10 million in the bank to say, hey, let's do it.

COMMISSIONER LORENZINI: Right.

MR. POLKA: If I could, if I did I would. We have to finance it. The bank financing for us requires that we remain two-thirds occupying it in order to develop it and build it. Will we stay there forever? I mean, probably not. It's not built, the vision isn't to be a big Paragon thing, but to be a big beautiful building --

COMMISSIONER LORENZINI: Right.

MR. POLKA: -- and we cannot get any financing. The request that was made last time was in excess of $100,000 just to submit the required plans and get that subsequently approved --

COMMISSIONER LORENZINI: Right.

MR. POLKA: -- and we can't get financing for any of it.

COMMISSIONER LORENZINI: Right. So, it seems like it's almost a no win situation for you. If you are able to build this building, it sounded like you're going to be able to afford to build this building?

MR. POLKA: We don't have $10 million in the bank, but our bank would absolutely finance us if we occupy it. If we have permanent occupancy, we can get financing for it.

COMMISSIONER LORENZINI: Right, but you wouldn't be able to permanently occupy two-thirds of a building that size, or such a size that you're thinking of building.

MR. POLKA: I would disagree. I think that we can, when we, if you want to look at our business portfolio and how we're planning on growing.

COMMISSIONER LORENZINI: Okay, but what kind of, and I appreciate your business, you're a hardworking guy, I'm sure, but it seems like your ultimate goal, well, two years ago we were kind of in the same situation. You said we're going to grow and build something in two years, but it hasn't happened, but you still think your business is going to grow enough, produce enough money to build this development that you ultimately want to build?

MR. POLKA: I would eventually love to be able to build something there, I would. But that's probably confusing. The issue right now is that we want to occupy it as it is and make it better than it is now and better than all the other vacancies. Something to be noted is that ever since this happened again, we've had the building for sale. There is not inquiries. You know who inquires? Other contractor shops, and the real estate agent tells them no. There's not even a price. You can go on LoopNet right now, you can see it's been listed.

The idea that something greater is going to come along, we're going to leave another property vacant, you know. If that's what's needed, I mean, but you're right. I may not build the building in a year. I'm not telling you that, I'm a heating and air guy. I'm building my business first, and yes, there's a goal to build the building but that is second. I'm building my business first, and that's just how it has to be, you know, because I'm not a developer.

COMMISSIONER LORENZINI: One other minor point, you made a statement that your plans are going to look better than the plans that the Village wants. Does that relate to landscaping?

MR. POLKA: For sure. The Village in our back and forths, they say about the islands, but truly when you look at that property it's the bike safety that needs to go away. Getting rid of the bike, I mean, if I could paint the picture, maybe I should have done another rendering in hindsight, but if you know that property, just try to envision bike safety being all green, or envision some landscape islands that half of them will be hidden behind the building. You won't see them. Like it doesn't, and the other half will be restrictive to cars going around.

I just think that if you saw or if you knew the property, that making all of bike safety a green space would be more aesthetically pleasing to the town than having hidden landscape islands.

COMMISSIONER LORENZINI: Okay, thank you. That's all my questions for now.

ACTING CHAIRPERSON WARSKOW: Commissioner Green?

COMMISSIONER GREEN: I don't quite agree with the past two comments here. We've been at this for a couple of years, you and I. You know, buying into a rendering that was presented to the Plan Commission, I was one who did not. But you were given the requirements, the landscape requirements and phasing, and you agreed to that. The only reason you got to occupy your building is because the Trustees gave you another caveat, that you had to produce on your claim that this was your vision. Back then, I can honestly say I thought that was a mistake, and here you are today wanting to get rid of everything they wanted you to do, plus you're redesigning your landscaping according to what you think the Village should be doing. I do not agree with that.

There are ordinances here that everybody in the Village has to follow including you, and you don't get to change that. As far as I'm concerned, you blew your chance. Thank you, that's all I have to say.

ACTING CHAIRPERSON WARSKOW: Commissioner Drost?

COMMISSIONER DROST: Yes, it's a difficult situation for sure, and a couple of other points that we picked up, one from Commissioner Green and one from Lynn. The question is, is this, and we're talking about a unique property, all property is unique. Is this really special in some respects? I mean, I pass it quite a bit and it's sort of a non-offensive property. It just feels like it belongs. To institute these requirements seems, you know, it doesn't make sense, especially when you look at the context of the whole neighborhood. Whether or not we've got to rethink this in some respect where, you know, let's see how that South Corridor works or is Paragon going to be the canary in the coal mine, you know, to basically test it and, you know, start that redevelopment, and whether there's some sort of a way to compromise this, maybe extend the condition for another two years because of pandemic or whatever reason and the fact that there has not been development of that corridor, I mean, we've talked about the gateway, it's been tough for a long time.

That's sort of my, you know, where I'm coming from on this. Are neighbors complaining? You know, we'll find out soon enough. What's the offense? You know, are we Pharisees when we're talking about landscaping when it's not going to be economic and the market doesn't seem to be at that stage? So, that's a general comment.

If you want to comment, Sam, you can, you know, just a little bit more background on the negotiation or the give and take here.

MR. HUBBARD: I mean, again, I want to stress the point that, you know, the site has never really had a chance to be redeveloped. It has not sat vacant. Do I want the site and does the Planning Department want the site to sit vacant for 10 years before somebody

finally redevelops? Absolutely not, but I don't know if the chance was ever given to really open it up for redevelopment at a time when that was possible.

The site has great visibility. The site is of a size that could support, you know, a commercial redevelopment. It's very similar to the Walter E. Smithe site. It's got great access. I think there is the potential for a great, you know, redevelopment here.

COMMISSIONER DROST: Yes, and I agree. This property probably isn't the highest and best use based on just where it's located and, you know, as a mixed use it might work. Then we went through an exercise on the transportation of the STAR line there and what that could possibly evolve in. It's sort of a chicken or the egg, you know, how do you spark the development? I'm sure Mr. Polka would be out of there in a heartbeat if he got a, if there was a developer in there that was assembling those pieces of property along the tollway.

That's, you know, sort of my perspective on it, and I'm equivocating a bit a lot because I'm not, you know, certain that maybe we'd give it another two-year and put an ankle bracelet on them and see if he's doing his job of, give it a little more time to cook and see if there's other possible developments there.

MR. HUBBARD: I don't know if the Planning Department would recommend that, but I certainly respect the viewpoint.

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I've got a question. Sam, didn't we have a developer, I kind of remember, was it a year or so ago, that wanted to, that had a plan to develop the Daily Herald building, the east side property there and so forth? That would be a great development for this entry/gateway into the Southern Corridor. What happened with that?

MR. HUBBARD: They're still majority landowners of most of that corner there.

COMMISSIONER SIGALOS: Right.

MR. HUBBARD: I know they have a vision for redevelopment there. They are also the owners of the Daily Herald building and they're undergoing an interior demolition of that building for new tenants, but they have not yet moved forward on their redevelopment of the southeast corner.

COMMISSIONER SIGALOS: Okay, because I think that would be key for this because, I mean, this site here would be critical, too, for the redevelopment to go along with what they do on the east side as this entry corridor into South Arlington Heights.

You know, my question, Mr. Polka, is two years ago you were here and you went before the Village Board, and they gave you a two-year window to do phase one and do phase two of the landscaping. You've done only a very minor part of phase one, you've done nothing for phase two. I think you had a pie-in-the-sky type of approach with a three-story, all-glass building. I mean, I'd like to build a three-story, all-glass building, too, but I don't have the wherewithal to do it and I don't think you do either. For you to have agreed to this two years ago and now come before us and asking us to remove these conditions I don't think is correct. I really don't.

MR. POLKA: I appreciate your perspective, but some people probably thought I wouldn't have been where I'm at today and I am. I think if I give the, I think you've got to understand I can't do the plans for the redevelopment the way that it was requested of me, and that's why I'm here today. It just can't be done.

COMMISSIONER SIGALOS: The problem is that's one condition that you're here today, and you're here today to remove condition three for the landscaping, which again, I

don't understand how that didn't happen.

MR. POLKA: That redevelopment plan started in 2015, the plan came up 2018, and still the seven properties that are mentioned are vacant. I'm one person right in front of you that's willing to do something to make it look better now.

COMMISSIONER SIGALOS: But you haven't done anything. I mean, why would we believe you now when you haven't done anything for the last two years?

MR. POLKA: I can explain that and I can show you. It's not that I haven't done anything, it's that --

COMMISSIONER SIGALOS: You haven't, I've driven past there. I saw some little prairie grasses with Karl Foersters, whatever they're called, I don't know if they were 18 inches tall. At the most.

MR. POLKA: We did what the Village asked. We submitted a plan for that, we did that. But the point is that we have a full landscape plan that we're ready to execute as soon as this gets approved. If not, then the property goes vacant like the other six of them. I mean, I think that the plan that we have is beautiful, I think it's going to look nice. I explained that the islands are just not safe. I mean, the islands just plain out are not safe, and you're not looking at the code. I'm not violating any --

COMMISSIONER SIGALOS: We have landscape islands at all other commercial properties. Why would yours be any different?

MR. POLKA: Take a look at the plan. If you want, we can hop in the car and go over there, I can show you.

COMMISSIONER SIGALOS: This was asked a number of times.

MR. POLKA: This wasn't put on by me either. This is landscapers that are saying that, they're people that drive the trucks, that do the salting, that drive them, you know, not me. Half of the islands you don't even see from the street. The biggest part that you see of this lot is not even being addressed. I am addressing it. When you look at this lot and you get into the Arlington Heights, the biggest thing you're going to see is Bike Safety Town. Would you rather have that beautiful and green and looking lively, or would you rather have some islands? I think it was, honestly --

COMMISSIONER SIGALOS: And when would you propose to do that? Your landscape plan, when would you propose to do that?

MR. POLKA: We can do it; we can execute the contracts as soon as the Board approves. If this goes through, we have a contract, we showed Sam, we showed him all the estimates.

COMMISSIONER SIGALOS: But this is what you told the Board you were going to do two years ago.

MR. POLKA: No, no, no.

COMMISSIONER SIGALOS: You were going to do phase one and phase two landscaping two years ago.

MR. POLKA: In all fairness, we were in the middle of COVID. We were doing this via Zoom. I didn't agree to anything. It was just imposed on me. I couldn't even speak at the Zoom thing. I've never done a Zoom in my life. I had people there telling me, like showing me how to talk on a computer. I didn't agree to anything. It was imposed on me and stop and said, okay, and here's the timeline. I tried to e-mail Sam and I tried to say, hey, what's going on, this isn't right. I wouldn't put the islands, and again, they're not right. They're just not safe.

COMMISSIONER SIGALOS: In your opinion, but it's contrary to Village

Code.

MR. POLKA: But I'm the one that is liable, not anybody else, right? I'm the one that's liable if somebody gets hurt or if it really is unsafe. It doesn't make sense, half of these islands, and the cost of them is so exorbitant, I'd rather spend the money making the whole property look better. I think if you look at it holistically, that the proposition I made as opposed to this just makes the whole property look better. There's one, there's like five islands in the back of the property. How does that benefit the community?

COMMISSIONER SIGALOS: I have nothing further to say. I just can't support your request.

MR. POLKA: Okay, thank you.

ACTING CHAIRPERSON WARSKOW: All right, I want to go on record and get some questions answered and some clarification. So, am I correct in saying the Petitioner wants to eliminate all the parking spaces in front of the building on the east side of the property and all the parking spaces on the south side of the property adjacent to I-90?

MR. HUBBARD: Yes, so you're correct. These spaces up here will be eliminated. These spaces would be eliminated, and then possibly those spaces. That's the striping.

ACTING CHAIRPERSON WARSKOW: Okay, if we eliminate all of what you have mentioned including the area in the blue, how many parking spaces does that make?

MR. HUBBARD: He would have approximately 17 parking stalls.

ACTING CHAIRPERSON WARSKOW: Okay, so the code he is referencing, what is the interpretation of these 17 parking stalls in relation to that section of the code?

MR. HUBBARD: So, the applicability of the code is that you can't just remove striping and have it be considered removal of the parking area. You have to remove the pavement as well. Once you remove the striping and the pavement, the parking space is removed, and then we would consider it to kick in that provision to be less than 20 parking stalls and eligible for proportional greenery without having the landscape islands on every end of a parking lot.

ACTING CHAIRPERSON WARSKOW: Okay, I think that adds some clarity to what we're discussing here. So, we would have to remove the impervious surface and have it be some kind of green space, okay.

In response to your question about why have the islands there, because that piece of property is highly visible from I-90, and that is our southernmost end and that is what a lot of people are going to see of our community right off driving by. So, to you, you know, having an island in the back of the property might not mean anything, but I think to the Village it is the presentation of the gateway to our community.

I'm kind of on the fence, like Commissioner Drost is, that, you know, we have a lot of vacancies. We're in an unsure economic state right now. Is now the time to say, you know, let's cut it and make it vacant and see what goes on, or could we give it another two years?

I don't think you're a developer. I don't think, unless you partnered with a development firm, that you're going to be able to build any building. I work in the energy efficiency space, I know exactly what you do. If you envision a three-story building and you have to occupy two-thirds of it, I'm not quite seeing how that comes together. I mean, I understand what your business is, I understand there is a potential for growth especially with all of the

Federal legislation that has been passed, but I just don't see that two-thirds.

So, I mean, you're looking to sell the building now as it is, so you have the potential of moving out. Can we just extend this until we have a little more economic foundation and we see some other progress going on in the South Corridor that gives everybody a chance to breathe and re-evaluate and see?

In terms of the landscaping in front, I understand that that's difficult and that the salt, the snow, the car exhaust, all of that is problematic, but we do require it of many, many businesses. I think there is more that can be done there. You could make a small raised bed so that all of the salt in the snow isn't seeping down into those plant roots all the time, that they're given a break there. So, I think there is some compromise there, okay?

MR. POLKA: Good idea.

ACTING CHAIRPERSON WARSKOW: So, that's where I'm at is I think there is some compromise that needs to happen on both ends here. We all come to that, if we're in agreement on that I don't know, but that's just where I am at prior to public comment.

So, anybody else? Any last --

COMMISSIONER JENSEN: Well, I actually, if the Board did give you the extra two years for that, you know, the requirements that they are going to place on you, is that something you want to do and would it make any sense to allow you to have two years from now?

MR. POLKA: I mean, it would certainly be more helpful to have two years, there's no doubt about that. I would probably keep the property listed for sale, we would operate out of there and maintain it. I don't think that in two years time that we would submit the plan for redevelopment. It's just too much of a gamble to --

COMMISSIONER JENSEN: So, you'd be looking at the period of time, whatever, the two years essentially to try to sell that and to relocate somewhere else, in essence?

MR. POLKA: Yes.

COMMISSIONER JENSEN: And that's fine, I don't have a problem with that. I mean, you wouldn't necessarily aggressively pursue the redevelopment is what you're telling us.

MR. POLKA: Yes, it would be, if you said you have two years and then we want to see the redevelopment plan and submit it, I think I would be in the same position and I'd probably just keep it listed for sale in all honesty, you know. I mean, you could then have the best of both worlds. You could see if somebody really is interested. Believe me, the only people asking about the property are contractors. I've told the real estate agent, yes, don't go near it, you know, no matter what they want to spend on it, and I don't even have a price listed for it, right? It's just the interest isn't there, you know.

It's a nice site and it's nice for people like me that are coming and going a lot, but --

COMMISSIONER JENSEN: But I think that this would be allowing you a transition to go somewhere else, we would basically be forestalling an eviction which makes some sense to me.

MR. POLKA: For sure. I mean, that obviously would be very kind. What I would do with that two years, it would depend on what you say that I have to do. Again, I'd like to redevelop it, and you're right, I'm not a developer. It is a big undertaking, no doubt. I still think I can do it, you know. I didn't think I could build my house and I built my house. I know this is very different, right, I totally get that.

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So, what exactly I would do, I don't know. But yes, at the very least it would be helpful and appreciated to not say, hey, get out tomorrow and we've got two years at the very least. I guess it depends on what the conditions are.

ACTING CHAIRPERSON WARSKOW: Right. So, let's just say, and I'm not saying all of my Commissioners are in agreement here, but let's just say we required you're going to remove the striping, because you're probably going to seal coat anyway so removing the striping is not a huge thing, okay.

MR. POLKA: Yes, it's something we could do.

ACTING CHAIRPERSON WARSKOW: We condition you put the islands in, okay, because it is visible and it is a requirement we make of others, and you look at that strip along Arlington Heights Road and figure out a real viable, a more viable plan.

MR. POLKA: That's a good idea with the raised bed. That's actually a nice idea, we might look at doing that.

ACTING CHAIRPERSON WARSKOW: So, if we put those conditions on you, give you more time to find a location, you do this landscape, would you be --

MR. POLKA: I wouldn't invest money into the property if you're telling me I'm going to leave in two years.

ACTING CHAIRPERSON WARSKOW: Okay.

MR. POLKA: The taxes alone are $170,000 a year, you know, in all honesty, right? I'm just trying to be 100 percent honest that it would be left as is and somebody else maybe comes along, maybe doesn't. I mean, I can't understand why people aren't developing the other seven sites that were mentioned. Maybe they're going through the same problem.

You know, this has been a brutal process. Believe me, I was prepared to go and do a major development and sink a lot of money into it, a lot of my own personal money, but this process has been dejecting at the very, very least. Why risk my own finances, let alone all the time and headaches of it? You know, you would think that, just to be honest, there would be more like support to say, hey, this is what we want, this is what we're looking to do, how can you do it?

When I first bought it and I found out, I went to the Village and they said, no, please find another building, you know. We're not a typical contractor shop. We don't have trucks, we never have, you know, that are on the road. We make it look better. I mean, if we occupy, and here's the crazy part, we could occupy it as an office. Look at the code definition split between contractor shop and contractor office. We could be there; I could be back here in a year saying we're just going to have our office because we're going to remove our filters.

It's a silly process, right, because our offices are there. That's what's mainly there. We don't have any trucks there. So, now the only difference between office, which is allowed in the B-2, and shop is the fact that we have filters and copper fittings.

So, you know, really --

ACTING CHAIRPERSON WARSKOW: But it's also the fact that there could be another viable commercial business who does meet the zoning requirements, and there are other benefits to having a different commercial enterprise in there.

MR. POLKA: Of course, yes. No, there could be always something.

ACTING CHAIRPERSON WARSKOW: Right, right. So, you know, the question is when do we envision that actually happening? Can we give you a, you know, there's a lot of balls to juggle here, but I am going to let the public make any comment.

COMMISSIONER SIGALOS: Can I just make one further comment?

ACTING CHAIRPERSON WARSKOW: Oh, sure.

COMMISSIONER SIGALOS: Again, whether you're a contractor shop or an office building there, it doesn't negate the landscape requirements and that's what you failed to do. If I understood you correctly right now when you just talked that if you were to get a two-year extension, you're not going to put in more money into this property, that's what I just heard you say. So, you have no intention to doing anything to comply with the landscape requirements. You haven't in the last two years, and if you had two more years you wouldn't do it again.

MR. POLKA: Our project is, that's $38,000 that we're planning on spending immediately and it's a reasonable plan that makes everything look good and per the code. I understand that --

COMMISSIONER SIGALOS: So, put the $38,000 into what the Village Code requires you to do with the landscape islands and planting along Arlington Heights Road, and if you raised the beds or you're cutting back the pavement with the landscaping back farther away from the road, but you're not willing to do that.

MR. POLKA: The code doesn't spell out what Sam had said. Show me anywhere in the code where it says that we have to eliminate pavement. I would disagree. When that was originally written, I think it was written for unique properties like this, but I want to do anything that's written in the code. I cited the code.

COMMISSIONER SIGALOS: But you haven't done anything for the last two years. I mean, why would, you said you wouldn't put any more money into this property. So, why would we give you a two-year extension? I don't understand it. It's contrary to what you're telling us.

COMMISSIONER JENSEN: But John, what does the Village gain if we evict him tomorrow? What does that do for development? Because that's what you're saying, you're basically saying you didn't comply, of course we did have a pandemic going on for two years. My younger daughter works for a company that it looking at portfolios of buildings and how they're used and so forth, and they're changing their uses so radically in a fairly short period of time. I don't know if anyone has any idea what the buildings are going to be. So, but if we evict him tomorrow, what does that gain the Village?

COMMISSIONER SIGALOS: I'm not saying it's going to gain anything, but are we just going to say to anybody, well, you just don't have to comply with the code because we don't want to evict you so do whatever you want. We can't say that either.

COMMISSIONER JENSEN: If that's the case, then he can sell the place and use a little time to do it.

COMMISSIONER GREEN: If he makes the landscaping improvements, his property value will go up because the next guy that moves in is going to have to meet the code for the landscaping.

MR. POLKA: That's contradictory. You said you want someone to redevelop it, so the landscape islands are going to get torn down.

COMMISSIONER GREEN: I'm not, let me, let's not go there again. I'm not talking to you, I'm talking to Lynn here. Please don't interrupt me.

MR. POLKA: Thank you.

COMMISSIONER GREEN: So, what I'm saying is he doesn't want to do anything, okay. So, we're here to deal with zoning. I would say whatever you're implying, I would deny this. I'm going to deny this and let the Board, they're the politicians here, let them deal with

this of what they want to do. They gave him the extension for two years to get this zoning, they did. So, let them do it again, that's why they're here.

COMMISSIONER JENSEN: But they didn't count on the pandemic.

COMMISSIONER GREEN: I'm dealing with zoning here, I'm sorry.

ACTING CHAIRPERSON WARSKOW: Any more?

COMMISSIONER LORENZINI: Yes.

So, what's the deal on the table if we give him a two-year extension?

ACTING CHAIRPERSON WARSKOW: Can we have public comment before we --

COMMISSIONER LORENZINI: Sure, go ahead.

ACTING CHAIRPERSON WARSKOW: I'm just wondering if you're going to like try and work out conditions for a motion or are you just --

COMMISSIONER LORENZINI: Condition for the motion, you're correct. So, go ahead.

ACTING CHAIRPERSON WARSKOW: Okay, so I'm going to open to public comment.

Question for you, Sam, I'm getting confused on the public comment. It seems to be going back and forth. Is this public comment just related to this petition, or can they come up at this point in time and make an open comment about anything pertaining to the business that the Plan Commission is mandated?

MR. HUBBARD: The public comment at this point in time would be only in relation to the petition that's before the Plan Commission. Once this public hearing on this petition has been closed, there will be another public comment at the end of the meeting and that will be for anybody.

ACTING CHAIRPERSON WARSKOW: Okay, because I didn't see that on your cheat sheet so I just want to make sure.

MR. HUBBARD: Yes, it does have an update.

ACTING CHAIRPERSON WARSKOW: Okay, I understand.

All right, so is there anyone who would like to speak in relation to this particular petition?

(No response.)

ACTING CHAIRPERSON WARSKOW: No, okay. So, I'm going to close public comment. I'm going to open for any last comments before a motion.

Anybody, any last comments from the Commissioners?

COMMISSIONER LORENZINI: I've got a clarification question. So, if we do extend it two years, there's two landscape plans we've been talking about. One, the one that's on here, but in order for this one to work, Sam, is it correct to say if they remove the pavement in the parking areas as necessary, the existing parking areas that they're going to remove, they would also have to remove the pavement in that area also, right, to make this acceptable to the Village?

MR. HUBBARD: Correct, or you'd have to recommend variations to waive those requirements.

COMMISSIONER LORENZINI: Right.

MR. HUBBARD: So, you can either, if you're extending the proposal for two years, you would either grant variations and allow the landscape plan that's shown here, or deny the variations and the landscaping as shown in this plan would need to be installed. I would recommend, you know, a date given for when that has to be done and a compliance bond to

ensure that it does get done which could be determined by the Village Board.

COMMISSIONER LORENZINI: If he's going to move out in two years, I mean, my opinion is if he's going to move out in two years, his plan would make more sense because, yes, these landscape islands probably would get thrown away and at least you'd get rid of the playground area, you know, where the bicycle town used to take place.

COMMISSIONER GREEN: Are you going to take the pavement out in the front on your plan here?

MR. POLKA: We didn't plan for that. I don't know what we would do.

COMMISSIONER GREEN: No, this would take the lines off.

MR. POLKA: But we're taking all the pavement out on bike safety.

COMMISSIONER GREEN: Okay, but you're not taking it out on the front. So, the pavement is going to be there. The thing that goes away are the stripes.

ACTING CHAIRPERSON WARSKOW: Right.

COMMISSIONER LORENZINI: Wait, wait, wait. You've got to have some pavement in the front to get into the parking lot.

MR. POLKA: Right.

COMMISSIONER GREEN: Well, that's the whole point. That's the whole point. That's why the Village landscape requirement takes into account there's pavement there. If you're going to sell the property, why would you take the parking spaces away in any way just to put them back? They're worth money to have the paint on the asphalt. So, if there's nothing going to happen and he doesn't want to do anything because he's going to sell the property --

COMMISSIONER LORENZINI: But Bruce, if you take the pavement away, how are you going to get to the parking spots that he's recommending?

COMMISSIONER GREEN: I'm saying for his code-compliant plan, you have to take the pavement away. He's citing a piece of the ordinance, but there can't be pavement there. In other words, he doesn't want to put the three-foot barrier in. That's the only way you can get away with that.

MR. POLKA: No, we'll do the raised box, I really think that's a good idea.

ACTING CHAIRPERSON WARSKOW: He's agreeable to a raised bed along Arlington Heights Road.

MR. POLKA: Yes, we didn't think about that. I truly was saying why do it because we didn't see a feasible way to do it and no one mentioned the raised box. I think it's a good idea.

MR. HUBBARD: You could also push it further west so it's a little bit further away from South Arlington Heights Road and potentially a little bit farther away from salt. That may help.

COMMISSIONER GREEN: He can't push it west. He can't go west because the pavement is there.

MR. HUBBARD: Well, I mean, it's --

ACTING CHAIRPERSON WARSKOW: If it's a raised bed, he could.

MR. POLKA: I think a raised bed is a reasonable thing. It's totally reasonable, totally doable.

COMMISSIONER LORENZINI: Right.

MR. POLKA: But extending the parking lot, I've had people that try to come and do these islands. Nobody wants to do it, no one wants to touch it. That's part of the reason. I mean, it was easy to find a landscaper, yes, and do the screening, yes. But honestly, I had

three different landscape companies come and I said I need these islands, can you do them?

COMMISSIONER GREEN: Landscapers don't do islands. You need a concrete contractor.

COMMISSIONER SIGALOS: You need a concrete contractor.

COMMISSIONER GREEN: You don't ask the guy with the lawnmower to fix your parking lot.

MR. POLKA: Got it.

COMMISSIONER GREEN: So, you're not asking the right questions of the right people. There's lots of people out there that will give you landscape islands. You just need the money, that's it.

ACTING CHAIRPERSON WARSKOW: So, the way I'm hearing it, not saying this is how the motion has to go, the way I'm hearing it is the Petitioner would be agreeable to putting the landscape along Arlington Heights Road and to pulling out the Safety Town and making that green area but not the islands, and then giving him some time to sell the property I think. Am I hearing that that's what would be agreeable to you? No islands and --

MR. POLKA: But if you're saying, honestly, if you're saying do the improvements but you're going to leave, I guess I would just have to see that. To me at first glance, right, looking at it and seeing, like the improvements we have laid out, like I said, are over $40,000. He's got all the estimates which are over $40,000. But to do it only to sell it, again, you said yourself, the only people that are going to buy it are going to tear it down, right? They don't care about anything I'm going to do there.

ACTING CHAIRPERSON WARSKOW: Right.

MR. POLKA: If someone does buy it, you don't even want them to buy it and stay there. You've made that clear. That's why there is the problem here today.

ACTING CHAIRPERSON WARSKOW: All right, so it's basically your plan or denial is what I'm hearing, is what our options are that are realistic to the Petitioner and to the Village.

MR. POLKA: I mean, I think the raised bed is a good option. I'd happily do some islands that, if we could talk about them and make them within reason. Like there's even islands on property that I don't even own. There's islands there on property I don't own, it's IDOT property. They're outside of my land. It just doesn't make sense, and there's an island there that trucks can't turn. They will not be able to turn there. I need to do something, I'll do it, no problem, but it's got to be a plan that makes sense. I can't have a car, a bigger truck not be able to turn around. It's just got to make sense, that's all.

MR. HUBBARD: We are certainly open, and I think in our alternative landscape plan that we had prepared, it was showing this island moving one space south to provide turning area. When you were originally approved in 2020, we discussed talking with the tollway and getting their sign off on those islands which is something that, I don't know if it's a conversation you ever had, but it's viable if you are willing to have that discussion with them.

ACTING CHAIRPERSON WARSKOW: And then just a question here, if you get rid of those, one, two, three, four spaces on the southwest side, yes, then we don't need that at least one, the further west island. Do we need the one in front? You need one on either end of the row or just one end?

MR. HUBBARD: Removing these spaces?

ACTING CHAIRPERSON WARSKOW: Yes, removing those spaces, so then we don't need an island, any islands there, right?

MR. HUBBARD: I would think that that would eliminate the requirement for the landscape islands if you removed --

COMMISSIONER GREEN: If you removed the pavement.

MR. HUBBARD: Well, not necessarily the pavement, just the spaces.

MR. POLKA: Can you reference the code where it says you have to remove pavement? I just don't understand that in all honesty.

COMMISSIONER GREEN: You're trying to remove the island because you say that there's no parking there and all you're taking off is the paint.

ACTING CHAIRPERSON WARSKOW: Right.

COMMISSIONER GREEN: The parking capability is still there.

ACTING CHAIRPERSON WARSKOW: Yes, it is still primarily a --

COMMISSIONER GREEN: It's a parking lot, you just don't have any paint in it.

ACTING CHAIRPERSON WARSKOW: A lot for vehicles to, I mean, why else would you have pavement other than for something to sit there?

MR. POLKA: But in this situation, it is to get through, it really is. Like in this situation, it truly is to get through. Like that's the uniqueness about the property, right, that whole front, that's how you drive through it. It's a one-way, you know, but I see what you're saying, thank you for explaining.

MR. HUBBARD: The definition of a parking area is specific and includes a hard surface. So, if you're not removing the hard surface, you're not removing the parking area.

ACTING CHAIRPERSON WARSKOW: Correct.

COMMISSIONER LORENZINI: But you do need that pavement to traverse around the building, don't you?

COMMISSIONER GREEN: Not all of it.

ACTING CHAIRPERSON WARSKOW: Not all of it.

MR. HUBBARD: Right.

ACTING CHAIRPERSON WARSKOW: I mean, the parking spaces for the south end, I'm not reading dimensions here but I'm thinking you could eliminate those and still being able to get around.

COMMISSIONER LORENZINI: I'm not saying you need all of it, I'm just saying you need some of it.

MR. HUBBARD: So, this was an alternative landscape plan that the Village had prepared to address some of the concerns. This would show, the areas in red is the striping that would be removed by the Petitioner. The pavement in those areas would still be there, but the striping would not be there. So, you could certainly still drive through those areas even if the pavement was removed. It's likely that, you know, you'd still be able to maneuver, you know, in some of those areas.

COMMISSIONER JENSEN: This would be, so the Village recommended this or this is now what currently what it said, is that right?

MR. HUBBARD: If the Plan Commission was inclined to grant a land use variation in perpetuity and remove the requirement for the temporary nature, then this would be the landscape plan that the Village would recommend be implemented. This would be more costly than the Paragon proposal, and this would be more costly than the 2020 landscape plan, but again, it's taking into account the permanent nature of the land use variation. I understand that the Plan Commission is not talking about that at this time, they're talking about an extension

of the temporary nature, but --

COMMISSIONER JENSEN: But what makes this more costly than the others, his or, what's happening here is you're taking some of those islands away, right?

MR. HUBBARD: So, yes, some of the islands would not be required but it would entail bumping out the existing curbed landscape bed along South Arlington Heights Road with a, it would be a curbed landscape bed there. This would help with the ability to increase the size of that area and remove some of the plantings farther away from Arlington Heights Road. It involves the removal of Safety Town. It involves the removal of this pavement area which is unnecessary for the site and construction of a curb there. So, it is more costly.

MR. POLKA: We weren't opposed to it. We just didn't have time to get prices for it all, that's all. We just didn't have time to get prices.

COMMISSIONER LORENZINI: I mean, this is a much better solution than the other two. This gets rid of that Safety Town area, it gets rid of, this to me is a good idea.

ACTING CHAIRPERSON WARSKOW: Right, and the landscape islands are inappropriate places that allow for turning.

MR. POLKA: True, yes.

COMMISSIONER LORENZINI: The next question is when does it have to be done by? We have to decide on that, before the two years are up.

ACTING CHAIRPERSON WARSKOW: But I mean, that's assuming in perpetuity. You, again, have a petitioner who does not want to do a major investment in which additional curbs and all of this would require.

MR. POLKA: I'm not saying that I don't want to do it.

ACTING CHAIRPERSON WARSKOW: No, okay.

MR. POLKA: If you said, hey, do this and then you remain there and then when you want to go do the redevelopment we look forward to you coming in front of us, great.

ACTING CHAIRPERSON WARSKOW: Right. I'm saying if we put a time limit on, so if we put the two-year --

MR. POLKA: Yes, then it makes no sense to do that.

ACTING CHAIRPERSON WARSKOW: Then that makes no sense.

MR. POLKA: Financially, this doesn't make sense.

ACTING CHAIRPERSON WARSKOW: We would have to give it in perpetuity.

MR. POLKA: Correct, yes. We're happy to do it and make it look beautiful, but we're --

COMMISSIONER LORENZINI: Well, then that kind of blows the deal, I think.

COMMISSIONER DROST: One question I've got, how serious are you in selling this property? Have you, you've been listening to your broker or your real estate broker. You have, he's told you it's not --

MR. POLKA: It will stay vacant for years.

COMMISSIONER DROST: Yes, but --

MR. POLKA: It will stay vacant; it will look worse than it is now honestly.

COMMISSIONER DROST: Yes, but I mean your vision, your end game, is it to sell this property? What motivates you to do that?

MR. POLKA: My end game is not to sell the property. My end game is to run my business and stop dealing with this stuff.

COMMISSIONER DROST: Yes, but I'm just saying, you know, if you sell it, then you have to move to another location and then you, you know, you've got --

MR. POLKA: I can move anywhere. I could move like that, you know. I don't want to.

ACTING CHAIRPERSON WARSKOW: My question.

MR. POLKA: I don't want to believe it or not. I mean, it's not easy and it will be a big burden, you know.

COMMISSIONER DROST: Yes.

MR. POLKA: And it will be unfair, right? I mean, like you said, you impose these things over a Zoom meeting and some of you say I agreed to them. I never agreed to them, I barely could even communicate in that meeting, you know. You implemented a situation that wasn't feasible by any means. You didn't give me the means to give you plans. You just didn't give me, you set me up behind the line, you know. There was no means to do --

COMMISSIONER DROST: I'm not going to take that road. I mean, there's procedures that --

ACTING CHAIRPERSON WARSKOW: Right. So, I'm going to keep going with what our choices are here. I think our choices now are land use variation in perpetuity with this compromised, what is up here now, landscape plan, or a denial.

(Audience member comments.)

ACTING CHAIRPERSON WARSKOW: I'm sorry, public comment is closed.

MR. HUBBARD: So, if the land use variation is going to be granted in perpetuity, then this would be the recommendation of the Staff Development Committee. It would be to require implementation of this landscape plan no later than May 31st of 2023. In order to guarantee that occurs, we would determine an appropriate means for that guarantee via some form of a compliance bond or letter of credit or a substantially similar form of guarantee that would need to be provided by the Petitioner prior to receiving Village Board approval.

COMMISSIONER LORENZINI: But then this is giving them permission to stay there forever, right, for a business that's not necessarily desirable to have there.

MR. POLKA: But still under the conditions previous, no trucks, all the conditions of the previous.

ACTING CHAIRPERSON WARSKOW: Right. Right, right, but we do have a South Corridor Plan that has, you know, some vision for that area which includes your property. So, we have to take all of that into consideration. That is a plan that was made and discussed and agreed upon and voted on, so we can't just dismiss it.

MR. POLKA: But why for seven years has nothing happened, right?

COMMISSIONER GREEN: Okay, hang on.

ACTING CHAIRPERSON WARSKOW: Okay, go ahead.

COMMISSIONER GREEN: No, I meant you could continue.

ACTING CHAIRPERSON WARSKOW: Oh, that's all I was going to say is we have to give some consideration to the South Corridor Plan that time, resource and, you know, agreement was made on. So, I am going to ask --

COMMISSIONER GREEN: Wait, wait, one more thing. Sam, to that, would we put a caveat in there that says if you do not implement this landscaping plan, that this perpetuity thing expires and is null and void? Just like the Trustees did.

MR. POLKA: Yes, we lose the bond.

MR. HUBBARD: You could but the guarantee to get the landscaping in

would be, the meat and bones for that would be in number two, so he would have to put up some sort of bond.

COMMISSIONER DROST: Now, what's the bond value?

MR. HUBBARD: So, that would be, typically it's 30 percent of the landscape cost. That's for what we call a maintenance bond to ensure that once all the landscaping is in, it is maintained over the next 18 months. We could certainly look into a bond amount for the full amount of the cost of landscaping. We don't know exactly how much this plan costs because it hasn't gone out to bid. We've prepared estimates, maybe around $90,000, but again, that's a rough estimate. The project has not been put out to bid.

COMMISSIONER LORENZINI: But then, Sam, we're going to be living with a business that we ultimately may not want there.

ACTING CHAIRPERSON WARSKOW: Right, he forgoes $90,000.

MR. HUBBARD: This is not the Staff Development Committee's recommendation. This is only if the Plan Commission is interested in allowing this use in perpetuity. The Staff Development Committee is still of the opinion that this land use variation should be denied.

COMMISSIONER GREEN: Should we take a little poll on that before we go any further, any longer into the discussion?

COMMISSIONER JENSEN: I don't even know what we would vote on. I think he wants to sell the property and get out of there --

COMMISSIONER DROST: Yes.

COMMISSIONER JENSEN: -- buying it before he felt he knew all the conditions.

COMMISSIONER DROST: And what happens --

MR. POLKA: I'd like to stay there and redevelop it, but I'm not getting the chance to do that, and you want it immediately. If you vote for denial, it will stay vacant like the other six properties, right?

COMMISSIONER GREEN: We can live with that.

COMMISSIONER JENSEN: But I think I need to be able to --

COMMISSIONER LORENZINI: No, I agree with you, Lynn, positively on that. Thanks, Lynn.

MR. POLKA: Why not, looking at the other stuff, this will put me aside. Don't you think that's --

COMMISSIONER GREEN: We're having a discussion here trying to get beyond this. So, can we still talk amongst the panel members here on what we want to do?

ACTING CHAIRPERSON WARSKOW: What are you agreeable to, Commissioner Jensen?

COMMISSIONER JENSEN: I don't know that we really, I think he wants to sell the property. I'd like to help him do that so this doesn't have to be --

ACTING CHAIRPERSON WARSKOW: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: My personal opinion, at this point my opinion is let him stay there but he has to do some improvements to stay there temporarily, but as soon as the, if we give him a six-month extension continuously or a one-year or two-year extension, then at the end of each of those extensions the Board can decide whether or not to move him out.

ACTING CHAIRPERSON WARSKOW: I can appreciate that,

Commissioner Lorenzini, but the Petitioner has gone on record saying if we give him a limit, then it does not make business sense for him to invest in any landscaping, and I would agree to that.

COMMISSIONER LORENZINI: Well, then that's the end of it then.

ACTING CHAIRPERSON WARSKOW: That's why I'm saying we either give him perpetuity with the revised landscape plan or we deny. Am I seeing an option, or am I not seeing an option that somebody else, based on the conversation that we've had for an hour and a half?

MR. POLKA: You know, just an idea, if I do stay there and I do this landscape stuff and it makes everything more beautiful and appealing, if someone were to come in and be the vision that you want, they're still going to come in, they're still going to come and sit there and say, hey, we like that property, we want to redevelop it. A developer doesn't come just because it's for sale, right? So, everybody --

ACTING CHAIRPERSON WARSKOW: Right, but we have no guarantee that you're going to say okay, I'll sell it to you. We have no guarantee of that unless you want us to put in a condition that says if a developer comes with a reasonable offer, but you know, that's wishy-washy, you know. That's not a good condition.

MR. POLKA: But isn't it wishy-washy to sit there and try to boot out a viable candidate on a, you could start. You could start everything, you said it's not possible. You know how things are possible? One step at a time. One step at a time. You have seven vacant properties from the last seven years.

COMMISSIONER GREEN: We're not talking, excuse me, we're not talking about vacant properties. We're talking about yours, so let's stop with the storytelling, please.

MR. POLKA: I'm talking about the South Corridor Plan.

COMMISSIONER GREEN: I've had enough of this for tonight and I think everybody up here has as well. Can we just get down to the business of zoning. I'm sorry, but that's what we should be doing. I would like to make a recommendation. I would like to make a motion.

A motion to recommend to the Village Board of Trustees <u>denial</u> of PC #22-019, an amendment to Land Use Variation Ordinance #20-022 to modify condition number three and eliminate condition number eight, as well as the following variations:

1. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(a), to waive the requirement for a three-foot tall parking lot perimeter landscape screen along Arlington Heights Road.**
2. **Variation to Chapter 28 of the Municipal Code, Section 6.15-1.2(b), to allow certain parking rows to terminate without the code-required curbed landscape island including a four-inch caliper shade tree.**

ACTING CHAIRPERSON WARSKOW: Do I have a second?

COMMISSIONER SIGALOS: I'll second that.

ACTING CHAIRPERSON WARSKOW: All right, can we have a roll call please?

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Drost.
COMMISSIONER DROST: Aye, with comment.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: No.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: No.
MR. HUBBARD: Commissioner Warskow.
ACTING CHAIRPERSON WARSKOW: Yes.
MR. HUBBARD: So, the motion passes.
COMMISSIONER DROST: Yes, and the comment is basically we learned too much tonight, and we need to have at least in the presentation when you go before the Board of Trustees some sort of alternative. I mean, we're not going to try to design it tonight.
ACTING CHAIRPERSON WARSKOW: Yes, I guess.
COMMISSIONER DROST: Which is difficult in trying to impose conditions, but the reason for --
MR. POLKA: Well, maybe that's what's broken in your process because there's --
COMMISSIONER DROST: Yes, but I'm making my comment. I mean, you don't have to comment to my comment.
ACTING CHAIRPERSON WARSKOW: Right, this is just for the record.
COMMISSIONER DROST: I'm putting this into the record so that the Village Board of Trustees understands the complexity of where you're at. That's the presentation you've got to make. You've got to let them know what went past, that you were sort of handcuffed or hijacked in the Zoom meeting, which I don't really buy. But on the other hand, there were some suggestions that were aired here that might possibly be a solution to helping you stay a good neighbor within the community, continue to let your business flourish and maybe perhaps redevelop the property or sell it to a developer. I mean, that's, and you've got to be more transparent about it. So, that's the point, and maybe when you reload before the Trustees, you can get some sort of a compromise out of this.
ACTING CHAIRPERSON WARSKOW: Yes, and I don't think further discussion here, the motion has been made and passed, but once again, we're only a recommending body. We just made a recommendation to the Village Board. It is up to them, they have the power to discuss with you and make the conditions like they did the last time around.
Do we have a date when that will likely come before the Board, Sam?
MR. HUBBARD: We'll probably target the first meeting in December, but we'll work with the Petitioner on that date.
ACTING CHAIRPERSON WARSKOW: Okay, thank you
All right, I will open to general public comments, and once again, I just want to clarify, this is public comment, not discussion. I understand you probably want some answers which you are free to get from Village Staff, but this is just a comment to go on the record, okay?

GENERAL PUBLIC COMMENT

MS. CAYER: Melissa Cayer speaking. If there is a salt dome on that

property, then it seems petty that you require landscape islands, a few small landscape islands right there.

But anyway, what I really wanted to say was for the Arlington International Racecourse property, their associated taxing districts are Northwest Mosquito Abatement District-Wheeling, Metropolitan Water Reclamation District of Chicago, Salt Creek Rural Park District-Palatine, Harper College, Community College 512-Palatine, Township High School District 211-Palatine, Community Consolidated School District 15-Palatine, Arlington Heights Library Fund, Village of Arlington Heights, Road and Bridge-Palatine, General Assistance-Palatine, Township of Palatine, Cook County Forest Preserve District, Consolidated Elections, County of Cook, Cook County Public Safety, Cook County Health Facilities.

ACTING CHAIRPERSON WARSKOW: Thank you. Do you have a comment, Mr. Moen?

MR. MOEN: My comment for the record is --

ACTING CHAIRPERSON WARSKOW: I'm sorry, can you state, I said your name, but can you state it once?

MR. MOEN: Okay, thank you. Keith Moens, I'm an Arlington Heights resident, yes.

Okay, my comment for the record, Chair Warskow, if I may suggest in the case that we just went through here with Paragon, get a motion on the floor quickly. Just get it on the floor, work to amend it and it will move much, much quicker. Otherwise, you get into this two-hour back and forth. If you get a motion on the floor and you just move to amend it, you work towards a solution. You notice when a motion was made, we got to business in a hurry.

But anyway, as painful as all that was, I would say that Paragon had the right to this formal vote. They were subjectively denied in the committee for Planning Review Commission, and they may not have come back here. I think they had the right to come forward to find a formal vote in front of a body that is our elected. As a result, there's a couple of others that were subjectively denied by the CPRC, Vine Street Subdivision on July 28th of '21 and South Pine Row Homes on March 31st of '21, they were also subjectively discouraged from moving forward and we don't know where they are. I think they also have the right to come here and get a full disclosure, a full vote and a possible motion early and amendment to get to a solution. Thank you.

ACTING CHAIRPERSON WARSKOW: All right, so is that all of the business we have? Sorry, I don't have an agenda in front of me.

MR. HUBBARD: That is all.

ACTING CHAIRPERSON WARSKOW: Okay.

COMMISSIONER JENSEN: Motion to adjourn.

COMMISSIONER GREEN: Second.

COMMISSIONER DROST: I'll second.

ACTING CHAIRPERSON WARSKOW: Voice vote, everyone in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON WARSKOW: Anyone opposed?

(No response.)

ACTING CHAIRPERSON WARSKOW: We are adjourned.

(Whereupon, at 9:15 p.m., the public hearing on the above-mentioned petition was adjourned.)

Plan Commission
12/14/2022

Item: Clearbrook Adult Daycare - 1815-1835 W Central Rd - PC#22-013

Department: Planning & Community Development

Requested Action

1. Land Use Variation to allow an adult Day Care Facility in the B-2 District.

Variations Required

- Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Recommendation

The Staff Development Committee (SDC) reviewed the requested Land Use Variation to allow an adult Day Care Facility on the subject property, and a Variation to Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer and recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall work with the Village to provide additional pavement markings and signage in the area around the proposed loading zone, to the satisfaction of the Village, prior to beginning adult day care operations.
2. Prior to establishing the adult day care facility on the property, the petitioner shall implement all interior modifications as required by the Building Code to bring the unit into compliance with applicable regulations for adult day care occupancy.
3. The petitioner shall work with staff to install additional shade trees in viable locations within the existing parking lot landscape islands. Said improvements shall be implemented no later than June 1st of 2023.
4. The petitioners shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Aerial	Exhibits
Public Notice	Exhibits

CPRC Minutes 5-11-22	Minutes
Project Narrative	Correspondence
Plat of Survey	Exhibits
Floor Plan	Exhibits
Loading Zone Plan	Exhibits
Justification for Variations	Correspondence
Department Comments - Round 1	Correspondence
Department Comments Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments Round 2 - Petitioner Response	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

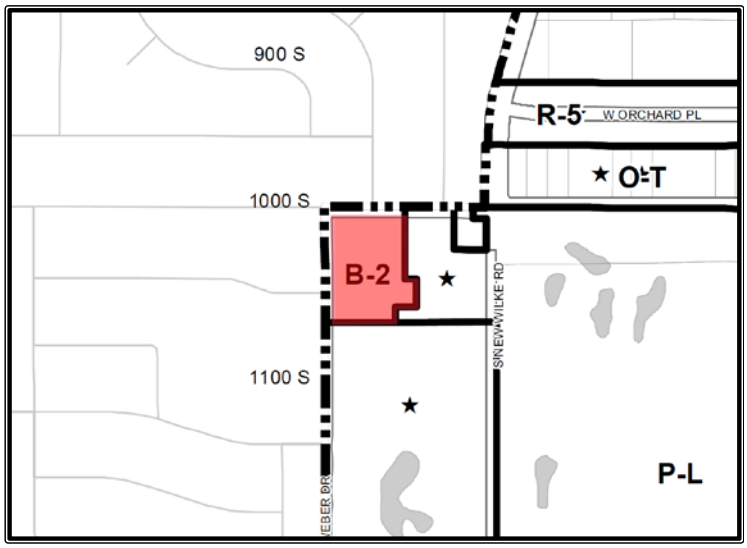
STAFF DEVELOPMENT COMMITTEE REPORT

***Project File Number**: PC 22-013*
***Project Title**: Clearbrook Adult Day Care*
***Address**: 1815-1835 W. Central Road*
***PIN**: 08-08-201-005*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: December 14, 2022*
***Date Prepared**: December 9, 2022*

***Petitioner**: Don Frick*
Clearbrook
***Address**: 1835 W. Central Road*
Arlington Heights, IL 60005

***Existing Zoning**: B-2: General Business District,*
***Comprehensive Plan**: Commercial*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	- Village of Rolling Meadows -		
South	R-6: Multiple-Family Dwelling District	Multi-Family Development (Mallard Cove Condominiums)	Moderate Density Multi-Family
East	P-L: Public Lands District	Arlington Heights Senior Center	Government
West	- Village of Rolling Meadows -		

Requested Action:

1. Land Use Variation to allow an adult Day Care Facility in the B-2 District.

Variations Required:

- Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Project Background:

The Clearbrook Plaza shopping center, located at the southwest corner of Old Wilke Road and Central Road, is 44,343 square feet in size and situated on a lot that is approximately 4.08 acres in area. The site is owned by Clearbrook, which occupies approximately 78% of the building and is the primary tenant within the shopping plaza. Other tenants include Toscana Restaurant, the International Banquets facility, and the Paris 2000 Hair Salon. Abutting to the east is the Arlington Heights Senior Center, which is located on a separate property and owned by the Village of Arlington Heights. The overall Clearbrook/Senior Center complex has access from Old Wilke Road to the west, New Wilke Road to the east, and Central Road to the north. There are approximately 245 parking spaces on the Clearbrook Plaza property (188 in front of the property and approximately 57 at the rear of the building).

Clearbrook currently uses the facility for a variety of their office needs but is shifting some of their employees to other locations and allowing certain employees to work remotely. Additionally, new State regulations have created the need for additional adult day care locations, and the subject property has been identified by the petitioner as a viable location for a small adult day care program. The adult day care program would be for high functioning individuals that are under the care of Clearbrook and are employed at local jobs within the community (e.g. restaurants, offices, grocery stores, etc.). While at the facility, individuals would receive job related support (assistance in job application, job training, counselling, etc.) and the location would provide a space for leisure/down-time either before a work shift starts or after a shift has concluded and prior to returning home.

The proposed facility would be established as part of a larger remodel of the existing 31,975 square feet of office space that Clearbrook occupies within the plaza. The day care would occupy approximately 2,524 square feet within Clearbrook's space and would serve approximately 10-15 individuals throughout the day. Hours of operation would be between 8:30am to 3:30pm. There would be a total of three staff members and participants would be dropped-off and picked-up in two proposed loading spaces located adjacent to the front door along the shopping center east/west primary drive aisle. Drop-offs and pick-ups would occur at various times through-out the day depending on each individuals needs and unique work schedule.

Zoning and Comprehensive Plan

The subject property is currently zoned B-2, General Business District, which allows the existing Clearbrook office uses. However, adult day care facilities are not permitted within the B-2 District and therefore a Land Use Variation is required. The petitioner has provided a response to the four standards for Land Use Variation approval, which standards have been summarized below:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

The Staff Development Committee concurs with the petitioner that the necessary criteria for approval have been met and notes the following; 1) the services that will be provided onsite are similar and compatible to other services that Clearbrook provides on the subject property, which have occurred without causing a detrimental impact on surrounding businesses and property owners, 2) the small number of individuals in the program will cause minimal traffic on surrounding streets and within the shopping center, and 3) due to

the high-functioning nature of the individuals within the program, drop-off and pick-up operations can occur rapidly without substantial standing/queuing.

The Comprehensive Plan designates the subject property as appropriate for "Commercial" uses and given that the majority of the site is used for commercial purposes (offices, restaurant, hair salon), the Staff Development Committee believes the proposal and site to be compatible with the "Commercial" designation within the Comprehensive Plan.

Building, Site and Landscaping

Other than to stripe in two loading spaces along the east/west drive aisle and a new door for the daycare entrance, Clearbrook is not proposing any alterations to the exterior of the site or building. However, the proposed loading zone will require additional pavement markings and signage and the petitioner shall be required to implement these improvements prior to beginning adult day care operations. Additionally, the existing fire sprinkler system has an outdated RPZ that must be replaced prior to building occupancy, and the system feeding the outside fire hydrants needs an RPZ between that system and the domestic water line. The petitioner is aware of these requirements, which must be implemented prior to occupancy, and is currently coordinating with their contractor to complete the work. Finally, introduction of the adult day care component within a space that has been built out for office occupancy triggers additional Building Code requirements, and the petitioner must implement any necessary interior modifications to comply with applicable Building Code requirements prior to using the space as an adult day care. The petitioner is aware of these potential requirements and is working with the Building Department to understand what modifications to the space are specifically needed.

With regards to landscaping, the existing shopping center parking lot is currently non-conforming in terms of landscape island size, shade trees and parking lot screening, but has sizeable mature plantings around the perimeter that are well maintained and healthy. As the petitioner is not proposing any substantial modifications to the parking lot, the Staff Development Committee believes the existing perimeter landscaping should be considered existing non-conforming. Should the petitioner wish to perform any major improvements to the parking lot in the future, it must be brought into full compliance with all landscape requirements. However, several of the existing parking lot landscape islands, which are substandard in size, previously contained shade trees which have been removed and should be replaced. The petitioner shall be required to work with staff to install additional shade trees in viable locations within the existing parking lot landscape islands. Said improvements shall be implemented no later than June 1st of 2023.

Parking and Loading:

Per code, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and drop-off/pick-up operations. However, the petitioner has requested the following variation:

- ***Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.***

The Staff Development Committee is supportive of the requested variation given the small size of the proposed adult daycare with only 10-15 individuals per day and notes that the subject property has a surplus of parking relative to code requirements. Additionally, the day care participants arrive via cabs, staff or family members, or public transportation and arrive at various times through-out the day. In response to staff concerns about proximity of the drop-off/pick-up zone to the primary north/south entrance drive into the

shopping center, the petitioner has shifted the loading zone slightly to the west to preserve a greater setback between the loading zone and shopping center drive aisle. Upon implementation of the loading zone, the east/west drive aisle will still maintain 25' of width, which complies with code and is suitable for two-way traffic.

In relation to parking requirements, the shopping center is code-compliant and **Table I** below illustrates the parking calculations for the entire shopping center. Given that the interior remodel will reduce the overall number of employees working at the Clearbrook facility and that the neighboring uses within the shopping center experience parking peaks at different times/days than Clearbrook, staff does not believe a parking problem will occur on the site as a result of the proposed adult day care.

Table I: Clearbrook Plaza Parking Calculations

Address		Seating Area	Square Feet	Employees	Parking Ratio	Parking Required
1815-1835 W Central	Clearbrook Offices	-	29,451	-	1 space / 300 SF	98
	Clearbrook Adult Daycare	-	2,524	3	3 Spaces per 2 Employees	5
-	Clearbrook Auxiliary Unit	-	2,052		1 space / 300 SF	7
1859 W. Central	Toscana Restaurant	1,279 inside	4,116		1 space / 45 SF of Seating	28
		316 outside				7
1863 W. Central	International Banquets (Indoor)	2,170 (Max. Capacity: 145)	4,438		30% of Capacity	44
	International Banquets (Outdoor)	240 (Max. Capacity: 16)			30% of Capacity	5
	Banquet Support Space	-	1,268		1 space / 300 SF	4
1865 W Central	Paris 2000	-	1,153		1 space / 250 SF	5
Total			44,345		Total Required	202
					Total Provided	245
					Surplus / (Deficit)	43

Because the proposed changes do not increase the overall parking required on the subject property, the addition of bike parking spaces is not required at this time.

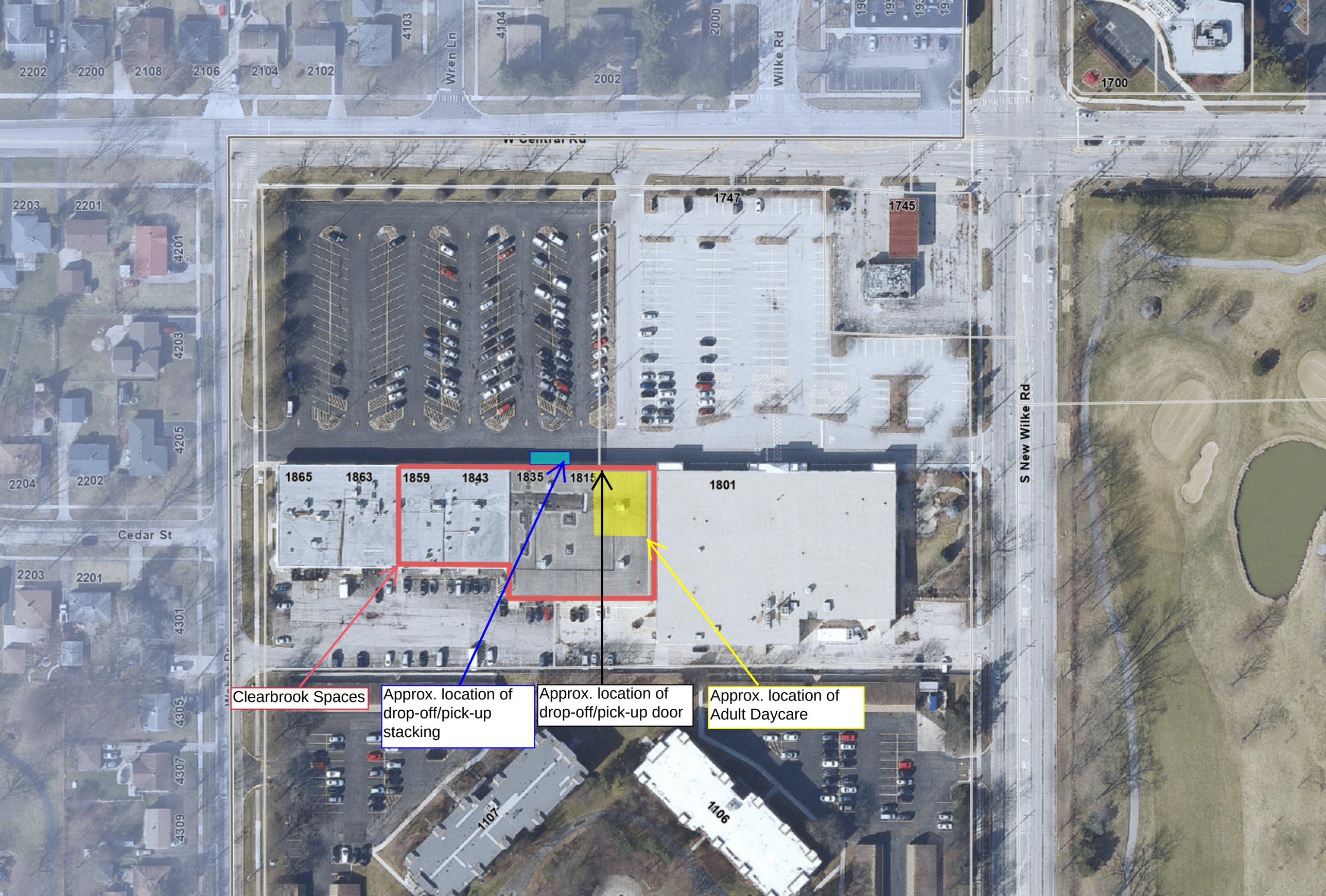
RECOMMENDATION

The Staff Development Committee (SDC) reviewed the requested Land Use Variation to allow an adult Day Care Facility on the subject property, and a Variation to Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer and recommends **APPROVAL** of the application subject to the following conditions:

1. The petitioner shall work with the Village to provide additional pavement markings and signage in the area around the proposed loading zone, to the satisfaction of the Village, prior to beginning adult day care operations.
2. Prior to establishing the adult day care facility on the property, the petitioner shall implement all interior modifications as required by the Building Code to bring the unit into compliance with applicable regulations for adult day care occupancy.
3. The petitioner shall work with staff to install additional shade trees in viable locations within the existing parking lot landscape islands. Said improvements shall be implemented no later than June 1st of 2023.
4. The petitioners shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ December 9, 2022
Charles Witherington-Perkins, Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads


2202
2200
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4103
Wren Ln
4104
2002
2000
Wilke Rd
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W Central Rd
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4205
Cedar St
2203
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4301
4203
4305
4307
4309
1865
1863
1859
1843
1835
1815
1801
S New Wilke Rd
1107
1106
Clearbrook Spaces
Approx. location of drop-off/pick-up stacking
Approx. location of drop-off/pick-up door
Approx. location of Adult Daycare

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON DECEMBER 14, 2022, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 22-013, a request for a Land Use Variation to allow an Adult Day Care in the B-2 District on property located at 1815-1865 West Central Road in Arlington Heights, IL, and legally described as follows:

LOT 2 IN WILKE-CENTRAL SUBDIVISION OF PART OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

KNOWN AS: 1815-1865 W. CENTRAL ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005.

PIN: 08-08-201-005-0000

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation to Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.

Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald November 29, 2022 (4591827)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights and has been circulated daily in the Village(s) of: Arlington Heights, Barrington, Barrington Hills, Bartlett, Buffalo Grove, Deer Park, Des Plaines, Elk Grove, Franklin Park, Glenview, Hanover Park, Hoffman Estates,Inverness, Melrose Park,Morton Grove, Mt Prospect, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Rolling Meadows, Rosemont, Schaumburg,Schiller Park, South Barrington, Streamwood, Wheeling, Wilmette

County(ies) of Cook
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the Northwest Suburbs DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published on 11/29/22 in said Northwest Suburbs DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY
Designee of the Publisher and Officer of the Daily Herald

Control # 4591827

NOTIFICATION AFFIDAVIT

I, Don Frick hereby certify as follows:

1. That on the 29th day of November, 2022, affiant caused to be mailed in the Post Office of Arlington Heights, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose propety is within 250 feet of the subject site for which the hearing is being held..

2. That the parties to whom said notice was mailed are set forth on the attached list.

3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

Signature

Subscribed and Sworn to before me
this 29 day of November, 2022.

Barbara Ruszel
Notary Public

OFFICIAL SEAL
BARBARA RUSZEL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 5/24/2025

CLEARBROOK
Enrich Lives. Embrace Potential.
For Individuals with Intellectual and Developmental Disabilities.

November 28, 2022

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for a Land Use Variation to allow an Adult Day Care in the B-2 District and a Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

The location of the property is 1815-1835 West Central Road Arlington Heights, IL 60005.

Clearbrook, a not-for-profit corporation, is the beneficial owner of the property.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Height, Illinois 3rd floor at 7:30 PM, on Wednesday, December 14, 2022.

Don L. Frick

Don Frick
Vice President of Operation

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, (847) 368-5791 (Voice) or 847-368-5980 (Fax) or rmaldonado@vah.com

Central Road

WARNING
UNAUTHORIZED VEHICLES WILL BE TOWED AT OWNER'S EXPENSE BY
NORTHWEST RECOVERY INC.
847-255-7360
NOTICE OF PUBLIC HEARING
DATE: DECEMBER 14, 2022 TIME: 7:30 PM
OLD WILKE ROAD

Record #	PINs	NAME	ADDRESS	CITY
1	08082010121001	MAZEN G KAKO & STEPHAN	1206 S NEW WILKE RD #101	ARLINGTON HEIGHTS, IL 60005
2	08082010121002	DUSTIN THOMPSON	1206 S NEW WILKE RD #102	ARLINGTON HEIGHTS, IL 60005
3	08082010121003	CAROLYN CLIFTON	1206 S NEW WILKE RD #103	ARLINGTON HEIGHTS, IL 60005
4	08082010121004	PETROV & SERAFIMOVA	1206 S NEW WILKE RD #104	ARLINGTON HEIGHTS, IL 60005
5	08082010121005	LAURA PORTERA	1206 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
6	08082010121006	W & J WINIARSKI 7107	1206 S NEW WILKE RD #107	ARLINGTON HEIGHTS, IL 60005
7	08082010121007	JEEPSY PANIAL MACWAN	1206 S NEW WILKE RD #108	ARLINGTON HEIGHTS, IL 60005
8	08082010121008	DIMITAR G DIMITROV	1206 S NEW WILKE RD #109	ARLINGTON HEIGHTS, IL 60005
9	08082010121009	ROBERT FOGARTY	5608 LAKEVIEW DR #H	KIRKLAND, WA 98033
10	08082010121010	PIOTR DOMON	1206 S NEW WILKE RD #201	ARLINGTON HEIGHTS, IL 60005
11	08082010121011	GERALD LEON CHERWIN TR	1206 S NEW WILKE RD306	ARLINGTON HEIGHTS, IL 60005
12	08082010121012	JAMES ELLIS	1206 S NEW WILKE RD #203	ARLINGTON HEIGHTS, IL 60005
13	08082010121013	SHAWN A OBRIEN AUTUMN	1206 S NEW WILKE RD #720	ARLINGTON HEIGHTS, IL 60005
14	08082010121014	CHERYL S LANE	1206 S NEW WILKE RD #205	ARLINGTON HEIGHTS, IL 60005
15	08082010121015	MICHAEL O RABIOLA	1206 S NEW WILKE RD #206	ARLINGTON HEIGHTS, IL 60005
16	08082010121016	SNEZHANA VALEVA	1206 S NEW WILKE RD #207	ARLINGTON HEIGHTS, IL 60005
17	08082010121017	NELI SISKA	1206 S NEW WILKE RD #208	ARLINGTON HEIGHTS, IL 60005
18	08082010121018	TRUST NUMBER 01206	1206 S NEW WILKE RD #209	ARLINGTON HEIGHTS, IL 60005
19	08082010121019	STANISLAVA D VALEVA	1206 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
20	08082010121020	CTLTC 8002365996	1206 S NEW WILKE RD #301	ARLINGTON HEIGHTS, IL 60005
21	08082010121021	GERALD L CHERWIN	1206 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
22	08082010121022	WOJCIECH MAREK ZAWADZK	1206 S NEW WILKE RD #303	ARLINGTON HEIGHTS, IL 60005
23	08082010121023	MICHAEL MULLER	1206 S NEW WILKE RD #304	ARLINGTON HEIGHTS, IL 60005
24	08082010121024	KRASIMIR SOTIROV	1206 S NEW WILKE RD #305	ARLINGTON HEIGHTS, IL 60005
25	08082010121025	GERALD L CHERWIN	1312 S FERNANDEZ CT	ARLINGTON HEIGHTS, IL 60005
26	08082010121026	WILLIAM RODRIGUEZ	1206 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
27	08082010121027	UGUUMUR TSOGTBAATAR	1206 S NEW WILKE RD #308	ARLINGTON HEIGHTS, IL 60005
28	08082010121028	JOSEPH BURGHART	1206 S NEW WILKE RD #309	ARLINGTON HEIGHTS, IL 60005
29	08082010121029	IVAYLO PASKALEV	1227 S OLD WILKE RD #302	ARLINGTON HEIGHTS, IL 60005
30	08082010121030	GEORGE COSTALES	1206 S NEW WILKE RD #401	ARLINGTON HEIGHTS, IL 60005
31	08082010121031	KRIZYSZTOF ROGOZINSKI	1206 S NEW WILKE RD #402	ARLINGTON HEIGHTS, IL 60005
32	08082010121032	RYAN BOEKELOO	1206 S NEW WILKE RD #403	ARLINGTON HEIGHTS, IL 60005
33	08082010121033	SHARON PATETE	1423 BEST DRIVE	ARLINGTON HEIGHTS, IL 60004
34	08082010121034	SHIRLEY DAWN OLSON TRU	1206 S NEW WILKE RD #405	ARLINGTON HEIGHTS, IL 60005
35	08082010121035	MICHAEL B SWANSON	1206 S NEW WILKE RD #406	ARLINGTON HEIGHTS, IL 60005
36	08082010121036	KRZYSZTOF LUBOWICKI	1206 S NEW WILKE RD #407	ARLINGTON HEIGHTS, IL 60005
37	08082010121037	GREGORY E GALLINA	26385 N LONG MEADOW DR	MUNDELEIN, IL 60060
38	08082010121038	MICHAEL BENSON	1206 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
39	08082010121039	DOROTHY L FINLEY	1206 S NEW WILKE RD #410	ARLINGTON HEIGHTS, IL 60005
40	08082010121040	CARRIE HOWLAND CONLON	1216 NEW WILKE #8-101	ARLINGTON HEIGHTS, IL 60005
41	08082010121041	MOON S BAE 8102	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
42	08082010121042	ARACELI BOIX CASTILLO	1216 S NEW WILKE RD #103	ARLINGTON HEIGHTS, IL 60005
43	08082010121043	LUZ A DUEL	1216 S NEW WILKE RD #104	ARLINGTON HEIGHTS, IL 60005
44	08082010121044	YEOVANNI CANCINO	1216 S NEW WILKE RD106	ARLINGTON HEIGHTS, IL 60005
45	08082010121045	VOLODYMYR POPADYUK & N	1216 S NEW WILKE RD107	ARLINGTON HEIGHTS, IL 60005
46	08082010121046	NELSON ROSERO 8 108	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
47	08082010121047	KATHLENE M FUNK	1216 S NEW WILKE RD109	ARLINGTON HEIGHTS, IL 60005
48	08082010121048	SABESTIA J JAMES	1216 S NEW WILKE RD110	ARLINGTON HEIGHTS, IL 60005
49	08082010121049	MARISSA VAN ELSEN	1216 S NEW WILKE RD201	ARLINGTON HEIGHTS, IL 60005
50	08082010121050	YOANA PASKALIEVA	1216 S NEW WILKE 8202	ARLINGTON HEIGHTS, IL 60005
51	08082010121051	FRANK J SCHWITZENBERG	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
52	08082010121052	DZESIKA TERESKO	1216 S NEW WILKE RD204	ARLINGTON HEIGHTS, IL 60005
53	08082010121053	TRUST NUMBER 001216	1216 S NEW WILKE RD205	ARLINGTON HEIGHTS, IL 60005
54	08082010121054	JESSICA PANDO SALAZAR	1216 S NEW WILKE RD206	ARLINGTON HEIGHTS, IL 60005

55	08082010121055	1216 S NEW WILKE ROAD	1216 S NEW WILKE RD207	ARLINGTON HEIGHTS, IL 60005
56	08082010121056	JOHN J SLOVE JR	1216 S NEW WILKE#208	ARLINGTON HEIGHTS, IL 60005
57	08082010121057	A STAMBOLIYSKI	944 MAPLE LANE	ELK GROVE VILLAGE, IL 60007
58	08082010121058	BRADLEY LOUDON	1216 S NEW WILKE RD210	ARLINGTON HEIGHTS, IL 60005
59	08082010121059	MARY A STRALINA	1216 S NEW WILKE #301	ARLINGTON HEIGHTS, IL 60005
60	08082010121060	SCOTT V ALBERS 8 302	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
61	08082010121061	MITCHEL H WOJCIK	1216 S NEW WILKE RD303	ARLINGTON HEIGHTS, IL 60005
62	08082010121062	ASHER BRONFELD	1216 S NEW WILKE RD304	ARLINGTON HEIGHTS, IL 60005
63	08082010121063	PETAR DIMITROV	1216 S NEW WILKE RD305	ARLINGTON HEIGHTS, IL 60005
64	08082010121064	PATRICIA GRIFFITH	3300 BERMUDA ISLE CIR3	NAPLES, FL 34109
65	08082010121065	DINA SEUNG 8 307	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
66	08082010121066	D DIAMANIOPOULOS 8 308	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
67	08082010121067	ASYA NEVENOV SACHANOV	1216 S NEW WILKE RD309	ARLINGTON HEIGHTS, IL 60005
68	08082010121068	LILIYA SERAFIMOVA	1216 S NEW WILKE RD310	ARLINGTON HEIGHTS, IL 60005
69	08082010121069	WILLIAM KOOPMAN 8 401	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
70	08082010121070	TRUPTI PATEL	2700 S EMBERS LN	ARLINGTON HEIGHTS, IL 60005
71	08082010121071	JANET KATHERINE ZITO	1216 S NEW WILKE RD403	ARLINGTON HEIGHTS, IL 60005
72	08082010121072	LINDA WEAVER	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
73	08082010121073	DARA F KESSELMAN TRUST	1216 S NEW WILKE RD405	ARLINGTON HEIGHTS, IL 60005
74	08082010121074	DOMINICK SAVIANO	202 EDGEBROOK DR	BLOOMINGDALE, IL 60108
75	08082010121075	BILSANA ZIVKOVICH	1216 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
76	08082010121076	RHYANNON LINDA JONES	1216 S NEW WILKE RD408	ARLINGTON HEIGHTS, IL 60005
77	08082010121077	MIROSLAV MISIC	7504 W CLEVELAND	NILES, IL 60714
78	08082010121078	IOANNIS SKARTSORAS	1216 S NEW WILKE RD410	ARLINGTON HEIGHTS, IL 60005
79	08082010121079	TANYO ZHELYAZKOV	1207 S OLD WILKE RD101	ARLINGTON HEIGHTS, IL 60005
80	08082010121080	SILVIA E BILANCIA	1207 S OLD WILKE RD102	ARLINGTON HEIGHTS, IL 60005
81	08082010121081	JEANNE ERICKSON	1207 S OLD WILKE 103	ARLINGTON HEIGHTS, IL 60005
82	08082010121082	KAREN NUEBLING 10 104	1207 S OLD WILKE ROAD	ARLINGTON HEIGHTS, IL 60005
83	08082010121083	DIANA L BROSKI 10 106	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
84	08082010121084	JESSE D JOHNSON	1207 S OLD WILKE RD107	ARLINGTON HEIGHTS, IL 60005
85	08082010121085	ROSE ESCOBEDO	1207 OLD WILKE RD #108	ARLINGTON HEIGHTS, IL 60005
86	08082010121086	DAVID SCALISE	1207 S OLD WILKE RD109	ARLINGTON HEIGHTS, IL 60005
87	08082010121087	JOHN RITCHIE 10 110	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
88	08082010121088	VATIO IVANOVA	1207 S OLD WILKE 202	ARLINGTON HEIGHTS, IL 60005
89	08082010121089	VICTOR IVANOVA 10 202	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
90	08082010121090	MATTHIAS MESZAROS	1207 S OLD WALKE RD203	ARLINGTON HEIGHTS, IL 60005
91	08082010121091	B MIRCHANOV	1207 S OLD WILKE RD 20	ARLINGTON HEIGHTS, IL 60005
92	08082010121092	LAZARO RODRIGUEZ	1207 S OLD WILKE RD205	ARLINGTON HEIGHTS, IL 60005
93	08082010121093	OLGIERD SZCZEKLIK	1207 S OLD WILKE RD206	ARLINGTON HEIGHTS, IL 60005
94	08082010121094	CYNTHIA THORNTON	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
95	08082010121095	V & ANNA ANDREEV	1207 S OLD WILKE #208	ARLINGTON HEIGHTS, IL 60005
96	08082010121096	BOYKA RIBNISHKA	1207 S OLD WILKE RD209	ARLINGTON HEIGHTS, IL 60005
97	08082010121097	ZOFIA HOLLY	1207 S OLD WILKE RD210	ARLINGTON HEIGHTS, IL 60005
98	08082010121098	JONATHAN ALBERT BARNET	1207 S OLD WILKE RD301	ARLINGTON HEIGHTS, IL 60005
99	08082010121099	PERLA YPARRAGURRIE	1207 S OLD WILKE#302	ARLINGTON HEIGHTS, IL 60005
100	08082010121100	DIANE M ARSCOTT	1207 S OLD WILKE #303	ARLINGTON HEIGHTS, IL 60005
101	08082010121101	NICOLAE TSARANU	1207 S OLD WILKE #304	ARLINGTON HEIGHTS, IL 60005
102	08082010121102	TERESA WEINBERG	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
103	08082010121103	JAMES CNOTA	1207 S OLD WILKE #306	ARLINGTON HEIGHTS, IL 60005
104	08082010121104	MARTIN MAVRODIEV	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
105	08082010121105	FADIL HIDDA & STEPHANI	1207 S OLD WILKE RD308	ARLINGTON HEIGHTS, IL 60005
106	08082010121106	W LUKASIEWICZ 10 309	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
107	08082010121107	V & M LAMANTIA	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
108	08082010121108	LOUIS ANTOGNOLI	1546 S KASPAR AVENUE	ARLINGTON HEIGHTS, IL 60005
109	08082010121109	JAMES M MURPHY	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005

110	08082010121110	ARIEL CUDIA	1207 S OLD WILKE RD403	ARLINGTON HEIGHTS, IL 60005
111	08082010121111	HUGO SAAVEDRA	1207 S OLD WILKE RD404	ARLINGTON HEIGHTS, IL 60005
112	08082010121112	ELIZABETH GURAK	1207 S OLD WILKE RD405	ARLINGTON HEIGHTS, IL 60005
113	08082010121113	PAUL G SMITH	1207S OLD WILKE 406	ARLINGTON HEIGHTS, IL 60005
114	08082010121114	KIRIL HRISTON 10 407	1207 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
115	08082010121115	MIHAIL SPIROV	1207 S OLD WILKE RD408	ARLINGTON HEIGHTS, IL 60005
116	08082010121116	COLLEEN WALSH	1207 S OLD WILKE #409	ARLINGTON HEIGHTS, IL 60005
117	08082010121117	TASH K JOHN	1207 S OLD WILKE RD410	ARLINGTON HEIGHTS, IL 60005
118	08082010121208	MAKSYM TRYLOVSKYY	1106 S NEW WILKE RD101	ARLINGTON HEIGHTS, IL 60005
119	08082010121209	ANA BOROSKO	1106 S NEW WILKE RD102	ARLINGTON HEIGHTS, IL 60005
120	08082010121210	MARK E MARNUL	3508 CARLISLE LN	CARPENTERSVILLE, IL 60110
121	08082010121211	ROBERT RAO	1106 S NEW WILKE RD 10	ARLINGTON HEIGHTS, IL 60005
122	08082010121212	MIKIO YAMASHITA	1106 S NEW WILKE RD106	ARLINGTON HEIGHTS, IL 60005
123	08082010121213	DAVID I BARBER	823 NORTH KASPAR AVE	ARLINGTON HEIGHTS, IL 60004
124	08082010121214	TOMASZ CITAK	200 PROSPECT CT	PROSPECT HEIGHTS, IL 60070
125	08082010121215	BHARATKUMAR PATEL MINA	1106 S NEW WILKE RD110	ARLINGTON HEIGHTS, IL 60005
126	08082010121216	MICHAEL J VERRI	1106 S NEW WILKE RD110	ARLINGTON HEIGHTS, IL 60005
127	08082010121217	WILLIAM C FONTANA 201	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
128	08082010121218	TADEUSZ CZAJKOWSKI 202	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
129	08082010121219	RONALD J YORE	1106 S NEW WILKE 203	ARLINGTON HEIGHTS, IL 60005
130	08082010121220	IRYNA BAHRAM	1106 S NEW WILKE RD204	ARLINGTON HEIGHTS, IL 60005
131	08082010121221	CHRISTOPHER E ENTWHIST	1106 S NEW WILKE RD205	ARLINGTON HEIGHTS, IL 60005
132	08082010121222	MARY T MICHALEK TRUSTE	1106 S NEW WILKE RD206	ARLINGTON HEIGHTS, IL 60005
133	08082010121223	GARY A BERGNER	1106 S NEW WILKE #207	ARLINGTON HEIGHTS, IL 60005
134	08082010121224	BORISLAV PETROV	1106 S NEW WILKE RD208	ARLINGTON HEIGHTS, IL 60005
135	08082010121225	MICHAEL STAAR	1106 S NEWWILKE #209	ARLINGTON HEIGHTS, IL 60005
136	08082010121226	PAVEL LANKAS	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
137	08082010121227	AMIR HODZIC	1106 S NEW WILKE RD301	ARLINGTON HEIGHTS, IL 60005
138	08082010121228	ELIZABETH GOLDEN 302	1405 E MINER ST	ARLINGTON HEIGHTS, IL 60004
139	08082010121229	PAUL S BRODKORB	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
140	08082010121230	MARIA DADEJ	1106 S NEW WILKE 304	ARLINGTON HEIGHTS, IL 60005
141	08082010121231	KRISTIN M SIMMONS	225 PEACH TREE LANE	ELK GROVE VILLAGE, IL 60007
142	08082010121232	B V FILICHIA 1 306	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
143	08082010121233	ALBERTO SINJARI	1106 NEW WILKE RD 307	ARLINGTON HEIGHTS, IL 60005
144	08082010121234	MARCELINO GONZALEZ II	1106 S NEW WILKE RD308	ARLINGTON HEIGHTS, IL 60005
145	08082010121235	CHRISTOPHER ROGUS 309	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
146	08082010121236	DARIUSZ DANIELSKI 310	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
147	08082010121237	ATANAS MUCHEV	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
148	08082010121238	P DIAMANTOPOULS 402	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
149	08082010121239	LAURA BEAL	1106 S NEW WILKE RD403	ARLINGTON HEIGHTS, IL 60005
150	08082010121240	NURI C AKDENIZ	4602 SYCAMORE LN	ROLLING MEADOWS, IL 60008
151	08082010121241	W STELMASZCZYK	16 CIRCLE DR	DEER PARK, IL 60010
152	08082010121242	ROBERT RAO	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
153	08082010121243	SARAH MURRAY	1106 S NEW WILKE RD407	ARLINGTON HEIGHTS, IL 60005
154	08082010121244	VLADIMIR KRASTEV	1106 S NEW WILKE RD408	ARLINGTON HEIGHTS, IL 60005
155	08082010121245	ADAM & B CICHORCZ 409	1106 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
156	08082010121246	KAROL JAROS AS TRUSTEE	1106 S NEW WILKE RD410	ARLINGTON HEIGHTS, IL 60005
157	08082010121247	T & M GODEK	1116 S NEW WLK#101	ARLINGTON HEIGHTS, IL 60005
158	08082010121248	SHARON J LORENZ	1116 S NEW WILKE RD102	ARLINGTON HEIGHTS, IL 60005
159	08082010121249	KELLY MESCHINO	1116 S NEW WILKE #103	ARLINGTON HEIGHTS, IL 60005
160	08082010121250	RANDY J TUCHOW & TRACY	1116 S NEW WILKE RD104	ARLINGTON HEIGHTS, IL 60005
161	08082010121251	EMILIE DRAGINIS 2 106	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
162	08082010121252	IVAYLO DIMITROV	1116 S NEW WILKE RD107	ARLINGTON HEIGHTS, IL 60005
163	08082010121253	MARCIN GALAS	1216 S NEW WILKE RD208	ARLINGTON HEIGHTS, IL 60005
164	08082010121254	KAMILA LANGILLE	1116 S NEW WILKE RD109	ARLINGTON HEIGHTS, IL 60005

165	08082010121255	GEORGES ABOUGHOSN	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
166	08082010121256	TZVETANA LUKAROVA	1116S NEW WILKE RD 201	ARLINGTON HEIGHTS, IL 60005
167	08082010121257	IVAN K KOYTCHEV 2 202	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
168	08082010121258	MUHAMMAD I HASSAN	3621 FOUR PEAKS ST	CARLSBAD, CA 92010
169	08082010121259	MATT HERNACKI	318 INVERNESS	CARY, IL 60013
170	08082010121260	ANGEL I SAPUNDZHIEV	1116 S NEW WILKE RD205	ARLINGTON HEIGHTS, IL 60005
171	08082010121261	STEVEN M BALACHOWSKI	1116 S NEW WILKE RD206	ARLINGTON HEIGHTS, IL 60005
172	08082010121262	DARREN M NEDLIN	4151 TERRI LYN LN	NORTHBROOK, IL 60062
173	08082010121263	JOZEF & ANNA PIETRZYK	1116 S NEW WILKE 208	ARLINGTON HEIGHTS, IL 60005
174	08082010121264	EDWARD TOMKIEWICZ	10 W EMERSON ST	ARLINGTON HEIGHTS, IL 60005
175	08082010121265	JUSTYNA M GORAL	1116 S NEW WILKE RD210	ARLINGTON HEIGHTS, IL 60005
176	08082010121266	KAROLINA F VAZQUEZ	1116 S NEW WILKE 2 301	ARLINGTON HEIGHTS, IL 60005
177	08082010121267	S M LUBSHINA 2 302	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
178	08082010121268	LAUREN SELKER	1116 S NEW WILKE#2303	ARLINGTON HEIGHTS, IL 60005
179	08082010121269	YOSHIHIRO SANO	1116 S NEW WILKE RD304	ARLINGTON HEIGHTS, IL 60005
180	08082010121270	NEDKA GALANSKA	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
181	08082010121271	MRBS PROPERTIES LCC	5756 W NEWPORT AVE	CHICAGO, IL 60634
182	08082010121272	JACEK PYTLIK	1116 S NEW WILKE RD307	ARLINGTON HEIGHTS, IL 60005
183	08082010121273	DESISLAVA MOLLOVA	1116 S NEW WILKE RD308	ARLINGTON HEIGHTS, IL 60005
184	08082010121274	MICHAEL F PENNINO & LI	1116 S NEW WILKE RD309	ARLINGTON HEIGHTS, IL 60005
185	08082010121275	RADOJKA ORLOVIC	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
186	08082010121276	MARCIN KIMAK	1116 S NEW WILKE#2401	ARLINGTON HEIGHTS, IL 60005
187	08082010121277	LUKASZ GRZEDA	1116 NEW WILKE RD#402	ARLINGTON HEIGHTS, IL 60005
188	08082010121278	ANN M BIEMOLT	1116 S NEW WILKE #2403	ARLINGTON HEIGHTS, IL 60005
189	08082010121279	SEAD SPAHIC	1116 NEW WILKE RD 404	ARLINGTON HEIGHTS, IL 60005
190	08082010121280	ERIC D JONLAND	1116 NEW WILKE 405	ARLINGTON HEIGHTS, IL 60005
191	08082010121281	SMW IL LLC	11 SAXON CT	FREEHOLD, NJ 07728
192	08082010121282	TERRY WHISTON 2 407	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
193	08082010121283	FRANCIS HEYRMAN	1116 S NEW WILKE 408	ARLINGTON HEIGHTS, IL 60005
194	08082010121284	JACOB ROBBLES	1116 S NEW WILKE RD409	ARLINGTON HEIGHTS, IL 60005
195	08082010121285	ALBERT LAZZAR 2 410	1116 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
196	08082010121286	CELSA MACDONALD	1126 S NEW WILKE 101	ARLINGTON HEIGHTS, IL 60005
197	08082010121287	YOLANDA D QUEVEDO	1126 S NEW WILKE RD102	ARLINGTON HEIGHTS, IL 60005
198	08082010121288	J DJERAKIAN	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
199	08082010121289	KEN SITAR	1126 S NEW WILKE RD104	ARLINGTON HEIGHTS, IL 60005
200	08082010121290	CH60 TITLE LT 2386273	1126 S NEW WILKE#3106	ARLINGTON HEIGHTS, IL 60005
201	08082010121291	SUSAN GASS 3 107	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
202	08082010121292	MICHAEL R CROWE	1126 S NEW WILKE RD310	ARLINGTON HEIGHTS, IL 60005
203	08082010121293	BIPIN B DUBEY	1126 S NEW WILKE #109	ARLINGTON HEIGHTS, IL 60005
204	08082010121294	REGINALD A ROGERS	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
205	08082010121295	ENVER CECA & ARIOLA XH	1126 S NEW WILKE RD201	ARLINGTON HEIGHTS, IL 60005
206	08082010121296	H PECAK	1126 S NEW WILKE 202	ARLINGTON HEIGHTS, IL 60005
207	08082010121297	MAGDALENA KORZEN	1126 S NEW WILKE RD203	ARLINGTON HEIGHTS, IL 60005
208	08082010121298	JORI N ERLANDER	1126 S NEW WILKE RD204	ARLINGTON HEIGHTS, IL 60005
209	08082010121299	DOBRIN VALEV	1126 S NEW WILKE RD205	ARLINGTON HEIGHTS, IL 60005
210	08082010121300	ANGELA M BERTONE	1126 S NEW WILKE RU326	ARLINGTON HEIGHTS, IL 60005
211	08082010121301	GLORIA WHITE BONOMO	1126 S NEWWILKE RD 207	ARLINGTON HEIGHTS, IL 60005
212	08082010121302	IGOR RAJKOVIC	1126 S NEW WILKE RD208	ARLINGTON HEIGHTS, IL 60005
213	08082010121303	JOYCE PETERSON	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
214	08082010121304	JOAN MIHALEK 3 210	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
215	08082010121305	ARTHUR KLIMCZAK 3 301	1126 S NEW WILKE RD301	ARLINGTON HEIGHTS, IL 60005
216	08082010121306	EDWINA C HENKEL	1126 S NEW WILKE RD302	ARLINGTON HEIGHTS, IL 60005
217	08082010121307	VIOLETTE SZCZESNY	1126 S NEW WILKE RD UN	ARLINGTON HEIGHTS, IL 60005
218	08082010121308	B MIODUSZEWSKA NO 304	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
219	08082010121309	MARIA ALICEA	1126 S NEW WILKE RD305	ARLINGTON HEIGHTS, IL 60005

220	08082010121310	HENRY K KYAS	1126 S NEW WILKE RD306	ARLINGTON HEIGHTS, IL 60005
221	08082010121311	ASEN ASENOV	1126 S NEW WILKE RD307	ARLINGTON HEIGHTS, IL 60005
222	08082010121312	MARIA & ANETA CZARNIK	1126 NEW WILKE #3-308	ARLINGTON HEIGHTS, IL 60005
223	08082010121313	SHERRY NAMEN	1126 S NEW WILKE RD309	ARLINGTON HEIGHTS, IL 60005
224	08082010121314	P & B ZELECHOWSKI	1126 NEW WILKE RD 310	ARLINGTON HEIGHTS, IL 60005
225	08082010121315	NIKOLAY STOYCHEV	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
226	08082010121316	DESISLAVA DIMITROVA	1126 S NEWWILKE RD 402	ARLINGTON HEIGHTS, IL 60005
227	08082010121317	VLADYSLAV GOGUNSKY	1126 S NEW WILKE 403	ARLINGTON HEIGHTS, IL 60005
228	08082010121318	JOANNA V KUS	1126 S NEW WILKE#3404	ARLINGTON HEIGHTS, IL 60005
229	08082010121319	ZOFIA KRAMARZ	1126 S NEW WILKE RD405	ARLINGTON HEIGHTS, IL 60005
230	08082010121320	SUSAN R MICHAEL	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
231	08082010121321	MLADEN ALEKSIEV	1126 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
232	08082010121322	LIVING TRUST OF GEORGE	1126 S NEW WILKE RD408	ARLINGTON HEIGHTS, IL 60005
233	08082010121323	JAMES BARBAGLIA	1126 S NEW WILKE RD409	ARLINGTON HEIGHTS, IL 60005
234	08082010121324	JEFF BODINET	1126 S NEW WILKE RD410	ARLINGTON HEIGHTS, IL 60005
235	08082010121325	VALENTIN BARAC	1107 S OLD WILKE 101	ARLINGTON HEIGHTS, IL 60005
236	08082010121326	V ADAMIYA	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
237	08082010121327	SCIGALSKI &FIJALKOWSKA	1107 S OLD WILKE 103	ARLINGTON HEIGHTS, IL 60005
238	08082010121328	HERMELINDA SANDOVAL	706 N DUNTON AVE	ARLINGTON HEIGHTS, IL 60004
239	08082010121329	RAYMOND NORMAN 4 106	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
240	08082010121330	MARGOT SARTIN	1107 S OLD WILKE ROAD	ARLINGTON HEIGHTS, IL 60005
241	08082010121331	ANGELA S LETONA	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
242	08082010121332	ANTOINE FRAZIER DUNLAP	1107 S OLD WILKE RD109	ARLINGTON HEIGHTS, IL 60005
243	08082010121333	ETYA V DYANKOVA	1107 S OLD WILKE 110	ARLINGTON HEIGHTS, IL 60005
244	08082010121334	GLENN E HEINZ 201	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
245	08082010121335	YANA PETRYSHYN	1107 S OLD WILKE RD202	ARLINGTON HEIGHTS, IL 60005
246	08082010121336	DAVID DOBSON	1107 S OLD WILKE 4-203	ARLINGTON HEIGHTS, IL 60005
247	08082010121337	RICHARD DAVIDSON	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
248	08082010121338	DANIEL KASIA JIGALOV	3603 KILLARNEY CT	ROLLING MEADOWS, IL 60008
249	08082010121339	KEVIN WALTZ	1107 S OLD WILKE RD206	ARLINGTON HEIGHTS, IL 60005
250	08082010121340	BOZENA AND MAREK PAROL	1107 S OLD WILKE RD207	ARLINGTON HEIGHTS, IL 60005
251	08082010121341	S DRAINKOVA	1107 S OLD WILKE RD 20	ARLINGTON HEIGHTS, IL 60005
252	08082010121342	ARMANT VRAPI	1107 S OLD WILKE RD420	ARLINGTON HEIGHTS, IL 60005
253	08082010121343	IGOR FUNDAMENT	1107 S OLD WILKE 210	ARLINGTON HEIGHTS, IL 60005
254	08082010121344	MONIKA GRABOWSKA	1107 S OLD WILKE RD301	ARLINGTON HEIGHTS, IL 60005
255	08082010121345	ROBERTA E FISHER	1107 S OLD WILKE 302	ARLINGTON HEIGHTS, IL 60005
256	08082010121346	ROBERT ZYGMUNT	1107 S OLD WILKE RD303	ARLINGTON HEIGHTS, IL 60005
257	08082010121347	STACY TAGLIERE	1107 S OLD WILKE RD304	ARLINGTON HEIGHTS, IL 60005
258	08082010121348	JAMES R EXTROM 305	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
259	08082010121349	MARY MARGARET LANE	1107 S OLD WILKE RD306	ARLINGTON HEIGHTS, IL 60005
260	08082010121350	GEORGI MASTEV	1107 S OLD WILKE RD307	ARLINGTON HEIGHTS, IL 60005
261	08082010121351	JOLANTA STAWOWY	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
262	08082010121352	A J WRIGHT 309	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
263	08082010121353	MARTINA KOLEVA	1107 S OLD WILKE RD310	ARLINGTON HEIGHTS, IL 60005
264	08082010121354	MACIEJ SZCZUPAK	1107 S OLD WILKE RD401	ARLINGTON HEIGHTS, IL 60005
265	08082010121355	THOMAS PETERS 4 402	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
266	08082010121356	LAURETTE TRIPALDI	1107 S OLD WILKE RD403	ARLINGTON HEIGHTS, IL 60005
267	08082010121357	MAUREEN C TYNAN4 404	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
268	08082010121358	JUAN MOREANO	1107 S OLD WILKE RD405	ARLINGTON HEIGHTS, IL 60005
269	08082010121359	JIM ABPLANALP	15N151 MCCORNACK ROAD	ELGIN, IL 60124
270	08082010121360	IZETA AVDIC	1107 S OLD WILKE RD407	ARLINGTON HEIGHTS, IL 60005
271	08082010121361	JOHN & JANE DAVID	102 S KENNICOTT AVE	ARLINGTON HEIGHTS, IL 60005
272	08082010121362	BAGINSKI SYLWIA409	1107 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
273	08082010121363	KATHERINE PONCE DE LEO	1107 S OLD WILKE RD410	ARLINGTON HEIGHTS, IL 60005
274	08082010121364	YEVHENNII KOCHUBII	1117 S OLD WILKE RD101	ARLINGTON HEIGHTS, IL 60005

275	08082010121365	MARK R PONTRELLI	936 DEBRA LN	ELK GROVE VILLAGE, IL 60007
276	08082010121366	ROBERT ZEHNDER	1117 S OLD WILKE RD103	ARLINGTON HEIGHTS, IL 60005
277	08082010121367	JOANNA KRAWIEC	1117 S OLD WILKE RD104	ARLINGTON HEIGHTS, IL 60005
278	08082010121368	WANDA ARMATEZ	1117 S OLD WILKE RD510	ARLINGTON HEIGHTS, IL 60005
279	08082010121369	JENNIFER GOLDMAN	1117 S OLD WILKE #107	ARLINGTON HEIGHTS, IL 60005
280	08082010121370	JENNIFER A ROGERS	1117 S OLD WILKE #108	ARLINGTON HEIGHTS, IL 60005
281	08082010121371	ANNA IACCINO FIORE	2304 N EVERGREEN	ARLINGTON HEIGHTS, IL 60004
282	08082010121372	ELVIRA SOLANO	1117 S OLD WILKE RD110	ARLINGTON HEIGHTS, IL 6000
283	08082010121373	CARLOS KUSAKA	1117 S OLD WILKE RD201	ARLINGTON HEIGHTS, IL 60005
284	08082010121374	ATHEA C BLAISE	1117 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
285	08082010121375	GLEN VAN DER WEELE	1117 S OLD WILKE RD203	ARLINGTON HEIGHTS, IL 60005
286	08082010121376	XAVIER LARIOS	1117 S OLD WILKE RD204	ARLINGTON HEIGHTS, IL 60005
287	08082010121377	MARIA MALISZCZAK	1117 S OLD WILKE 205	ARLINGTON HEIGHTS, IL 60005
288	08082010121378	ALEXANDER ZABOROWSKI	1117 S OLD WILKE 206	ARLINGTON HEIGHTS, IL 60005
289	08082010121379	ALEKSANDER STUKIN207	1117 OLD WILKE ROAD	ARLINGTON HEIGHTS, IL 60005
290	08082010121380	RADOSTIN MIHOV	1117 S OLD WILKE RD208	ARLINGTON HEIGHTS, IL 60005
291	08082010121381	ELISABETH RAPP	1117 S OLD WILKE RD209	ARLINGTON HEIGHTS, IL 60005
292	08082010121382	OLGA MANALACHI	1117 S OLD WILKE RD210	ARLINGTON HEIGHTS, IL 60005
293	08082010121383	RYSZARD SMOLIK	14539 BALLOCH DRIVE	HUDSON, FL 34667
294	08082010121384	GANKA IVANOVA	1117 OLD WILKE RD 302	ARLINGTON HEIGHTS, IL 60005
295	08082010121385	WILLIAM WASKI	1117 S OLD WILKE RD303	ARLINGTON HEIGHTS, IL 60005
296	08082010121386	LEE ADELSON	1117 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
297	08082010121387	LJUBICA MUSLIMOVIC	1117 S OLD WILKE RD305	ARLINGTON HEIGHTS, IL 60005
298	08082010121388	MIROSLAV A MARINOV	1117 S OLD WILKE RD306	ARLINGTON HEIGHTS, IL 60005
299	08082010121389	MIRELA SADIKU	1117 S OLD WILKE 307	ARLINGTON HEIGHTS, IL 60005
300	08082010121390	KATARZYNA BIELAWSKA	1117 S OLD WILKE RD308	ARLINGTON HEIGHTS, IL 60005
301	08082010121391	DANIEL SZEWC	1117 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
302	08082010121392	JOZEF TOMASIK	1117 S OLD WILKE RD310	ARLINGTON HEIGHTS, IL 60005
303	08082010121393	PELLUMB SHAHINI & VANG	1117 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
304	08082010121394	PETRINA JACKSON	1117 S OLD WILKE 402	ARLINGTON HEIGHTS, IL 60005
305	08082010121395	ELIZA KRAMARZ	7720 W TOUHY AVE STE D	CHICAGO, IL 60631
306	08082010121396	STEPHANIE M FIORENZO	1117 S OLD WILKE 404	ARLINGTON HEIGHTS, IL 60005
307	08082010121397	MIROSLAV KOSTADINOV	1117 S OLD WILKE RD405	ARLINGTON HEIGHTS, IL 60005
308	08082010121398	GRAZYNA WALCZYK	1117 S OLD WILKE RD406	ARLINGTON HEIGHTS, IL 60005
309	08082010121399	ROSEN A VASILEV	1117 S OLD WILKE 5407	ARLINGTON HEIGHTS, IL 60005
310	08082010121400	1117 S OLD WILKE ROAD	701 OAKTON ST	PARK RIDGE, IL 60068
311	08082010121401	EDWARD M STADICK	1117 S OLD WILKE RD409	ARLINGTON HEIGHTS, IL 60005
312	08082010121402	KIRIL DENKOV	1117 S OLD WILKE RD410	ARLINGTON HEIGHTS, IL 60005
313	08082010121403	WILLIAM BURT	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
314	08082010121404	LILY K JANKOW	1127 OLD WILKE #102	ARLINGTON HEIGHTS, IL 60005
315	08082010121405	BRIAN D SCHMIDT	1127 S OLD WILKE RD103	ARLINGTON HEIGHTS, IL 60005
316	08082010121406	VALERIE PEARCE 104	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
317	08082010121407	MARK BROWN	1127 S OLD WILKE RD106	ARLINGTON HEIGHTS, IL 60005
318	08082010121408	JOANN B FELICE	1127 S OLD WILKE RD107	ARLINGTON HEIGHTS, IL 60005
319	08082010121409	REGINA GLINSKIENE	1127S OLD WILKE RD 108	ARLINGTON HEIGHTS, IL 60005
320	08082010121410	ANA MONEV	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
321	08082010121411	MARY DOBBINS	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
322	08082010121412	THOMAS KRIGAS	86 DIRLETON LANE	INVERNESS, IL 60067
323	08082010121413	LIOUBOV DOUBOVETS	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
324	08082010121414	JOSHUA C K NELSON	1127 S OLD WILKE RD203	ARLINGTON HEIGHTS, IL 60005
325	08082010121415	SALLY A MONTOMERY	1127 S OLD WILKE RD204	ARLINGTON HEIGHTS, IL 60005
326	08082010121416	JOHN HILL	1127 S OLD WILKE RD205	ARLINGTON HEIGHTS, IL 60005
327	08082010121417	WILLIAM FEI CHEN	708 BLUE JAY CIR	ELK GROVE VILLAGE, IL 60007
328	08082010121418	JOE&RALPH MOCZYDLOWSKI	1127 S OLD WILKE 207	ARLINGTON HEIGHTS, IL 60005
329	08082010121419	LYNNE J CUMMINGS 6 208	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005

330	08082010121420	ANNA IACCINO FIORE	2304 N EVERGREEN	ARLINGTON HEIGHTS, IL 60004
331	08082010121421	HENZEL H HENRY	1127 SOUTH OLD WILKE	ARLINGTON HEIGHTS, IL 60005
332	08082010121422	TERESA ZACHARA & JOSEP	1127 S OLD WILKE RD301	ARLINGTON HEIGHTS, IL 60005
333	08082010121423	MIROSLAV MISIC	7504 CLEVELAND	NILES, IL 60714
334	08082010121424	THOMAS KRIGAS	86 DIRLETON LANE	INVERNESS, IL 60067
335	08082010121425	STEPHAN HOOG	1127 OLD WILKE RD 304	ARLINGTON HEIGHTS, IL 60005
336	08082010121426	VOLODOMYR YAVORSKYY	1127 S OLD WILKE #305	ARLINGTON HEIGHTS, IL 60005
337	08082010121427	WEENA YAN	1127 S OLD WILKE RD306	ARLINGTON HEIGHTS, IL 60005
338	08082010121428	LAURIE ANN HAHN	1127 S OLDWILKE 6 307	ARLINGTON HEIGHTS, IL 60005
339	08082010121429	RUSKO RUSINOV	1127 S OLD WILKE RD308	ARLINGTON HEIGHTS, IL 60005
340	08082010121430	ANNA IACCINO FIORE	2304 N EVERGREEN	ARLINGTON HEIGHTS, IL 60004
341	08082010121431	TOMASZ SCIGALSKI	1127 S OLD WILKE RD310	ARLINGTON HEIGHTS, IL 60005
342	08082010121432	JOHN VIGILANTE	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
343	08082010121433	M AND C UNDERHAY	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
344	08082010121434	IHOR CHYZH	1127 S OLD WILKE RD403	ARLINGTON HEIGHTS, IL 60005
345	08082010121435	JANUSZ GLOC & ANGELA D	1127 S OLD WILKE RD404	ARLINGTON HEIGHTS, IL 60005
346	08082010121436	VLADISLAV T RUSCHUKOV	1127 S OLD WILKE RD405	ARLINGTON HEIGHTS, IL 60005
347	08082010121437	JENNIFER ESSENBERG	1127 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
348	08082010121438	MR MARIO ZAMARRON VEGA	1127 S OLD WILKE RD407	ARLINGTON HEIGHTS, IL 60005
349	08082010121439	LILIANA ALEKSIC	2701 COMMONS DRIVE 301	GLENVIEW, IL 60026
350	08082010121440	SAMED DZOMBIC	1127 S OLD WILKE RD409	ARLINGTON HEIGHTS, IL 60005
351	08082010121441	EILEEN M REESE	1127 S OLD WILKE RD410	ARLINGTON HEIGHTS, IL 60005
352	08082010121570	EDGARDO ESGUERRA	1226 S NEW WILKE RD101	ARLINGTON HEIGHTS, IL 60005
353	08082010121571	KEVIN BLACKBERG	1226 S NEW WILKE 102	ARLINGTON HEIGHTS, IL 60005
354	08082010121572	CLINTON & D WEST 9 103	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
355	08082010121573	JOANNA LOGATOLLA	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
356	08082010121574	DOMINICK J BINETTI	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
357	08082010121575	JOSE FUENTES	1226 S NEW WILKE RD107	ARLINGTON HEIGHTS, IL 60005
358	08082010121576	ROBERT P WOLTER 9 108	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
359	08082010121577	PLAMEN DOBREV	1226 S NEWWILKE RD109	ARLINGTON HEIGHTS, IL 60005
360	08082010121578	CIPRIAN ZARA	1226 S NEW WILKE 110	ARLINGTON HEIGHTS, IL 60005
361	08082010121579	JEAN SOOK HUR	1226 S NEW WILKE RD201	ARLINGTON HEIGHTS, IL 60005
362	08082010121580	ROZINA VIDELOVA	1226 S NEW WILKE #202	ARLINGTON HEIGHTS, IL 60005
363	08082010121581	JOHN SATMAR	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
364	08082010121582	LAUREN CLEVENGER	1226 S NEW WILKE #204	ARLINGTON HEIGHTS, IL 60005
365	08082010121583	IRENE BAKIS	1226 S NEW WILKE #205	ARLINGTON HEIGHTS, IL 60005
366	08082010121584	CANDIDA MARIA SALAZAR	1226 S NEW WILKE RD206	ARLINGTON HEIGHTS, IL 60005
367	08082010121585	AUGUSTO MARTINEZ 207	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
368	08082010121586	A I PUTHENPARAMBIL	1226 NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
369	08082010121587	LYNN KING	1226 S NEW WILKE 209	ARLINGTON HEIGHTS, IL 60005
370	08082010121588	KIORKIS H HOMA	1226 S NEW WILKE RD210	ARLINGTON HEIGHTS, IL 60005
371	08082010121589	JAMES HERMETET	1226 S NEW WILKE RD301	ARLINGTON HEIGHTS, IL 60005
372	08082010121590	RENATA KWIATKOWSKI	1226 S NEW WILKE #302	ARLINGTON HEIGHTS, IL 60005
373	08082010121591	DAVID MADAY BENEFICIAR	1226 S NEW WILKE RD303	ARLINGTON HEIGHTS, IL 60005
374	08082010121592	KATHLEEN SINNOTT	1226 S NEW WILKE RD304	ARLINGTON HEIGHTS, IL 60005
375	08082010121593	KATARZYNA WARMACHOWSKA	1226 S NEW WILKE RD305	ARLINGTON HEIGHTS, IL 60005
376	08082010121594	JENNIFER L O HARA 306	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
377	08082010121595	IVO IVANOV	1226 S NEW WILKE RD307	ARLINGTON HEIGHTS, IL 60005
378	08082010121596	BEATA PROSOWICZ 9 308	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
379	08082010121597	HENRYK MARTA KROK309	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
380	08082010121598	N PETLECHKOV & S PETLE	1226 S NEW WILKE RD AP	ARLINGTON HEIGHTS, IL 60005
381	08082010121599	KAMIL WIESLAW	1226 S NEW WILKE RD401	ARLINGTON HEIGHTS, IL 60005
382	08082010121600	DANIEL J DRISCOLL III	1226 S NEW WILKE RD402	ARLINGTON HEIGHTS, IL 60005
383	08082010121601	EDWARD M KABALA 403	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
384	08082010121602	CATHLEEN M DOYLE404	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005

385	08082010121603	YOANA RUSCHUKOVA	1226 S NEW WILKE RD405	ARLINGTON HEIGHTS, IL 60005
386	08082010121604	PAULETTE DE FILLIPO	1226 NEW WILKE RD #406	ARLINGTON HEIGHTS, IL 60005
387	08082010121605	LYUBOMIR GATEVA	1226 S NEW WILKE RD407	ARLINGTON HEIGHTS, IL 60005
388	08082010121606	ALEKSANDAR PENCHEV	1226 S NEW WILKE 408	ARLINGTON HEIGHTS, IL 60005
389	08082010121607	MARIA ZEMNICZKY 409	1226 S NEW WILKE RD	ARLINGTON HEIGHTS, IL 60005
390	08082010121608	LUCYNA KLIMCZAK	1226 S NEW WILKE #410	ARLINGTON HEIGHTS, IL 60005
391	08082010121609	PATRICK V TIANGSON	1217 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
392	08082010121610	JOSE CAZARES & ANNETTE	1217 S OLD WILKE RD102	ARLINGTON HEIGHTS, IL 60005
393	08082010121611	TED & LINDA KATSENIOS	1941 N MAPLE LANE	ARLINGTON HEIGHTS, IL 60004
394	08082010121612	RICHARD ORT	1217 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
395	08082010121613	MALGORZATA PACHOTA	1217 S OLD WILKE 106	ARLINGTON HEIGHTS, IL 60005
396	08082010121614	KARALINA V RIKHTIK & I	1217 S OLD WILKE RD107	ARLINGTON HEIGHTS, IL 60005
397	08082010121615	ALEJANDRO JAIME	1217 OLD WILKE RD 108	ARLINGTON HEIGHTS, IL 60005
398	08082010121616	ADAM HOFFMANN	1217 S OLD WILKE RD109	ARLINGTON HEIGHTS, IL 60005
399	08082010121617	IRIS R SEEFELDT	1217 OLD WILKE RD #110	ARLINGTON HEIGHTS, IL 60005
400	08082010121618	MAUREEN CRIMMINS	1217 S OLD WILKE	ARLINGTON HEIGHTS, IL 60005
401	08082010121619	RAFAL OPIOLA	1217 S OLD WILKE 202	ARLINGTON HEIGHTS, IL 60005
402	08082010121620	DONNA PATTERSON	1217 S OLD WILKE 203	ARLINGTON HEIGHTS, IL 60005
403	08082010121621	KYLE WILLIAM RUTTEN	1217 S OLD WILKE#204	ARLINGTON HEIGHTS, IL 60005
404	08082010121622	ALEKSANDAR DJOKIC	1217 S OLD WILKE #205	ARLINGTON HEIGHTS, IL 60005
405	08082010121623	ROMAN ONYSHKO	1217 S OLD WILKE RD206	ARLINGTON HEIGHTS, IL 60005
406	08082010121624	DIMITAR A DIMITROV	1217 OLD WILKE RD 207	ARLINGTON HEIGHTS, IL 60005
407	08082010121625	RONALD P DEROSA	1217 S OLD WILKE 208	ARLINGTON HEIGHTS, IL 60005
408	08082010121626	VOLODOMYR YAKUBOVSKYY	1217 S OLD WILKE RD209	ARLINGTON HEIGHTS, IL 60005
409	08082010121627	MARC STRONG	23620 KINGSTON ROW	PRAIRIE VIEW, IL 60069
410	08082010121628	EVE & JEAN ALEXANDRE	507 SAUK PATH	OAK BROOK, IL 60523
411	08082010121629	DEJAN ZIVANCEVIC	1217 S OLD WILKE 302	ARLINGTON HEIGHTS, IL 60005
412	08082010121630	MARY SYLVIA	1217 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
413	08082010121631	MYKOLA FEDORNYAK	1217 S OLD WILKE RD304	ARLINGTON HEIGHTS, IL 60005
414	08082010121632	VOLODYMYR YAKUBOVSKYY	1217 S OLD WILKE #305	ARLINGTON HEIGHTS, IL 60005
415	08082010121633	HALYNA ONYSHKO	1217 S OLD WILKE RD306	ARLINGTON HEIGHTS, IL 60005
416	08082010121634	STELLA JAMROZ	1217 OLD WILKE RD #307	ARLINGTON HEIGHTS, IL 60005
417	08082010121635	WOJTANEK ANNA MITCHELL	1217 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
418	08082010121636	LUDWIK & DANUTA KABAT	1217 S OLD WILKE 11309	ARLINGTON HEIGHTS, IL 60005
419	08082010121637	MARIANA KOEVA	1217 S OLD WILKE RD310	ARLINGTON HEIGHTS, IL 60005
420	08082010121638	MICHAEL KOCHEVAR	1115 STARK PLACE	DES PLAINES, IL 60016
421	08082010121639	GEORGI GEORGIEV	1217 S OLD WILKE RD402	ARLINGTON HEIGHTS, IL 60005
422	08082010121640	PIOTR JAKOBCZYK	1217 S OLD WILKE RD403	ARLINGTON HEIGHTS, IL 60005
423	08082010121641	CLIFTON H MCWHORTER	1217 S OLD WILKE RD404	ARLINGTON HEIGHTS, IL 60005
424	08082010121642	EVA HALACHEVAUNIT405	1217 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
425	08082010121643	ALEXIS ARCOS	1217 S OLD WILKE RD114	ARLINGTON HEIGHTS, IL 60005
426	08082010121644	LANITA D PRUITT	1217 S OLD WILKE 407	ARLINGTON HEIGHTS, IL 60005
427	08082010121645	GORAN ANDRIC	1217 S OLD WILKE RD408	ARLINGTON HEIGHTS, IL 60005
428	08082010121646	DUSAN CIRKOVIC	1217 S OLD WILKE RD409	ARLINGTON HEIGHTS, IL 60005
429	08082010121647	THADDEUS M BUCZEK	1217 S OLD WILKE RD410	ARLINGTON HEIGHTS, IL 60005
430	08082010121648	FERLIJAN ZAIMI	1227 S OLD WILKE RD101	ARLINGTON HEIGHTS, IL 60005
431	08082010121649	ZDRAVKO ILIEV	1227 S OLD WILKE RD102	ARLINGTON HEIGHTS, IL 60005
432	08082010121650	ELIZBIETA FILIPEK	1227 S OLD WILKE RD 1	ARLINGTON HEIGHTS, IL 60005
433	08082010121651	PATRICK CULLEN	1227 S OLD WILKE RD104	ARLINGTON HEIGHTS, IL 60005
434	08082010121652	PENKA NIKOLOVA	1227 S OLD WILKE RD106	ARLINGTON HEIGHTS, IL 60005
435	08082010121653	MILDRED G OLIVIER	1555N BARRINGTON RD110	HOFFMAN ESTATES, IL 60169
436	08082010121654	JAMES & MATTHEW KABAT	1227 S OLD WILKE RD108	ARLINGTON HEIGHTS, IL 60005
437	08082010121655	BRANIMIR EMILOV BOTEV	1227 S OLD WILKE RD109	ARLINGTON HEIGHTS, IL 60005
438	08082010121656	EVE & JEAN ALEXANDRE	507 SAUK PATH	OAK BROOK, IL 60523
439	08082010121657	BLAGA ALEKSOVA	1227 S OLD WILKE RD201	ARLINGTON HEIGHTS, IL 60005

440	08082010121658	DONALD BUNCE	1227 OLD WILKE RD 202	ARLINGTON HEIGHTS, IL 60005
441	08082010121659	ANDREW HANSCOM	1227 S OLD WILKE RD203	ARLINGTON HEIGHTS, IL 60005
442	08082010121660	JEANTTE H MASCARENAS	1227 S OLD WILKE RD204	ARLINGTON HEIGHTS, IL 60005
443	08082010121661	YULIYAN R YORDANOV & E	1227 S OLD WILKE RD205	ARLINGTON HEIGHTS, IL 60005
444	08082010121662	ALINA KUCHARCZYK	1227 S OLD WILKE RD206	ARLINGTON HEIGHTS, IL 60005
445	08082010121663	ANNA MAZUR	1227 OLD WILKE RD #207	ARLINGTON HEIGHTS, IL 60005
446	08082010121664	NGHIA KAROLL	99 MELROSE DR	MISSION VIEJ, CA 92692
447	08082010121665	ALEXANDER DONKOV	1227 S OLD WILKE RD209	ARLINGTON HEIGHTS, IL 60005
448	08082010121666	KATHLEEN OHARA	1227 S OLD WILKE#12210	ARLINGTON HEIGHTS, IL 60005
449	08082010121667	RICHARD FOX	2101 EASTVIEW	DES PLAINES, IL 60018
450	08082010121668	IVAYLO PASKALEV	1227 S OLD WILKE RD302	ARLINGTON HEIGHTS, IL 60005
451	08082010121669	NAJIYA SHAMON	1227 S OLD WILKE RD303	ARLINGTON HEIGHTS, IL 60005
452	08082010121670	ALBERT FLORES	1227 S OLD WILKE #204	ARLINGTON HEIGHTS, IL 60005
453	08082010121671	DAMYAN LYASKOV	1227 OLD WILKE 12-305	ARLINGTON HEIGHTS, IL 60005
454	08082010121672	ONISURU D OTOMEWO	1227 OLD WILKE RD306	ARLINGTON HEIGHTS, IL 60005
455	08082010121673	GHAVANE VENTURES	507 SAUK PATH	OAK BROOK, IL 60523
456	08082010121674	M & P MALESA	1227 OLD WILKE RD 308	ARLINGTON HEIGHTS, IL 60005
457	08082010121675	PIOTR KAWULA	1227 S OLD WILKE RD309	ARLINGTON HEIGHTS, IL 60005
458	08082010121676	BEVERLY WICKMAN	1227 S OLD WILKE 310	ARLINGTON HEIGHTS, IL 60005
459	08082010121677	LILIANA SOBOTKA	1227 S OLD WILKE RD401	ARLINGTON HEIGHTS, IL 60005
460	08082010121678	GHEORGHI BALIUC	1227 S OLD WILKE 402	ARLINGTON HEIGHTS, IL 60005
461	08082010121679	SHARON POHLSCHNEIDER	1227 S OLD WILKE RD403	ARLINGTON HEIGHTS, IL 60005
462	08082010121680	TERESA B DE DOMINICIS	1227 S OLD WILKE RD404	ARLINGTON HEIGHTS, IL 60005
463	08082010121681	ANDRZEJ ZAWIEJA	1227 S OLD WILKE 405	ARLINGTON HEIGHTS, IL 60005
464	08082010121682	ROBERT J WEBER	1227 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
465	08082010121683	KASTRIOT&FATMA KOLUSHI	1227 S OLD WILKE RD407	ARLINGTON HEIGHTS, IL 60005
466	08082010121684	P & B REJDYCH 12 408	1227 S OLD WILKE RD	ARLINGTON HEIGHTS, IL 60005
467	08082010121685	MOON K PARK & JUN HYUK	1227 S OLD WILKE 409	ARLINGTON HEIGHTS, IL 60005
468	08082010121686	MONIKA KUR	1227 S OLD WILKE #410	ARLINGTON HEIGHTS, IL 60005
469	08082010050000	CLEARBROOK	1835 W CENTRAL RD	ARLINGTON HEIGHTS, IL 60005
470	08052010040000	Tax Exempt: Village owned no mailing require	0	0
471	08082010040000	1747 W CENTRAL RD	ARLINGTON HEIGHEIGHTS	60005
472	02364130620000	M & M PARADISE	2202 CENTRAL	ROLLING MDWS, IL 60008
473	02364130630000	NOREIDA GARCIA	2200 CENTRAL RD	ROLLING MEADOWS, IL 60008
474	02364130640000	RODD NICKOL HANSEN	2108 CENTRAL RD	ROLLING MEADOWS, IL 60008
475	02364130650000	GERARDO SEGURA	2106 CENTRAL RD	ROLLING MEADOWS, IL 60008
476	02364130660000	JUDITH A WIEBE	2104 CENTRAL RD	ROLLING MEADOWS, IL 60008
477	02364130670000	SCOTT A INTARAPANONT	2102 CENTRAL RD	ROLLING MEADOWS, IL 60008
478	02364130680000	JAMES REDMOND	4103 WREN LANE	ROLLING MEADOWS, IL 60008
479	02364130290000	ABRAHAM SOSA	2203 FULLE ST	ROLLING MEADOWS, IL 60008
480	02364130300000	GACLYN O ANTAR	2201 FULLE ST	ROLLING MEADOWS, IL 60008
481	02364130310000	JESUS & MARIA GUILLEN	2109 FULLE ST	ROLLING MEADOWS, IL 60008
482	02364130320000	JENNIFER C CROWLEY	2107 FULLE ST	ROLLING MEADOWS, IL 60008
483	02364130330000	ADAN RAMIREZ	2105 FULLE ST	ROLLING MEADOWS, IL 60008
484	02364130340000	JOSEPH L NATHER	2103 FULLE ST	ROLLING MEADOWS, IL 60008
485	02364130350000	CVETA RUSEVA MARINOVA	4101 WREN LN	ROLLING MEADOWS, IL 60008
486	02364170460000	KRZYSZTOF ZOLADZ	4104 WREN LN	ROLLING MEADOWS, IL 60008
487	02364170470000	KAREN SMILDEN	2002 CENTRAL RD	ROLLING MEADOWS, IL 60008
488	02364170480000	C O ALTUS GRP US INC	21001 N TATUM BLD 1630	PHOENIX, AZ 85050
489	02364170450000	FRANCISCO J ROMO	4102 WREN LN	ROLLING MEADOWS, IL 60008
490	02364170440000	LAURENCE A MOLLER	4100 WREN LN	ROLLING MEADOWS, IL 60008
491	02364170430000	J AGUILERA & S RUTHVEN	4010 WREN LN	ROLLING MEADOWS, IL 60008
492	02364170620000	ROBERT GROSSMANN	4011 S WILKE RD	ROLLING MEADOWS, IL 60008
493	02364170630000	CATALINA URIBE	4101 WILKE RD	ROLLING MEADOWS, IL 60008
494	02364170640000	HENRY ACOSTA	4103 WILKE RD	ROLLING MEADOWS, IL 60008

495	03313020170000	YANELIS BURGOS	4100 WILKE RD	ROLLING MEADOWS, IL 60008
496	03313020180000	KYUNG HAN	4313 HAMMERSMITH LN	GLENVIEW, IL 60026
497	08051000200000	MICHAEL B DIMEO	2205 CENTRAL RD	ROLLING MEADOWS, IL 60008
498	08051000210000	MICHAEL B DIMEO	2205 CENTRAL RD	ROLLING MEADOWS, IL 60008
499	08051000220000	KYLE FARMER & LAUREN W	2201 CENTRAL RD	ROLLING MEADOWS, IL 60008
500	08051000230000	ROWENA A CABITAC	4201 WEBER DR	ROLLING MEADOWS, IL 60008
501	08082040010000	ERIK & LISA OLSON	2202 CEDAR ST	ROLLING MEADOWS, IL 60008
502	08082040020000	EFRAIN GUTIERREZ	4205 WEBER DR	ROLLING MEADOWS, IL 60008
503	08051000400000	STEVEN M THUNBERG	2208 CEDAR ST	ROLLING MEADOWS, IL 60008
504	08051000410000	IKAIKA HOOPII	2206 CEDAR ST	ROLLING MEADOWS, IL 60008
505	08051000420000	LAUREN E JOSENHANS	2204 CEDAR ST	ROLLING MEADOWS, IL 60008
506	08051000430000	KEITH SLAVEN	4203 WEBER DR	ROLLING MEADOWS, IL 60008
507	08[illegible]250170000	TING WANG	2205 CEDAR STREET	ROLLING MEADOWS, IL 60008
508	08[illegible]250180000	CRISTINA J ARIAS BARRO	2203 CEDAR ST	ROLLING MEADOWS, IL 60008
509	08[illegible]250190000	CAROLE E VESSELL	2201 CEDAR ST	ROLLING MEADOWS, IL 60008
510	08[illegible]250200000	AYALA LUIS M	4301 WILKE RD	ROLLING MEADOWS, IL 60008
511	08[illegible]2060010000	RONNY PAGAN	4305 WEBER DR	ROLLING MEADOWS, IL 60008
512	08[illegible]60020000	TIKO WEBER LLC	1323 S FERNANDEZ AVE	ARLINGTON HEIGHTS, IL 60005
513	08[illegible]60040000	J A FRITZ E HULL	4401 WEBER DR	ROLLING MEADOWS, IL 60008
514	08[illegible]60030000	LORENZO CASTELAN	4309 WEBER DR	ROLLING MEADOWS, IL 60008
515	08[illegible]60010000	Tax Exempt: Mail to Rolling Meadows Park Di	0	0
516	08[illegible]0120000	Condominium Association: Mail to KSN REGISTERED AGENT, LLC, 175 N ARCHER AVE, MUNDELEIN , IL 60060		

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON: May 11, 2022

Project Title: Clearbrook Adult Daycare

Address: 1815 W. Central Road

Petitioner: Don Frick
Clearbrook

Address: 1835 W. Central Road
Arlington Heights, IL 60005

Requested Action:

1. Land Use Variation to allow a Day Care Facility in the B-2 District.

Variations Required:

- Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer.

Attendees: Don Frick, Clearbrook
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The Clearbrook Plaza shopping center, located at the southwest corner of Wilke Road and Central Road, is 44,343 square feet in size and situated on a lot that is approximately 4.08 acres in area. The site is owned by Clearbrook, which occupies approximately 77% of the building and is the primary tenant within the center. Other tenants include Toscana Restaurant, the Hiding Place Banquet Hall, and the Paris 2000 Hair Salon. Once unit within the building is currently vacant. Abutting to the east is the Arlington Heights Senior Center, which is located on a separate property and under separate ownership. The overall Clearbrook/Senior Center complex has access from Weber Drive to the west, South New Wilke Road to the east, and Central Road to the north. There are 245 parking spaces on the Clearbrook Plaza property (188 in front of the property and approximately 57 at the rear of the building).

Clearbrook currently uses the facility for a variety of their office needs but is shifting some of their employees to other locations as a result of new state/federal guidelines, which creates additional space within their Arlington Heights facility and requires new adult daycare locations. They have proposed an interior remodel to much of the existing office space, along with the creation of a small area for an adult daycare (approximately 3,220 square feet). The daycare would serve between 10-15 adults on a typical day and would be in operation from 8:30am to 3:30pm. There would be a total of three staff members; participants would be dropped-off and picked-up in two proposed loading spaces located at the front door along the main shopping center drive aisle.

Meeting Discussion:

Mr. Frick stated he is Vice President of Operations for Clearbrook. There are a lot of changes/mandates coming down from State and Federal governments to downsize programs and become more community based. The goal is to get individuals into the community. Stated they have a larger workshop in Palatine that must be downsized. It is transitioning to a model where it teaches living skills and works to get individuals employed in the community. In Arlington Heights, they need a facility that provides adult day care where individuals can learn job skills, employment, resume writing and have social opportunities. The facility would be for higher-functioning individuals. The incorporation of the adult daycare on the subject property would

allow 25 employees who currently work out of the facility to work remotely. Participants in the program will be dropped-off at a loading/unloading zone which will be a little west of the entrance. They may be dropped-off in the morning and then go to their job in the afternoon, or vice versa. The range and timing of arrival and departure will be varied. Because the individuals are higher functioning, loading and unloading will only take a minute or two. Looking to move the loading zone further west because of the entrance drive that intersects the main drive aisle adjacent to the loading area. Looking to add an additional door on to the west section of the subject unit.

Mr. Hubbard stated the subject property is in the B-2 zoning district. The proposed use is classified as a daycare facility which is not allowed in the B-2 district so it requires a land use variation. Additionally, any land use variation on an overall site that's over 5,000 square feet requires a traffic and parking study and the petitioner has requested a variation to waive that requirement. Any variation must be justified per the criteria for variation approval. He stated that the Comprehensive Plan classified the site as appropriate for commercial uses. Since the majority of the shopping center is occupied with commercial uses, the small proposed service-related use does not create any issues relative to the Comprehensive Plan. The site will be inspected as part of the land use variation approval process to make sure all the landscaping conforms to code requirements.

One concern that staff has relates to the location of the proposed drop-off/pick-up zone. The proposed location will need further analysis. The Village's preference would be to move this zone further west to where it's not in close proximity to the main entrance drive aisle for the shopping center. Clearbrook has been working with Staff and they have moved it a slightly further west compared to its initial proposed location. More information will be needed to make a final determination on the acceptability of the loading zone location. Site conforms to parking requirements. He said staff does not anticipate a traffic problem so generally supportive of the variation to waive the traffic and parking study requirement. Generally, staff is supportive of the proposed use.

Mr. Jensen said that the project is very straight forward and he is supportive.

Mr. Sigalos commented that this is a great project and asked if services were provided primarily to Arlington Heights residents or to the entire northwest suburban community.

Mr. Frick responded primarily all of the northwest communities.

Mr. Sigalos stated that he was supportive of the concept.

Mr. Green said the project sounds good and he is supportive.

Mr. Frick stated that they have moved the entrance/exit door to the adult daycare program further west, and the loading zone will be moved even further west of that.

No comments from the public were received.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder

CLEARBROOK
Enrich Lives. Embrace Potential.
For Individuals with Intellectual and Developmental Disabilities.

October 31, 2022

Mr. Sam Hubbard
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Hubbard,

Clearbrook would like to formally submit a request for a land use variation for our building, located at 1815-1835 W. Central Road in Arlington Heights. Following are the details for the program we are proposing to operate as well as associated activities.

Clearbrook

Founded in 1955, Clearbrook is home, a family, to over 8,000 children and adults impacted by intellectual/developmental disabilities. We support them—and their families—by providing support across the lifespan, helping them to live their fullest lives possible. Clearbrook provides personalized children, community day, employment, residential, and clinical services at more than 60 locations in 160 communities throughout the Chicagoland area. We are the largest provider of home-based services in the state.

Federal/State Mandates

Due to changes at federal and state levels of government Clearbrook is no long able to provide "Production/Piece Rate" employment opportunities for our adults with intellectual/developmental disabilities. Going forward, greater emphasis will be placed on finding competitive employment opportunities in the community for these individuals. Mandated by the State of Illinois, there are new attendance guidelines we are required to follow as to the number of individuals who can be served at our current adult day programs. This mandate will require Clearbrook to open additional locations. Clearbrook is proposing to operate a Supported Employment program at our 1815 W. Central Road (Arlington Heights), office location.

Clearbrook Community Employment Services (CES) Program

Clearbrook offers a full spectrum of work services that help people with intellectual and developmental disabilities learn skills, gain experience, and find meaningful employment that matches their interests and skills. The Community Employment Services (CES) Program provides each individual with the skills, training, and support needed for success. Opportunities range from gaining job skills and experience to working independently at supervised work settings in the community. Individuals are given the chance to work in a variety of different industries—from food service and retail to janitorial and hospitality. These jobs help our individuals experience greater levels of independence, community integration, and job satisfaction.

Supported Employment

Clearbrook's Supported Employment Program offers opportunities for individuals to work in a variety of supervised work settings within the community. Initially trained and supervised by a Community Support Coach, individuals receive the on-site training and support needed for success at their job. With the goal of creating a positive experience for both the employee and the employer, coaches assist individuals in a variety of ways, including their orientation to the work environment, duties, integration into the employment site, job performance and expectations, appropriate work and social behaviors, safety practices, and transportation.

Independent Community Employment

Clearbrook's primary goal and anticipated outcome is meaningful employment for our individuals. Clearbrook provides job placement services, job coaching, internship opportunities, and community-based assessment opportunities. Individuals learn valuable skills and professionalism that translate into real-world behaviors and work ethics. At Clearbrook, we empower our individuals with the skills they need to achieve the greatest level of independence in their daily lives. We assist individuals in identifying their vocational goals and then equip them with the tools needed to reach them. Both short-term job coaching and support are available for those who wish to work independently. Clearbrook works closely with employers to ensure a successful on-the-job experience.

Support Employment Program Site - 1815 W. Central Road in Arlington Heights

1. Number of Participants - Expected average daily attendance will range from 10-15 individuals.

2. Number of Supported Employment Services staff - 3
    a. Director
    b. Direct Service Professional
    c. Administrative Assistant

3. Hours of Operation – Monday – Friday, 8:30 am to 3:30 pm.

4. Transportation

    a. Depending on each individual's work hours, they will be dropped off and picked up by Clearbrook staff and/or family members in front of the building during the program's hours of operation. Clearbrook is proposing to add a separate entrance at the northwest corner of 1815 Central Road. (Please note: This is notated on A1 of the plan set.)
    b. Signage will be installed that will indicate the entrance to the program
    c. A loading/unloading zone for up to two vehicles will be marked on the asphalt driveway between with 1815 and 1835 W. Central Road entrances. This is also notated on the site plan.

d. As the individuals attending this program are able to function at a higher level of independence and with fewer physical limitations, the loading/unloading times will take no more than 1-2 minutes.

5. Space utilization for Supported Employment Program Site

    a. Job/Career counseling
    b. Leisure activities

Construction/Renovation Changes for 1815-1835 W. Central Road

1. Clearbrook's case management and program services staff will be working at new locations or remotely. This provides Clearbrook with the opportunity to use this space/location for the Supported Employment Program.

2. Space currently assigned to case management staff will be reduced.

3. Additional private offices will be constructed to accommodate additional Administrative and Development staff.

4. Construction Dates
    a. Start Date: 10/1/2022
    b. Completion Date: 12/31/2022
    c. Construction will need to be completed in stages to minimize disruption to administrative/program services.

PLAT OF SURVEY
ALTA \ACSM LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc.

CENTRAL PLAZA
1815 - 1865 CENTRAL ROAD
ARLINGTON HEIGHTS, ILLINOIS

LEGALLY DESCRIBED AS FOLLOWS:

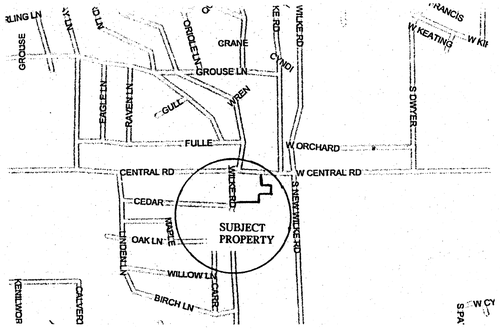
PARCEL ONE:
LOT 2 IN WILKE-CENTRAL SUBDIVISION OF PART OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET ESTABLISHED BY THE DECLARATION DATED DECEMBER 8, 1978 AND RECORDED JUNE 22, 1979 AS DOCUMENT 25018565 AND AMENDED BY AGREEMENT RECORDED JUNE 16, 1980 AS DOCUMENT 25487047, OVER AND ACROSS THE FOLLOWING:
LOT ONE IN WILKE-CENTRAL SUBDIVISION, AFORESAID.

(NOTE: PARCEL TWO IS BLANKET IN NATURE AND PROVIDES FOR INGRESS AND EGRESS AND PASSAGE OF PEDESTRIANS INTO, OUT OF, ON, OVER AND ACROSS THE COMMON AREAS WHICH ARE THE AREAS NOT COVERED BY BUILDINGS)

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF FRACTIONAL SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF CENTRAL ROAD WITH THE EAST LINE OF WILKE ROAD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 352.62 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 291.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 132.83 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 100.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 77.79 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 34 SECONDS WEST, 299.21 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST, 502.00 FEET; TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.



VICINITY MAP

FLOOD ZONE
MICHAEL J. EMMERT SURVEYS, INC., DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE FEDERAL INSURANCE ADMINISTRATION AND DETERMINED THE FOLLOWING:
PROPERTY IS LOCATED WITHIN COMMUNITY NUMBER 170056
ON PANEL 10 OF 10
ON MAP DATED MARCH 1, 1984
AND FIND THAT THE PROPERTY IS LOCATED WITHIN ZONE C (AREA OF MINIMAL FLOODING)

BEARING BASIS
THE CENTERLINE OF CENTRAL ROAD IS ASSUMED TO BE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST

ZONED "B2" GENERAL BUSINESS
CURRENT ZONING ALLOWS FOR CURRENT USE.
ZONING INFORMATION AS PER
ZONING DEPARTMENT, ARLINGTON HEIGHTS, ILLINOIS 847-368-5000
(ZONING DEPARTMENT ROLLING MEADOWS, ILLINOIS 847-394-8500)

BUILDING SETBACKS PER ZONING
NOTE: PER THE VILLAGE OF ARLINGTON HEIGHTS THE FRONT AND SIDE SETBACKS MUST MATCH ADJOINING RESIDENTIAL DISTRICT BOTH TO THE NORTH AND TO THE WEST WHICH ARE LOCATED IN THE VILLAGE OF ROLLING MEADOWS. PER THE VILLAGE OF ROLLING MEADOWS THE FRONT SETBACK IS 30 FT. AND THE SIDE SETBACK IS 10 FEET.

PER THE VILLAGE OF ARLINGTON HEIGHTS THE REAR SETBACK IS 20 FEET.

MAXIMUM BUILDING HEIGHT - DETERMINED BY BOCA 1996 REGULATIONS.

NOTE: THE ZONING DEPARTMENT OF ARLINGTON HEIGHTS HAS STATED THAT THE PROPERTY WOULD BE CONSIDERED LEGAL NONCONFORMING FOR ANY CURRENT NONCOMPLIANCE TO THE ZONING REQUIREMENTS.

PARKING
REQUIRED PARKING PER ZONING IS ONE SPACE PER 300 SQ. FT.
148 SPACES ARE REQUIRED

REQUIRED HANDICAP PARKING PER ILLINOIS DISABILITY RIGHTS ACT

TOTAL OFF-STREET PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES
1 TO 25	1
26 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH 100 OVER 1000
OUT PATIENT MEDICAL FACILITIES	10% OF THE TOTAL NUMBER
MEDICAL FACILITIES FOR PERSONS WITH MOBILITY IMPAIRMENTS	20 % OF THE TOTAL NUMBER

AS BUILT PARKING SUMMARY
REGULAR SPACES - 181
HANDICAP SPACES - 9
TOTAL SPACES - 190

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103

SCHEDULE B

1. NOT SURVEY RELATED
2. NOT SURVEY RELATED
3. PERMANENT TAX NUMBER 08-08-201-005-0000
4. NOT SURVEY RELATED
5. NOT SURVEY RELATED
6. NOT SURVEY RELATED
7. EASEMENT DOCUMENT 21400197 RECORDED FEBRUARY 18, 1971 - PLOTTED
8. NOT SURVEY RELATED
9. DOCUMENT NOT PROVIDED
10. EASEMENT DOCUMENT 21400197 RECORDED FEBRUARY 14, 1971 - PLOTTED
11. EASEMENT DOCUMENT 21400197 RECORDED FEBRUARY 14, 1971 - PLOTTED
12. EASEMENT DOCUMENT 21400197 RECORDED FEBRUARY 14, 1971 - PLOTTED
13. EASEMENT DOCUMENT 98397589 - PLOTTED
14 NOT SURVEY RELATED
15. EASEMENT 25705102 RECORDED DECEMBER 15, 1980 - PLOTTED
16. REFERENCES THIS PRIOR DATED SURVEY - PLOTTED
17. REFERENCES THIS PRIOR DATED SURVEY - PLOTTED
18. REFERENCES THIS PRIOR DATED SURVEY - PLOTTED
ITEMS 19 THROUGH 23 - NOT SURVEY RELATED

END OF SCHEDULE B

THE PROPERTY ADJOINS CENTRAL ROAD (A PUBLIC STREET) ON THE NORTH AND WILKE ROAD ON THE WEST. DIRECT ACCESS IS PROVIDED BY WILKE ROAD AND INDIRECT ACCESS IS PROVIDED BY EASEMENT AGREEMENTS ACROSS LOT ONE (PROPERTY EAST AND ADJOINING)

CONTAINING 178900 SQ. FT. OR 4.1069 ACRES

ENCROACHMENTS

E1 - CANOPY EXTENDS NORTH OF PROPERTY
E2 - BUILDING EXTENDS EAST OF PROPERTY LINE
E3 - BUILDING EXTENDS INTO EASEMENT AREA
E4 - BUILDING EXTENDS INTO ZONING SETBACK - LEGAL NONCONFORMING
E5 - CONCRETE WALK EXTENDS WEST OF PROPERTY (DISTANCE VARIES)

NOTES:

1. SURVEY IS AN "AS-BUILT" SURVEY.
2 SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS AND NO UNDERGROUND INFORMATION IS INTENDED TO BE PROVIDED.
3. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT OF WAY.
4. THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
5 SURVEYORS METES AND BOUNDS DESCRIPTION SHOWN HEREON IS FOR MATHEMATICAL CLOSURE PURPOSES ONLY.

SURVEY CERTIFICATION

TO: CLEARBROOK, AN ILLINOIS NOT FOR PROFIT CORPORATION AND CENTENNIAL TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1 THROUGH 4, 6 THROUGH 11 AND 13 THROUGH 16 OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

THIS MAP OR PLAT OF SURVEY OF THE PREMISES SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 1460 001009075 DATED JANUARY 30, 2001

DATED THIS 16TH. DAY OF FEBRUARY 2001

BY:
MICHAEL J. EMMERT, PRESIDENT
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2499

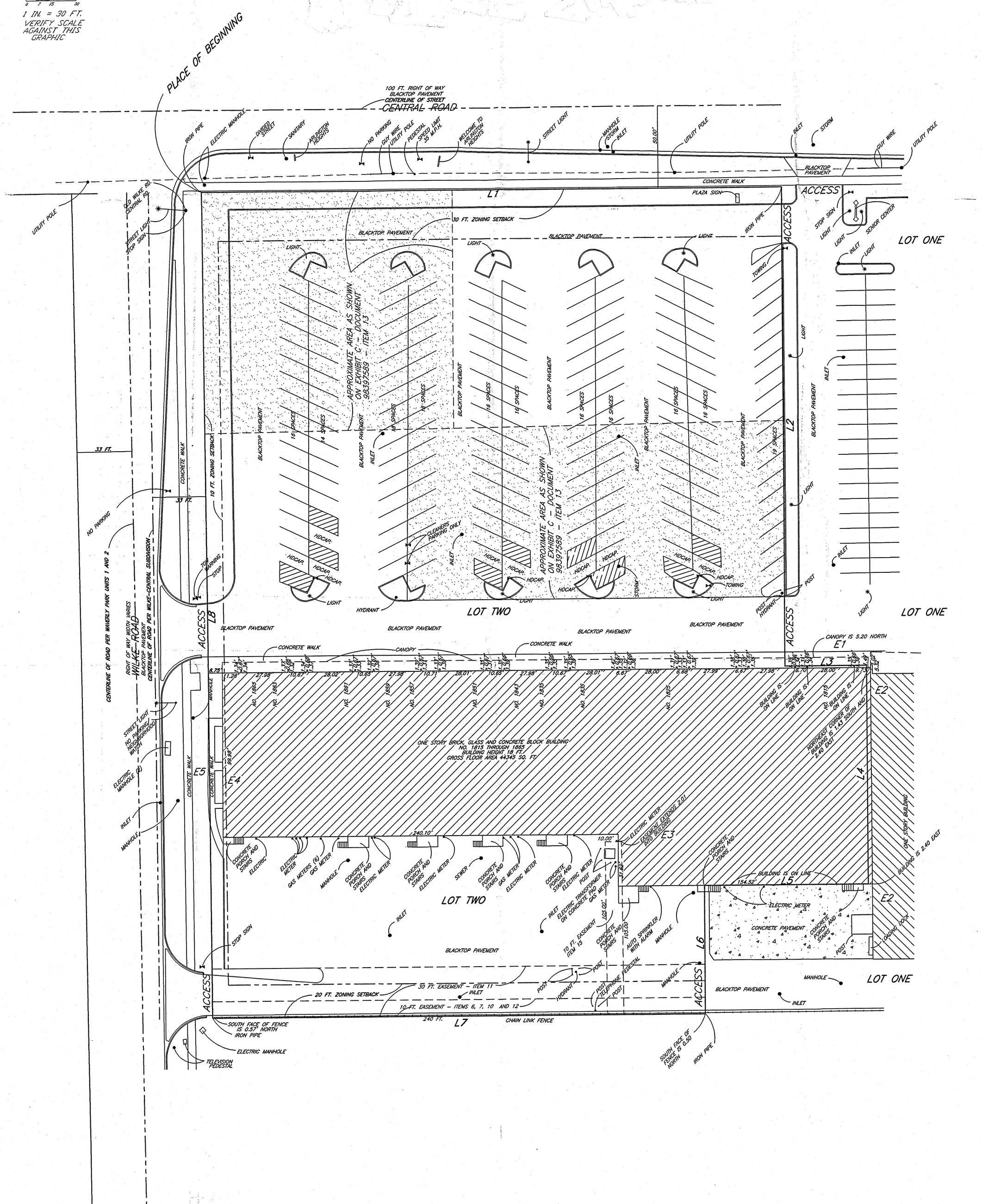
STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

CENTRAL PLAZA

PLAT OF SURVEY
ALTA \ACSM LAND TITLE SURVEY
by
Michael J. Emmert Surveys, Inc
of
1815-1863 CENTRAL ROAD

North
W — E
S

0 7 15 30
1 IN. = 30 FT.
VERIFY SCALE AGAINST THIS GRAPHIC



SYMBOLS

- CONCRETE FILLED POST
- HYDRANT
- MANHOLE
- SIGN
- LIGHT
- WOOD POLE
- CONCRETE CURB
- CONCRETE CURB AND GUTTER
- CONCRETE

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.90°00'00"E.	352.62'	352.62'
L2	S.00°00'00"E.	291.33'	291.33'
L3	N.90°00'00"E.	50.00'	50.00'
L4	S.00°00'00"E.	132.83'	132.83'
L5	N.90°00'00"W.	100.00'	100.00'
L6	S.00°00'00"E.	77.79'	77.79'
L7	S.89°59'34"W.	299.21'	299.21'
L8	N.00°23'20"W.	502.00'	502.00'

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
REGISTERED LAND SURVEYOR

Michael J. Emmert Surveys, Inc.
115 West Palatine Road
Palatine, Illinois 60067-5103
Office 800/991-6898
Fax 991-4999

CLEARBROOK OFFICE SPACE

1815-1835 W. CENTRAL ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT DIRECTORY

TENANT: CLEARBROOK
1835 W. CENTRAL RD.
REP. DON FRICK
(847) 385-5001

ARCHITECT: WARREN JOHNSON ARCHITECTS, INC.
19 N. GREELEY STREET
PALATINE, IL 60067
(847) 359-4616 FAX (847) 359-9641

CODE AUTHORITY

AUTHORITY: VILLAGE OF ARLINGTON HEIGHTS, IL
COMMUNITY DEVELOPMENT
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

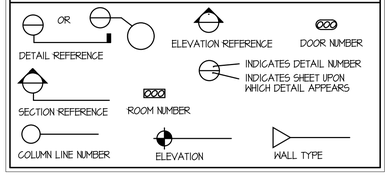
CODES:
2018 INTERNATIONAL BUILDING CODE w/ AMEND.
2018 INTERNATIONAL EXIST. BUILDING CODE w/ AMEND.
2018 INTERNATIONAL FIRE CODE w/ AMEND.
2018 INTERNATIONAL FUEL GAS CODE w/ AMEND.
2018 INTERNATIONAL MECHANICAL CODE w/ AMEND.
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE w/ AMEND.
2018 ILLINOIS ACCESSIBILITY CODE
2017 NATIONAL ELECTRICAL CODE w/ AMENDMENTS
2018 ILLINOIS ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE w/ AMENDMENTS
NFPA 2015 LIFE SAFETY CODE (OSFM)

SHEET INDEX

ARCHITECTURAL

C1	COVER SHEET
A1	DEMO./ PROPOSED FLOOR PLAN (1815 SPACE)
A2	DEMO./ PROPOSED FLOOR PLAN (1835 EAST SPACE)
A3	DEMO./ PROPOSED FLOOR PLAN (1835 WEST SPACE)
A4	DEMO./ PROPOSED RCP PLAN (1815 SPACE)
A5	DEMO./ PROPOSED RCP PLAN (1835 EASTSPACE)
A6	DEMO./ PROPOSED RCP PLAN (1835 WEST SPACE)

SYMBOL NOTES



GEN. DEMO. NOTES

-GENERAL CONTR. SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTANCIES OR DISCREPANCIES w/ THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS.

-ALL INTERIOR AND STOREFRONT CONSTR. SHALL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES IN PLACE WITHIN THE JURISDICTION OF THE WORK.

-PATCH AND REPAIR ALL PENETRATIONS IN EXIST. FLOOR OR EXIST. WALLS / CEILINGS w/ LIKE NEW MATERIALS TO PROVIDE A SMOOTH SURFACE TO ACCEPT NEW FINISHES.

-DO NOT SCALE PLANS.

-THE DEMOLITION PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED & DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMO. WORK REQUIRES TO PROVIDE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS INCLUDING THE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS.

-CONTRACTOR REMOVED ITEMS SHALL BE DISPOSED OF PROPERLY OFF-SITE & IN AN EXPEDITIOUS MANNER.

-PROTECT ALL EXISTING CONSTR. SHOWN TO REMAIN FROM DAMAGE DURING CONSTR. FOR THE EXTENT OF THE DEMOLITION & MODIFICATIONS SHORE & PROTECT AS REQUIRED FOR THE EXTENT OF THE DEMO. AND MODIFICATIONS. SHORE & PROTECT AS REQUIRED.

-THE CONTR. SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL & ATTENTION. THE CONTR. SHALL BE BE RESPONSIBLE FOR & HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

-SHORING OF STRUCTURE, CORE DRILLING AND/OR TRENCHING REQ'D. TO COMPLETE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IS A METHOD OR TECHNIQUE & IS THE SOLE RESPONSIBILITY OF THE CONTR. IF A REGULATORY AGENCY REQUIRES A LICENSED ENGINEER OR ARCH. TO SUPERVISE, APPROVE AND . OR PROVIDE DRAWINGS FOR SHORING, THEN IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR'S CONTRACT FOR THIS SERVICE AS PART OF THE BASE BID. FLOOR SLAB CUTTING OR TRENCHING IS GENERALLY NOT ALLOWED UNLESS NO OTHER ALTERNATIVE IS AVAILABLE.

-CONTRACTOR ENCOUNTER SUSPICIOUS MATERIAL OR BECOME AWARE OF THE PRESENCE OF ASBESTOS CONTAINING MATERIALS, THEN THE CONTR. SHALL IMMEDIATELY NOTIFY THE OWNER OF SUCH CONDITIONS. THE CONTR. SHALL NOT PROCEED WITH WORK IN AREAS UNTIL THE OWNER HAS RETAINED A QUALIFIED SPECIALIST CONTRACTOR TO ABATE, ENCAPSULATE OR OTHERWISE ADDRESS THE ASBESTOS-CONTAINING MATERIALS & WARRANT TO THE CONTR. THAT THE WORK CAN PROCEED IN FULL COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.

-ALL ABANDONED ITEMS (CONDUIT, CABLE, WIRE, DEVICES, PIPING, FIXTURES, DUCTS, HANGERS, TRACK, ETC.) MUST BE REMOVED BACK TO SOURCE OR ACTIVE MAIN. THESE ITEMS IN THE CEILING BELOW WHICH ARE ATTRIBUTED TO THE AREA UNDER CONSTRUCTION.

CODE REVIEW

BUILDING REQUIREMENTS

ALLOW./REQUIRED	ACTUAL	
--	B	USE GROUP (BUSINESS- OFFICE)
		HEIGHT AND AREA LIMITATIONS;
3 STORY / 55'-0"	1 STORY / 25'-0"	EXIST. BLDG. HEIGHT (@ MAX. HT.)
--	28,005 SQ.FT. (+/-)	TENANT AREA- NET AREA
--	III B	TYPE OF CONSTRUCTION (ASSUMED EXIST.)
N/A	N/A	MIXED OCCUPANCY SEPARATION
		REQUIRED HOURS OF FIRE RESISTANCE;
2 hr. (EXIST.)	2 hr. (EXIST.)	EXTERIOR BEARING WALLS
0 hr.	0 hr.	EXTERIOR NONBEARING WALLS
0 hr.	0 hr.	INTERIOR BEARING WALLS
0 hr.	0 hr.	INTERIOR NONBEARING WALLS
0 hr.	0 hr.	FLOOR CONSTRUCTION
0 hr.	0 hr.	ROOF CONSTRUCTION
	ASHRAE	ACCEPTED ENGINEERING PRACTICE/ RECOGNIZED AGENCIES
	SPRINKLERED w/ FIRE ALARM	FIRE PROTECTION EQUIPMENT A) SPRINKLER SYSTEMS B) SPECIAL REQUIREMENTS
CLASS A (MIN.)	NO CHANGE	INTERIOR FINISHES; INTERIOR WALL & CEILING FINISHES A) INT. EXIT STAIRS & EXIT PASSAGEWAYS
CLASS C (MIN.)	CLASS C (MIN.)	B) CORRIDORS
CLASS C (MIN.)	CLASS C (MIN.)	C) ROOMS & ENCLOSED SPACES
CLASS II (MIN.)	CLASS II (MIN.)	INTERIOR FLOOR FINISHES

EXIT REQUIREMENTS

ALLOW./REQUIRED	ACTUAL	
2	8	MINIMUM NUMBER OF EXITS
300' MAX	186' MAX.	TRAVEL DISTANCE TO EXIT
MIN. 36"	27'-0"	TOTAL CAPACITY OF EXITS
	36"	MINIMUM WIDTH OF EXITS
36" OUT	OUT	SWING OF EXIT DOORS
	LEVER/PUSH	HARDWARE
--	N/A	REVOLVING DOORS
--	N/A	LANDINGS
--	N/A	HANDRAILS
--	N/A	CONSTRUCTION
--	N/A	ENCLOSURES
--	N/A	
--	6'-8" (MIN.)	HEAD ROOM

EGRESS CAPACITY

SEE SHEET A1

SANITARY REQUIREMENTS

NO CHANGE

TOTAL OCCUPANCY COUNT

NO CHANGE

ACCESSIBILITY NOTES

The below items are based on the 2018 Illinois Accessibility Code;

DOORS-All doors will comply with Section 404 of the 2018 Illinois Accessibility Code and ANSI section 404

DRINKING FOUNTAINS (where required)-All public drinking fountains and water coolers shall comply with ANSI 602

CONTROLS AND OPERATING MECHANISMS-All controls and operating mechanisms along accessible routes and in accessible spaces shall comply with ANSI section 309

FIRE ALARMS (where required)- All emergency fire warning systems shall comply with IAC section 215, and shall be both audio and visual.

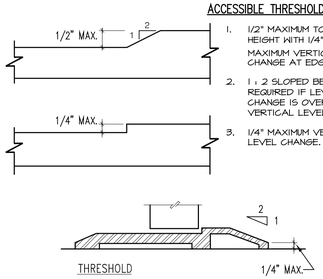
SIGNAGE- Signage shall be provided per IAC section 703. Signage shall include parking lot signage, room identification signage, emergency signage, and all signage included in IAC 703.

TELEPHONES-Where provided, at least one public phone shall comply with ANSI section 704.2. An auxiliary countertop will be provided per ANSI section 704.6

ACCESSIBLE PARKING SPACES AND SIGNAGE-Accessible parking spaces shall comply with IAC section 208. Individual stalls shall comply with IAC 502. Parking signage shall comply with IAC Section 502.6 and applicable ANSI requirements.

TOILET ROOMS, BATHING & SHOWER FACILITIES (where required) -Public Facilities will be provided per the Illinois Plumbing Code, AIC section 601.

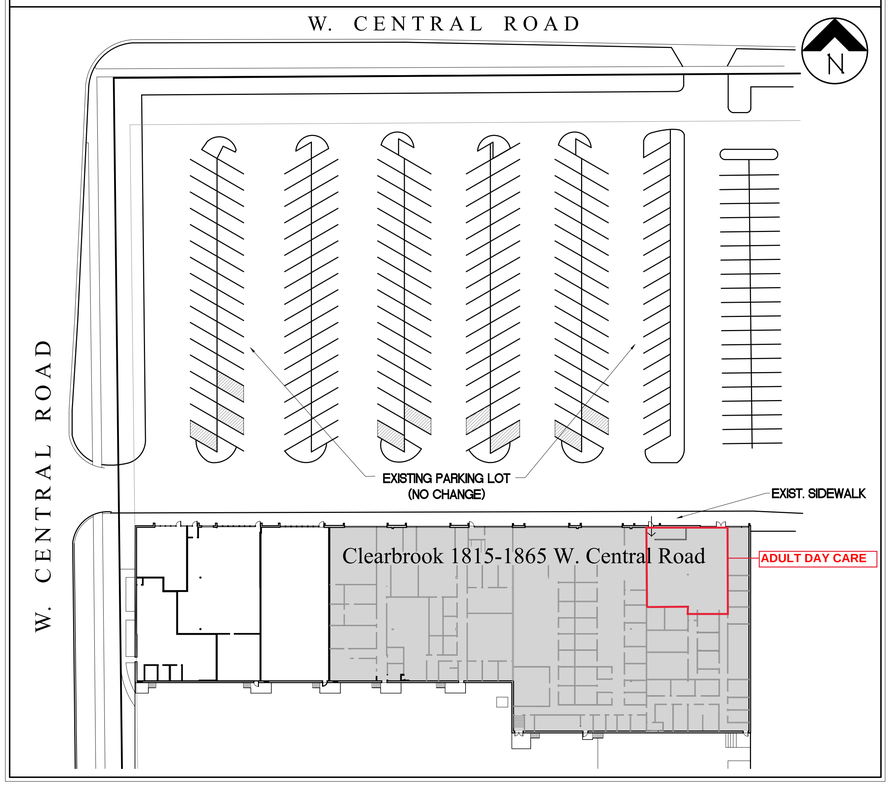
ACCESSIBLE THRESHOLD NOTES:



1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

SITE PLAN

SCALE: 1" = 15'-0"



GENERAL NOTES

1) ADA ISSUES WILL COMPLY TO THE LATEST EDITION OF THE ILLINOIS ACCESSIBILITY CODE AND ALL STATE OF ILLINOIS AND LOCAL AMENDMENTS.

2) ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AND EVERYTHING OF EVERY SORT WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF THIS PROJECT TO OBTAIN A FINAL OCCUPANCY PERMIT. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER AS DESCRIBED HEREIN BY THESE CONSTRUCTION DOCUMENTS ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS. WHETHER THE SAME MAY OR MAY NOT BE PARTICULARLY INFERRED THEREFROM ALL WORK INDICATED OR DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CONFERRED BY THE CONTRACT TO THE EXTENT AS IF DESCRIBED IN BOTH.

3) SUBCONTRACTORS, BEFORE STARTING THEIR WORK, WILL CHECK AND VERIFY THEIR PARTICULAR CODE RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, SURFACE CONDITIONS AND RELATED PRODUCT, INSTALLATIONS NEAR AND ABOUT THEIR WORK. EACH TRADE WILL VERIFY IF CONTRACT CONDITIONS WITH THE OWNER OR THE ON- SITE CONSTRUCTION MANAGER AS TO IF THEY ARE OR NOT OF THE SAME, AS PER THESE CONSTRUCTION DOCUMENTS. IT WILL BE CONCLUDED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED OF HIM AND WILL PERFORM THESE REQUIREMENTS WITHOUT RECOURSE TO THE FULL AND UNCONDITIONAL SATISFACTION OF THE OWNER. THERE ARE NO ALTERNATE BIDS ON THIS PROJECT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED AFTER LETTING OF THIS BID UNLESS CHANGES ARE DIRECTED BY THE OWNER IN WRITING WITH COST ALREADY NEGOTIATED FOR THAT ADDED WORK AFTER THE LETTING OF THE BID.

4) THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT CONSTRUCTION DOCUMENTS.

5) ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

6) ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THE WORK INCLUDING MOVING AND RIGGING OF MATERIALS AND EQUIPMENT, ALL THE HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, SLEEVES, ETC.

7) ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.

8) LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.

9) ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/OR AT THE FINAL PAYOUT FROM OWNER.

10) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT WORK.

11) ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. NOTE: CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.

12) NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED, NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER, DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.

13) RESPONSIBILITY OF CONTRACTOR: EACH CONTRACTOR IS RESPONSIBLE FOR AND MUST GUARANTEE IN WRITING FIRST CLASS WORKMANSHIP AND MATERIALS. EACH CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE AND WILL PROTECT THIS SAME PROPERTY. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.

14) SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.

15) LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE OWNER A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL IN LIEU THERE OF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.

16) GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.

17) IF CHANGES ARE MADE IN THE FIELD ON THIS PROJECT VIA DIMENSIONS, MATERIALS, INSTALLATION DIFFERENT THAN INDUSTRY TECHNIQUES AND STANDARDS, ETC., "CONSTRUCTION MANAGER" IS TO BE NOTIFIED 48 HOURS IN ADVANCE TO THESE CHANGES TO BE MADE BY SAID TRADE. IF NOTICE IS NOT GIVEN TO THE C.M., THEN THAT SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR THE CONSEQUENCES AND EFFECTS EVOLVED FROM THESE CHANGES.

18) CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES FOR THIS MUNICIPALITY. SEE 'CODE REVIEW' ON THIS SHEET.

19) DO NOT SCALE DRAWINGS.

20) CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH THE OWNER REPRESENTATIVE AND ARCHITECT.

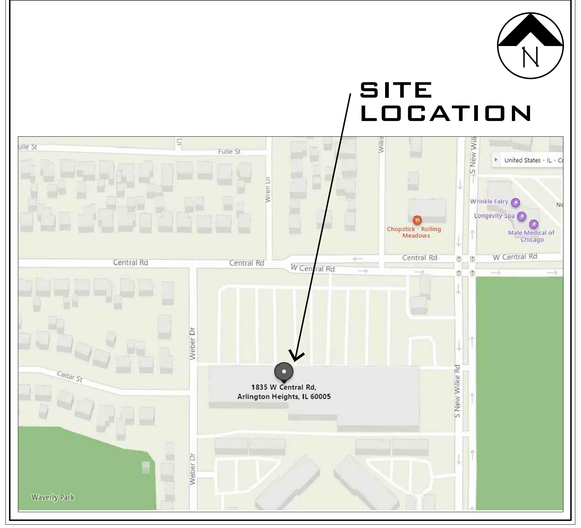
21) CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.

22) CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.

23) DIMENSIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECTS WRITTEN APPROVAL.

24) CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.

LOCATION MAP



SCOPE OF WORK

TENANT REMODEL FOR EXISTING 'CLEARBROOK' OFFICE (PARTIAL AREAS – BUSINESS SPACE)
28,005 +/– EXISTING TENANT SPACE (NET)

- NEW PASSAGE THROUGH EXIST. WALL OPENING TO EXIST. ADJACENT SPACE FOR BETTER CIRCULATION FLOW THROUGH BUILDING.
- EXIST. OFFICE LAYOUT TO BE ADJUSTED PER NEW CLIENT NEEDS.
- MINOR WALL / DOOR CHANGES.
- EXIST. HVAC TO BE RE-USED (NO CHANGES EXCEPT FOR DIFFUSER LOCATIONS).
- EXIST. INTERIOR LIGHTING TO BE RE-USED.
- FIRE ALARM CONTRACTOR TO PROVIDE FIRE ALARM DRAWINGS TO THE VILLAGE OF ARLINGTON HEIGHTS, IL FOR ANY CHANGES/ ADJUSTMENTS TO THE EXIST. FIRE ALARM SYSTEM.
- SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER DRAWINGS TO THE VILLAGE OF ARLINGTON HEIGHTS, IL FOR ANY CHANGES/ ADJUSTMENTS TO THE EXIST. SPRINKLER SYSTEM.

PREVIOUS USES: (B) BUSINESS (OFFICE)

PROPOSED USE: (B) BUSINESS (OFFICE)

NOTES:
MECHANICAL CONTRACTOR TO PROVIDE SUPPLY & RETURN DIFFUSERS IN EACH NEW OFFICE.

FIRE ALARM & FIRE SUPPRESSION SYSTEMS ARE NOT A PART OF THIS SUBMITTAL / REVIEW.

LIFE SAFETY SYSTEMS SHALL REMAIN IN SERVICE AT ALL TIMES DURING DEMO. / CONSTRUCTION.

EMERGENCY EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION / CONSTRUCTION.

EXIT & EMERGENCY LIGHT FIXTURES SHALL HAVE A 90 MINUTE BATTERY BACK-UP.

CONSTRUCTION DEBRIS SHALL NOT ACCUMULATE WITHIN THE SPACE & SHALL BE REMOVED EACH DAY.

ARCHITECT'S SEAL

STATEMENT OF COMPLIANCE

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT (IL REV. STAT., 1985, CH. 111 1/2, PARS. 3711 IN SEQ. AS AMENDED) AND THE ILLINOIS ACCESSIBILITY CODE 71 IL ADM. CODE 400.

SIGNED: ARCHITECT
ILLINOIS REGISTRATION NO.
001009802
DATE:

PROFESSIONAL DESIGN FIRM –
ARCHITECTURAL
CORPORATION LICENSE
NUMBER: 184 - 000318
expiration date: 4/30/23

LICENSED ARCHITECT WARREN JOHNSON 001009802 PALATINE, IL STATE OF ILLINOIS

8/24/22 DATE — 11/30/22 LIC. EXPIRES

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

LICENSED ARCHITECT WARREN JOHNSON 001009802 PALATINE, IL STATE OF ILLINOIS

8/24/22 DATE — 11/30/22 LIC. EXPIRES

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
1	VILLAGE COMMENTS	8/24/22
	FOR PERMIT/ BID ISSUE	5/10/22
	FOR REVIEW	4/27/22
	FOR REVIEW	3/30/22

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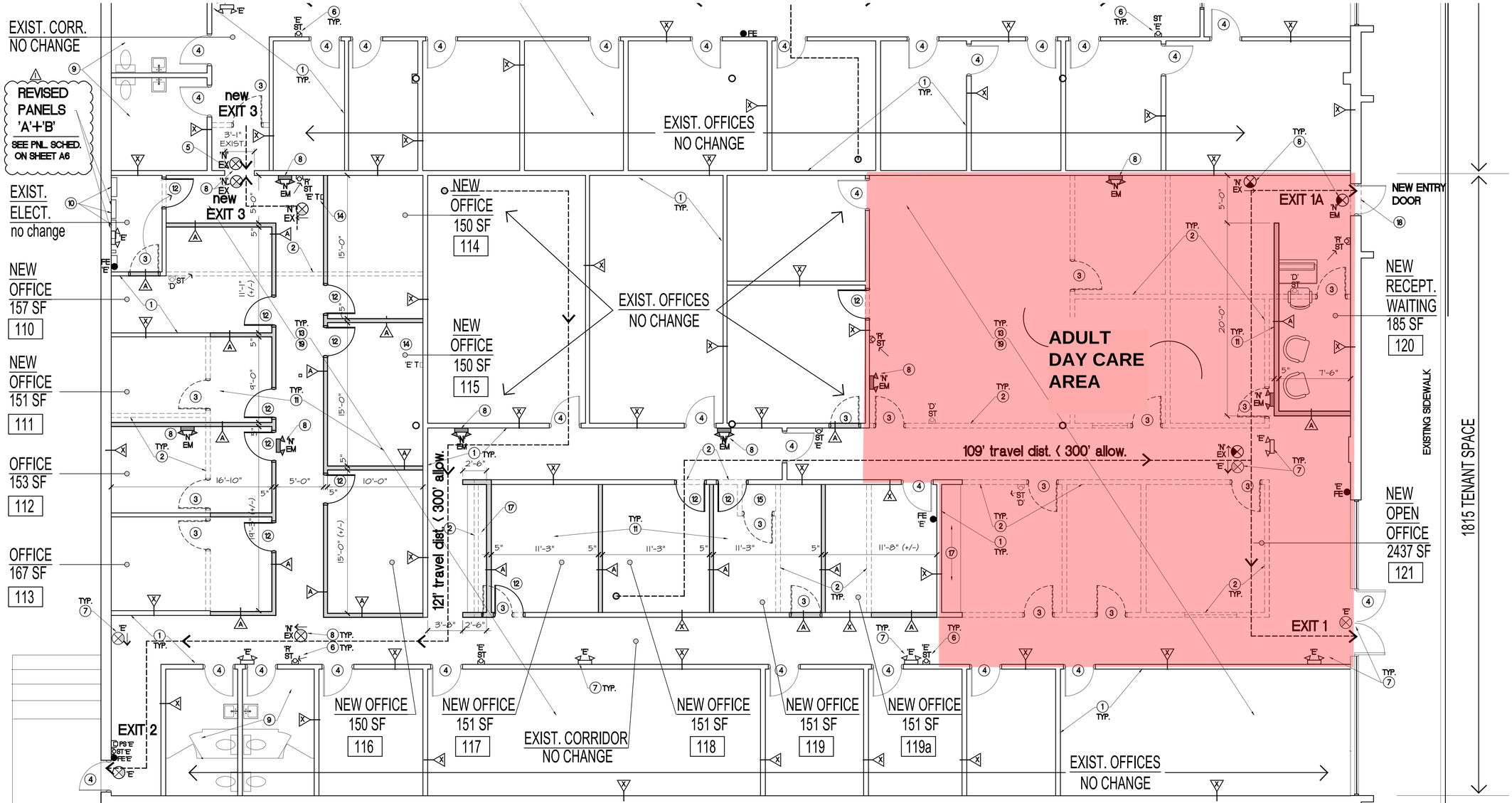
DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : ----
PROJECT No : 22003

TENANT BUILD-OUT FOR:
CLEARBROOK
(BUSINESS SPACE)
1815-1835 W Central Rd.
Arlington Heights, IL

COVER SHEET

SHEET
C1



PROP. FLOOR PLAN W/ DEMOLITION

SCALE: 3/16" = 1'-0"

1815 SPACE

'D' denotes 'REMOVE or RELOCATE'
'E' denotes 'EXISTING TO REMAIN'
'R' denotes 'RELOCATED POSITION'

FINISH NOTES

1. FINISH REQUIREMENTS FOR 'B' BUSINESS USE (SPRINKLERED);
   WALLS / CEILING; ROOMS & ENCLOSED SPACES; (SPRINKLERED SPACE) = CLASS 'C'
   TO MEET 76-200 FLAME SPREAD w/ A SMOKE DEVELOPED RATING OF LESS THAN 450
   CORRIDORS; (SPRINKLERED SPACE) = CLASS 'C'
   TO MEET 76-200 FLAME SPREAD w/ A SMOKE DEVELOPED RATING OF LESS THAN 450
   TRIM:
   Combustible Decorative Materials allowed up to 10% of that specific wall or ceiling area of a room or space. Includes moldings, cornices, wainscoting, & other wall/ ceiling finishes.
   INTERIOR FLOOR FINISH;
   Class II materials allowed. (Critical Radiant Flux to meet 0.22 watts / cm_2 or greater)
2. PAINT & TILE SELECTION - REFER TO OWNER FOR FINAL SELECTION.
3. ALL ELECT. FACEPLATES & SWITCHES TO BE METAL, PRE-FINISHED WHITE.
4. ALL CONCEALED INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF NO MORE THAN 25 & A SMOKE-DEVELOPED RATING OF NO THAN 450.
5. CLEAN AND PREPARE PRIME SURFACES IN COMPLIANCE WITH THE FINISH MATERIALS MANUFACTURER INSTRUCTIONS.
6. PAINT A MINIMUM OF ONE COAT PRIME AND ONE FINISH COAT FOR ALL PAINTED SURFACES, UNLESS NOTED OTHERWISE.
7. PROVIDE A MINIMUM OF ONE GALLON OF RESERVED STORAGE STOCK PAINT FOR EACH COLOR IN CLEARLY LABELED CONTAINERS.
8. PROVIDE TOUCH-UP PAINTING TO MATCH EXISTING PAINT COLORS AND TEXTURES WHERE INFILL OR PATCH & REPAIR WORK IS REQUIRED AT EXIST. CONSTRUCTION.
9. ALL DRYWALL SURFACES SHALL BE PAINTED EXCEPT WHERE CERAMIC TILE OR A WALL COVERING FABRIC IS SPECIFIED.
10. PROVIDE CORNER AND J-BEADS AT ALL TERMINATIONS AND CORNERS OF GYPSUM BOARD.
11. ALL TILE GROUT LINES SHALL ALIGN VERTICALLY AND HORIZONTALLY AT ALL TILE LOCATIONS UNLESS NOTED OTHERWISE.
12. PROVIDE PREFORMED OR MOLDED BASE TRIM AND TILE ACCESSORIES.
13. INSTALL BASE TRIM WITH TIGHTLY BUTTED JOINTS AND SEAMS, MITERED TO FIT w/ ADJOINING SURFACES. COMPLY w/ MNFRS. RECOMMENDATIONS FOR SURFACE PREPARATION AND INSTALLATION.
15. PROVIDE 'SCHLUTER' TRANSITION STRIPS / THRESHOLDS BETWEEN FLOOR BETWEEN FLOORING MATERIAL TRANSITIONS. SEE THRESHOLD DETAIL UNDER 'ACCESSIBILITY NOTES' ON SHEET G1 FOR MAXIMUM HEIGHT ALLOWED. MATCH COLOR TO FLOOR MATERIALS.
16. FLOOR PREP; REMOVE ALL EXIST. FLOORING WHERE INDICATED. PREP/ CLEAN FREE OF ANY MASTIC, ETC.

EGRESS LEGEND

- NEW / EXISTING EXIT SIGN
  REFER TO SHEETS A4- A6 FOR NEW & EXISTING DESIGNATIONS
- NEW / EXISTING EMERGENCY LIGHT
  REFER TO SHEETS A4- A6 FOR NEW & EXISTING DESIGNATIONS
- DIRECTION OF EGRESS
- FE — FIRE EXTINGUISHER MOUNTED ON WALL
  SEE SHEET A0 FOR DETAIL
  GC TO COORDINATE w/ LOCAL FIRE DEPT. FOR FINAL LOCATIONS & AMOUNTS.

WALL LEGEND

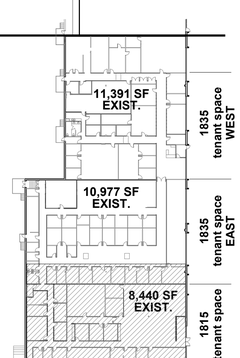
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS
  PATCH AS NEEDED WHERE DISTURBED BY NEW CONSTRUCTION
- NEW INTERIOR WALL
  (MATCH EXIST. WALLS)

WALL TYPES

- A — NEW INTERIOR PARTITION WALLS
  3 5/8" wide 20 ga. MTL. STUDS (362-5-162-33mil) @ 16"o.c. TO UNDERSIDE OF EXISTING SUSPENDED CEILING. ALSO PROVIDE 14ga. TOP TRACK (362-T-200-68mil). PROVIDE 5/8" thk. DRYWALL ON EACH SIDE. PROVIDE FULL DEPTH SOUND BATT INSUL. IN ALL WALLS. (SEE SECTION A/A5)
  BRACE WALLS TO STRUCTURE ABOVE / ADJACENT WALLS AS REQUIRED.
  ALIGN / INFILL EXISTING WALL OPENINGS WHERE SHOWN SHADED.
- X — EXIST. INTERIOR PARTITION WALLS
  PATCH / REPAIR AS NEEDED

PROPOSED DEMO./ FLOOR PLAN KEYNOTES FOR SHEETS A1-A3

1. EXIST. WALLS TO BE REMAIN - SHOWN SOLID. REPAIR WALLS AS NEEDED PER THESE CONSTRUCTION CHANGES. FIELD REVIEW FOR ANY PATCH / REPAIR WORK REQUIRED.
2. EXIST. INTERIOR WALLS / RELATED SHELVING/ MILLWORK, ETC. TO BE REMOVED (SHOWN DASHED).
3. EXIST. DOOR & FRAME TO BE REMOVED (SHOWN DASHED). SELECT DOORS IN GOOD CONDITION TO BE RE-USED FOR NEW LOCATIONS. SEE FLOOR PLAN. VERIFY w/ OWNER.
4. EXIST. DOOR & FRAME TO REMAIN (SHOWN SOLID).
5. EXISTING 3'-1" wide DEMISING WALL OPENING. PROVIDE NEW TRIM SURROUND - DO NOT REDUCE OPENING WIDTH. (THIS OPENING IS NOT PART OF REQUIRED EXITS)
6. EXIST. FIRE ALARM DEVICES (TYP. SHOWN EXISTING & TO BE REMOVED) REFER TO FIRE ALARM CONTRACTOR FOR ANY CHANGES / ADJUSTMENTS NEEDED. RELOCATE EXISTING DEVICES AS NEEDED CODE PER NEW WALL LAYOUT. (TYP.)
   'E' DENOTES EXISTING
   'D' DENOTES DEMO.
7. EXISTING EXIT SIGNS & EMERGENCY LIGHTING TO REMAIN FOR RE-USE. (TYP.) FIELD VERIFY EXIST. OPERATION FOR ANY REPAIRS.
8. NEW EXIT SIGNS & EMERGENCY LIGHTING TO BE LOCATED AS SHOWN. REQUIRED FINAL APPROVAL BY THE VILLAGE OF ARLINGTON HTS. BUILDING DEPT.
9. NO CHANGE TO EXISTING RESTROOMS.
10. EXIST. ELECTRICAL PANEL(S). REFER TO SHEET A6 FOR UPDATED PANEL SCHEDULE WHERE INDICATED ON PLAN (THIS SHEET).
11. MUD/ SAND/ PRIME/ PAINT ALL NEW WALLS & EXISTING WALLS @ NEW OFFICES / SPACES PER OWNER'S DIRECTION.
12. NEW / RELOCATED DOOR;
    WHERE NEEDING NEW DOORS; MATCH EXISTING DOOR & FRAME MATERIAL/ STYLE, HEIGHT & FINISH. PROVIDE MIN. 3'-0" wide DOORS. ALL DOORS TO HAVE LEVER HARDWARE & EGRESS FREE PASSAGE FROM THE INTERIOR OF THE SPACE / ROOM.
13. ALL EXISTING FLOORING THROUGHOUT '1815' TENANT SPACE IS TO BE REMOVED & REPLACED w/ NEW LVP FLOORING.
    '1835' TENANT SPACE IS TO BE REVIEWED FOR AREAS OF REPLACEMENT NEEDED; REPLACE & PATCH TO MATCH TO EXISTING WITHIN ALL AREAS OF '1835' TENANT SPACE.
14. EXISTING THERMOSTAT TO BE RELOCATED PER OWNER'S DIRECTION.
15. EXISTING 'IT' WIRING & EQUIPMENT IN EXISTING CLOSET TO BE RELOCATED PER OWNER'S DIRECTION.
16. NEW CUBICLE LAYOUT SHOWN. COORDINATE w/ OWNER FOR FINAL APPROVAL / ADJUSTMENTS NEEDED. PROVIDE MIN. PASSAGE DIMENSIONS AS SHOWN. (SHT. A3)
17. NEW 34" MAX. tall WORK COUNTER IN NEW ALCOVE. COORDINATE w/ OWNER FOR FINAL MILLWORK ITEMS THIS AREA.
18. NEW 3' wide TEMPERED GLASS / ALUM. DOOR TO MATCH REST OF STOREFRONT TO BE INSTALLED IN EXISTING WALL. MATCH EXISTING STOREFRONT DOORS & HARDWARE.
    PROVIDE ACCESSIBLE THRESHOLD CONDITIONS.
    PROVIDE NEW OPENING IN EXISTING MASONRY WALL. PROVIDE NEW STEEL LINTEL AS REQUIRED FOR FULL SUPPORT OF EXISTING CONSTRUCTION ABOVE. NOTIFY ARCHITECT ON EXACT WIDTH OF WALL AND MAKE-UP OF WALL CONSTR. FOR FINAL LINTEL SIZING. MIN. 6" BEARING EACH END-GROUT SOLID.
19. GENERAL ELECTRICAL NOTE; RELOCATE GENERAL DUTY OUTLETS & SWITCHES AS DIRECTED BY OWNER. RE-USE SAME CIRCUIT AS PREVIOUS CONDITIONS. VERIFY ALL FINAL OUTLET HEIGHTS & LOCATIONS w/ OWNER. PROVIDE DAY-LIGHTING CONTROLS AS REQUIRED BY CODE WHERE NEW OFFICES ARE PROVIDED.



KEY PLAN

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

LICENSED ARCHITECT WARREN JOHNSON 001.008802 PALATINE, IL STATE OF ILLINOIS

8/24/22 DATE — 11/30/22 LIC. EXPIRES

WALL LEGEND
- EXISTING PARTITION WALLS TO REMAIN (SHOWN SOLID)
- EXISTING PARTITION WALLS TO BE REMOVED (SHOWN DASHED)

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
1	VILLAGE COMMENTS	8/24/22
	FOR PERMIT/ BID ISSUE	5/10/22
	FOR REVIEW	4/21/22
	FOR REVIEW	3/30/22

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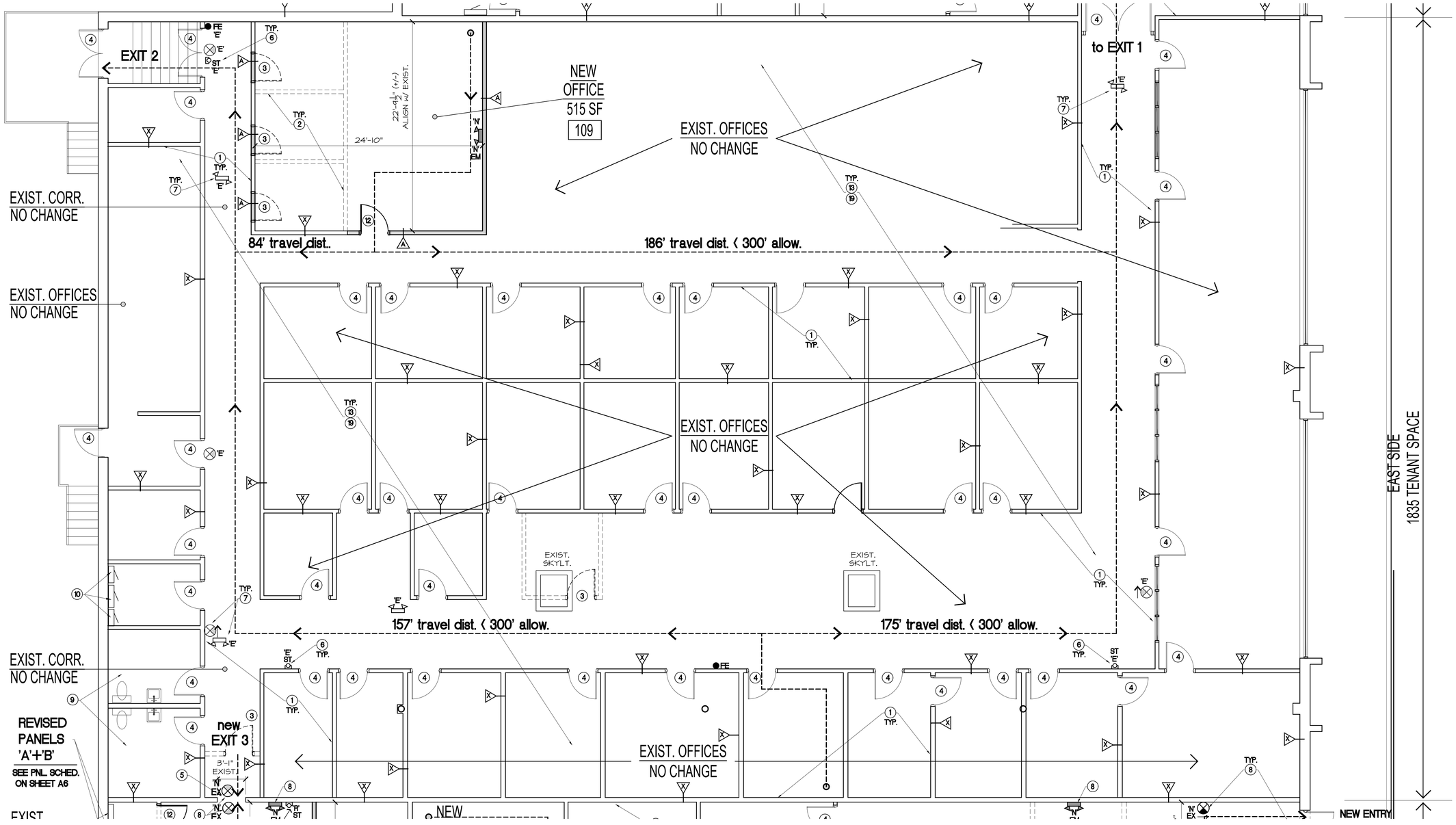
DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : ----
PROJECT No : 22003

TENANT BUILD-OUT FOR:
CLEARBROOK
(BUSINESS SPACE)
1815-1835 W Central Rd.
Arlington Heights, IL

DEMO./PROPOSED FLOOR PLAN
1815 SPACE

SHEET
A1



PROP. FLOOR PLAN W/ DEMOLITION

SCALE: 3/16" = 1'-0"

1835 SPACE - EAST SIDE

FINISH NOTES

1. FINISH REQUIREMENTS FOR 'B' BUSINESS USE (SPRINKLERED);
   WALLS / CEILING; ROOMS & ENCLOSED SPACES; (SPRINKLERED SPACE) = CLASS 'C'
   TO MEET 76-200 FLAME SPREAD w/ A SMOKE DEVELOPED RATING OF LESS THAN 450
   CORRIDORS; (SPRINKLERED SPACE) = CLASS 'C'
   TO MEET 76-200 FLAME SPREAD w/ A SMOKE DEVELOPED RATING OF LESS THAN 450
   TRIM;
   Combustible Decorative Materials allowed up to 10% of that specific wall or ceiling area of a room or space. Includes moldings, cornices, wainscoting, & other wall/ ceiling finishes.
   INTERIOR FLOOR FINISH;
   Class II materials allowed. (Critical Radiant Flux to meet 0.22 watts / cm_2 or greater)
2. PAINT & TILE SELECTION - REFER TO OWNER FOR FINAL SELECTION.
3. ALL ELECT. FACEPLATES & SWITCHES TO BE METAL, PRE-FINISHED WHITE.
4. ALL CONCEALED INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING OF NO MORE THAN 25 & A SMOKE-DEVELOPED RATING OF NO THAN 450.
5. CLEAN AND PREPARE PRIME SURFACES IN COMPLIANCE WITH THE FINISH MATERIALS MANUFACTURER INSTRUCTIONS.
6. PAINT A MINIMUM OF ONE COAT PRIME AND ONE FINISH COAT FOR ALL PAINTED SURFACES, UNLESS NOTED OTHERWISE.
7. PROVIDE A MINIMUM OF ONE GALLON OF RESERVED STORAGE STOCK PAINT FOR EACH COLOR IN CLEARLY LABELED CONTAINERS.
8. PROVIDE TOUCH-UP PAINTING TO MATCH EXISTING PAINT COLORS AND TEXTURES WHERE INFILL OR PATCH & REPAIR WORK IS REQUIRED AT EXIST. CONSTRUCTION.
9. ALL DRYWALL SURFACES SHALL BE PAINTED EXCEPT WHERE CERAMIC TILE OR A WALL COVERING FABRIC IS SPECIFIED.
10. PROVIDE CORNER AND J-BEADS AT ALL TERMINATIONS AND CORNERS OF GYPSUM BOARD.
11. ALL TILE GROUT LINES SHALL ALIGN VERTICALLY AND HORIZONTALLY AT ALL TILE LOCATIONS UNLESS NOTED OTHERWISE.
12. PROVIDE PREFORMED OR MOLDED BASE TRIM AND TILE ACCESSORIES.
13. INSTALL BASE TRIM WITH TIGHTLY BUTTED JOINTS AND SEAMS, MITERED TO FIT w/ ADJOINING SURFACES. COMPLY w/ MNFRS. RECOMMENDATIONS FOR SURFACE PREPARATION AND INSTALLATION.
15. PROVIDE 'SCHLUTER' TRANSITION STRIPS / THRESHOLDS BETWEEN FLOOR BETWEEN FLOORING MATERIAL TRANSITIONS. SEE THRESHOLD DETAIL UNDER 'ACCESSIBILITY NOTES' ON SHEET G1 FOR MAXIMUM HEIGHT ALLOWED. MATCH COLOR TO FLOOR MATERIALS.
16. FLOOR PREP; REMOVE ALL EXIST. FLOORING WHERE INDICATED. PREP/ CLEAN FREE OF ANY MASTIC, ETC.

EGRESS LEGEND

- NEW / EXISTING EXIT SIGN
  REFER TO SHEETS A4 - A6 FOR NEW & EXISTING DESIGNATIONS
- NEW / EXISTING EMERGENCY LIGHT
  REFER TO SHEETS A4 - A6 FOR NEW & EXISTING DESIGNATIONS
- DIRECTION OF EGRESS
- FE FIRE EXTINGUISHER MOUNTED ON WALL
  SEE SHEET A0 FOR DETAIL
  GC TO COORDINATE w/ LOCAL FIRE DEPT. FOR FINAL LOCATIONS & AMOUNTS.

WALL LEGEND

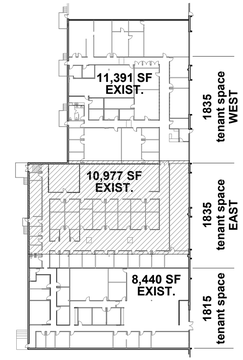
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS
  PATCH AS NEEDED WHERE DISTURBED BY NEW CONSTRUCTION
- NEW INTERIOR WALL
  (MATCH EXIST. WALLS)

WALL TYPES

- A — NEW INTERIOR PARTITION WALLS
  3 5/8" wide, 20 ga. MTL. STUDS (362-S-162-33mil) @ 16"o.c. TO UNDERSIDE OF EXISTING SUSPENDED CEILING. ALSO PROVIDE 14ga. TOP TRACK (362-T-200-68mil). PROVIDE 5/8" thk. DRYWALL ON EACH SIDE. PROVIDE FULL DEPTH SOUND BATT INSUL. IN ALL WALLS. (SEE SECTION A/A5)
  BRACE WALLS TO STRUCTURE ABOVE / ADJACENT WALLS AS REQUIRED.
  ALIGN / INFILL EXISTING WALL OPENINGS WHERE SHOWN SHADED.
- X — EXIST. INTERIOR PARTITION WALLS
  PATCH / REPAIR AS NEEDED

PROPOSED DEMO./ FLOOR PLAN KEYNOTES FOR SHEETS A1-A3

1. EXIST. WALLS TO BE REMAIN - SHOWN SOLID. REPAIR WALLS AS NEEDED PER THESE CONSTRUCTION CHANGES. FIELD REVIEW FOR ANY PATCH / REPAIR WORK REQUIRED.
2. EXIST. INTERIOR WALLS / RELATED SHELVING/ MILLWORK, ETC. TO BE REMOVED (SHOWN DASHED).
3. EXIST. DOOR & FRAME TO BE REMOVED (SHOWN DASHED). SELECT DOORS IN GOOD CONDITION TO BE RE-USED FOR NEW LOCATIONS. SEE FLOOR PLAN. VERIFY w/ OWNER.
4. EXIST. DOOR & FRAME TO REMAIN (SHOWN SOLID).
5. EXISTING 3'-1" wide DEMISING WALL OPENING. PROVIDE NEW TRIM SURROUND - DO NOT REDUCE OPENING WIDTH. (THIS OPENING IS NOT PART OF REQUIRED EXITS)
6. EXIST. FIRE ALARM DEVICES (TYP. SHOWN EXISTING & TO BE REMOVED) REFER TO FIRE ALARM CONTRACTOR FOR ANY CHANGES / ADJUSTMENTS NEEDED. RELOCATE EXISTING DEVICES AS NEEDED CODE PER NEW WALL LAYOUT. (TYP.)
   'E' DENOTES EXISTING
   'D' DENOTES DEMO.
7. EXISTING EXIT SIGNS & EMERGENCY LIGHTING TO REMAIN FOR RE-USE. (TYP.) FIELD VERIFY EXIST. OPERATION FOR ANY REPAIRS.
8. NEW EXIT SIGNS & EMERGENCY LIGHTING TO BE LOCATED AS SHOWN. REQUIRED FINAL APPROVAL BY THE VILLAGE OF ARLINGTON HTS. BUILDING DEPT.
9. NO CHANGE TO EXISTING RESTROOMS.
10. EXIST. ELECTRICAL PANEL(S). REFER TO SHEET A6 FOR UPDATED PANEL SCHEDULE WHERE INDICATED ON PLAN (SHEET A1).
11. MUD/ SAND/ PRIME/ PAINT ALL NEW WALLS & EXISTING WALLS @ NEW OFFICES / SPACES PER OWNER'S DIRECTION.
12. NEW / RELOCATED DOOR.
    WHERE NEEDING NEW DOORS; MATCH EXISTING DOOR & FRAME MATERIAL/ STYLE, HEIGHT & FINISH. PROVIDE MIN. 3'-0" wide DOORS. ALL DOORS TO HAVE LEVER HARDWARE & EGRESS FREE PASSAGE FROM THE INTERIOR OF THE SPACE / ROOM.
13. ALL EXISTING FLOORING THROUGHOUT '1815' TENANT SPACE IS TO BE REMOVED & REPLACED w/ NEW LVP FLOORING.
    '1835' TENANT SPACE IS TO BE REVIEWED FOR AREAS OF REPLACEMENT NEEDED; REPLACE & PATCH TO MATCH TO EXISTING WITHIN ALL AREAS OF '1835' TENANT SPACE.
14. EXISTING THERMOSTAT TO BE RELOCATED PER OWNER'S DIRECTION.
15. EXISTING 11" WIRING & EQUIPMENT IN EXISTING CLOSET TO BE RELOCATED PER OWNER'S DIRECTION.
16. NEW CUBICLE LAYOUT SHOWN. COORDINATE w/ OWNER FOR FINAL APPROVAL / ADJUSTMENTS NEEDED. PROVIDE MIN. PASSAGE DIMENSIONS AS SHOWN. (SHT. A3)
19. GENERAL ELECTRICAL NOTE: RELOCATE GENERAL DUTY OUTLETS & SWITCHES AS DIRECTED BY OWNER. RE-USE SAME CIRCUIT AS PREVIOUS CONDITIONS. VERIFY ALL FINAL OUTLET HEIGHTS & LOCATIONS w/ OWNER. PROVIDE DAYLIGHTING CONTROLS AS REQUIRED BY CODE WHERE NEW OFFICES ARE PROVIDED.



KEY PLAN

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

LICENSED ARCHITECT WARREN JOHNSON 001.008302 PALATINE, IL STATE OF ILLINOIS

8/24/22 DATE — 11/30/22 LIC. EXPIRES

SIGNAGE

- SN1 RESTROOM (REFERENCE B/A3)
- SN2 EXIT TACTILE SIGN PER LOCAL BUILDING CODE
- # SEE SHT. A3 FOR FINISH SCHEDULE
- (#) SEE SHT. A3 FOR DOOR SCHEDULE

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
1	VILLAGE COMMENTS	8/24/22
	FOR PERMIT/ BID ISSUE	5/10/22
	FOR REVIEW	4/21/22
	FOR REVIEW	3/30/22

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DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : ----
PROJECT No : 22003

TENANT BUILD-OUT FOR:

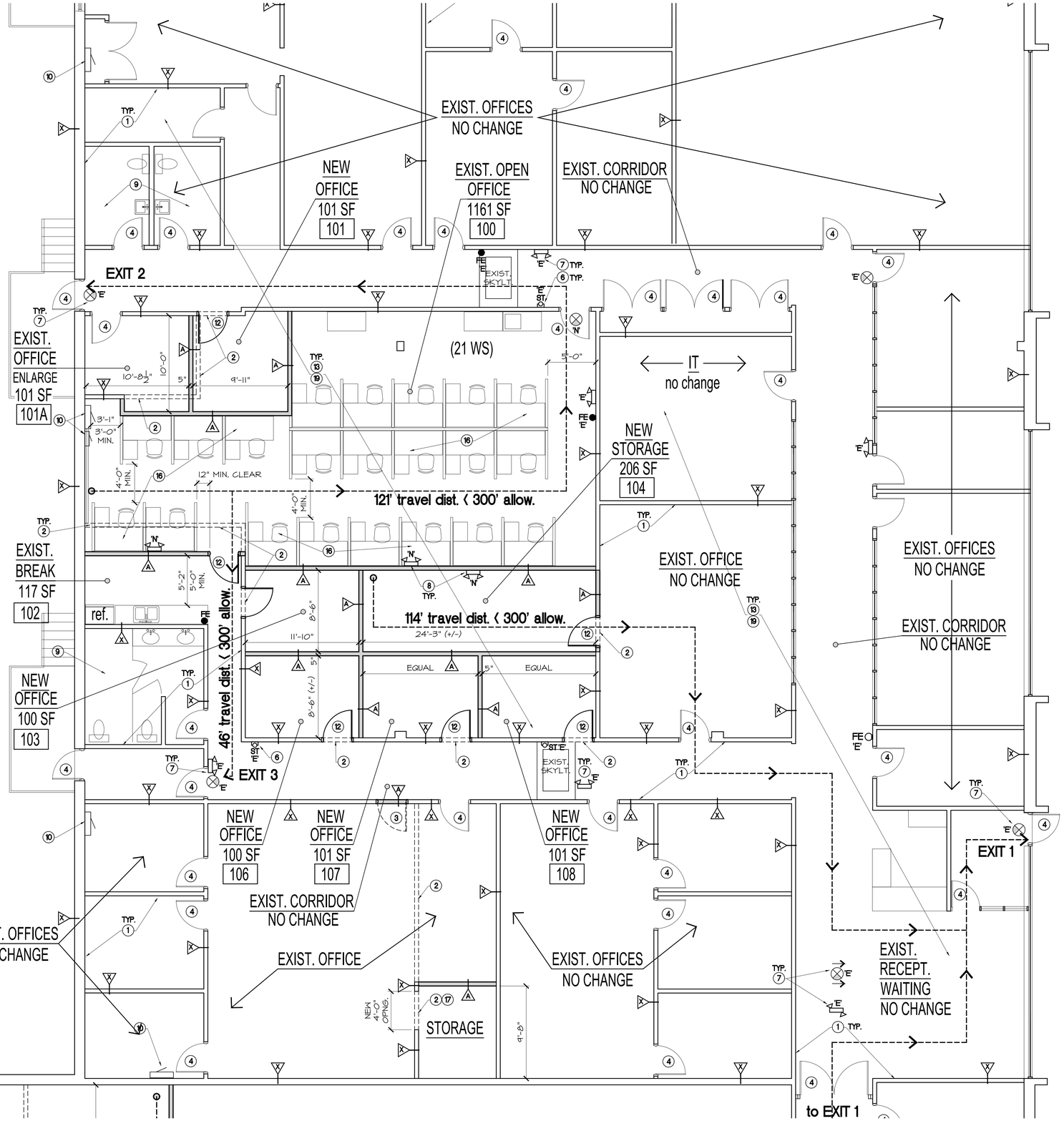
CLEARBROOK

(BUSINESS SPACE)

1815-1835 W. Central Rd.
Arlington Heights, IL

DEMO./PROPOSED FLOOR PLAN
1835 SPACE -EAST

SHEET
A2



PROP. FLOOR PLAN W/ DEMOLITION

SCALE: 3/16" = 1'-0"

1835 SPACE - WEST SIDE

PROPOSED DEMO./ FLOOR PLAN KEYNOTES FOR SHEETS A1-A3

1. EXIST. WALLS TO BE REMAIN - SHOWN SOLID. REPAIR WALLS AS NEEDED PER THESE CONSTRUCTION CHANGES. FIELD REVIEW FOR ANY PATCH / REPAIR WORK REQUIRED.
2. EXIST. INTERIOR WALLS / RELATED SHELVING/ MILLWORK, ETC. TO BE REMOVED (SHOWN DASHED).
3. EXIST. DOOR & FRAME TO BE REMOVED (SHOWN DASHED). SELECT DOORS IN GOOD CONDITION TO BE RE-USED FOR NEW LOCATIONS. SEE FLOOR PLAN. VERIFY W/ OWNER.
4. EXIST. DOOR & FRAME TO REMAIN (SHOWN SOLID).
5. EXISTING 3'-1" wide DEMISING WALL OPENING. PROVIDE NEW TRIM SURROUND - DO NOT REDUCE OPENING WIDTH. (THIS OPENING IS NOT PART OF REQUIRED EXITS)
6. EXIST. FIRE ALARM DEVICES (TYP. SHOWN EXISTING & TO BE REMOVED) REFER TO FIRE ALARM CONTRACTOR FOR ANY CHANGES / ADJUSTMENTS NEEDED. RELOCATE EXISTING DEVICES AS NEEDED CODE PER NEW WALL LAYOUT. (TYP.)
   'E' DENOTES EXISTING
   'D' DENOTES DEMO.
7. EXISTING EXIT SIGNS & EMERGENCY LIGHTING TO REMAIN FOR RE-USE. (TYP.) FIELD VERIFY EXIST. OPERATION FOR ANY REPAIRS.
8. NEW EXIT SIGNS & EMERGENCY LIGHTING TO BE LOCATED AS SHOWN. REQUIRED FINAL APPROVAL BY THE VILLAGE OF ARLINGTON HTS. BUILDING DEPT.
9. NO CHANGE TO EXISTING RESTROOMS.
10. EXIST. ELECTRICAL PANEL(S). REFER TO SHEET A6 FOR UPDATED PANEL SCHEDULE WHERE INDICATED ON PLAN SHEET A1.
11. MUD/ SAND/ PRIME/ PAINT ALL NEW WALLS & EXISTING WALLS @ NEW OFFICES / SPACES PER OWNER'S DIRECTION.
12. NEW / RELOCATED DOOR; WHERE NEEDING NEW DOORS, MATCH EXISTING DOOR & FRAME MATERIAL/ STYLE, HEIGHT & FINISH. PROVIDE MIN. 3'-0" wide DOORS. ALL DOORS TO HAVE LEVER HARDWARE & EGRESS FREE PASSAGE FROM THE INTERIOR OF THE SPACE / ROOM.
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14. EXISTING THERMOSTAT TO BE RELOCATED PER OWNER'S DIRECTION.
15. EXISTING 'IT' WIRING & EQUIPMENT IN EXISTING CLOSET TO BE RELOCATED PER OWNER'S DIRECTION.
16. NEW CUBICLE LAYOUT SHOWN. COORDINATE W/ OWNER FOR FINAL APPROVAL / ADJUSTMENTS NEEDED. PROVIDE MIN. PASSAGE DIMENSIONS AS SHOWN.
17. NEW 4'-0" x 7'-0" FINISHED OPENING IN EXISTING WALL. PROVIDE HEADER AS REQUIRED.
18. GENERAL ELECTRICAL NOTE: RELOCATE GENERAL DUTY OUTLETS & SWITCHES AS DIRECTED BY OWNER. RE-USE SAME CIRCUIT AS PREVIOUS CONDITIONS. VERIFY ALL FINAL OUTLET HEIGHTS & LOCATIONS W/ OWNER. PROVIDE DAYLIGHTING CONTROLS AS REQUIRED BY CODE WHERE NEW OFFICES ARE PROVIDED.

EGRESS LEGEND

- NEW / EXISTING EXIT SIGN REFER TO SHTS. A4- A6 FOR NEW & EXIST. DESIGNATIONS
- NEW / EXISTING EMERGENCY LIGHT REFER TO SHTS. A4- A6 FOR NEW & EXIST. DESIGNATIONS
- DIRECTION OF EGRESS
- FE FIRE EXTINGUISHER MOUNTED ON WALL
  SHEET SHT. A0 FOR DETAIL G.C. TO COORDINATE W/ LOCAL FIRE DEPT. FOR FINAL LOCATIONS & AMOUNTS

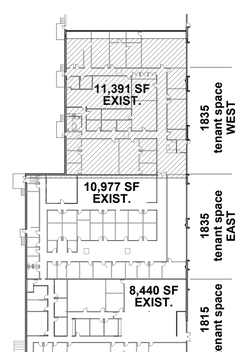
WALL LEGEND

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS PATCH AS NEEDED WHERE DISTURBED BY NEW CONSTRUCTION
- NEW INTERIOR WALL (MATCH EXIST. WALLS)

WALL TYPES

A — NEW INTERIOR PARTITION WALLS
3 5/8" wide, 20 ga. MTL. STUDS (362-S-162-33mil) @ 16"o.c. TO UNDERSIDE OF EXISTING SUSPENDED CEILING. ALSO PROVIDE 14ga. TOP TRACK (362-T-200-68mil). PROVIDE 5/8" thk. DRYWALL ON EACH SIDE. PROVIDE FULL DEPTH SOUND BATT INSUL. IN ALL WALLS. (SEE SECTION A/A5) BRACE WALLS TO STRUCTURE ABOVE / ADJACENT WALLS AS REQUIRED.
ALIGN / INFILL EXISTING WALL OPENINGS WHERE SHOWN SHADED.

X — EXIST. INTERIOR PARTITION WALLS
PATCH / REPAIR AS NEEDED



KEY PLAN

WARREN JOHNSON
ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

LICENSED ARCHITECT
WARREN
JOHNSON
001.009302
PALATINE,
IL
STATE OF ILLINOIS

8/24/22 DATE — 11/30/22 LIC. EXPIRES

ISSUE DATES / REVISIONS

NO:	DESCRIPTION	DATE:
1	VILLAGE COMMENTS	8/24/22
	FOR PERMIT/ BID ISSUE	5/10/22
	FOR REVIEW	4/21/22
	FOR REVIEW	3/30/22

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DRAWN BY : BT
CHECKED BY : W. JOHNSON
DATE : ----
PROJECT No : 22003

TENANT BUILD-OUT FOR:

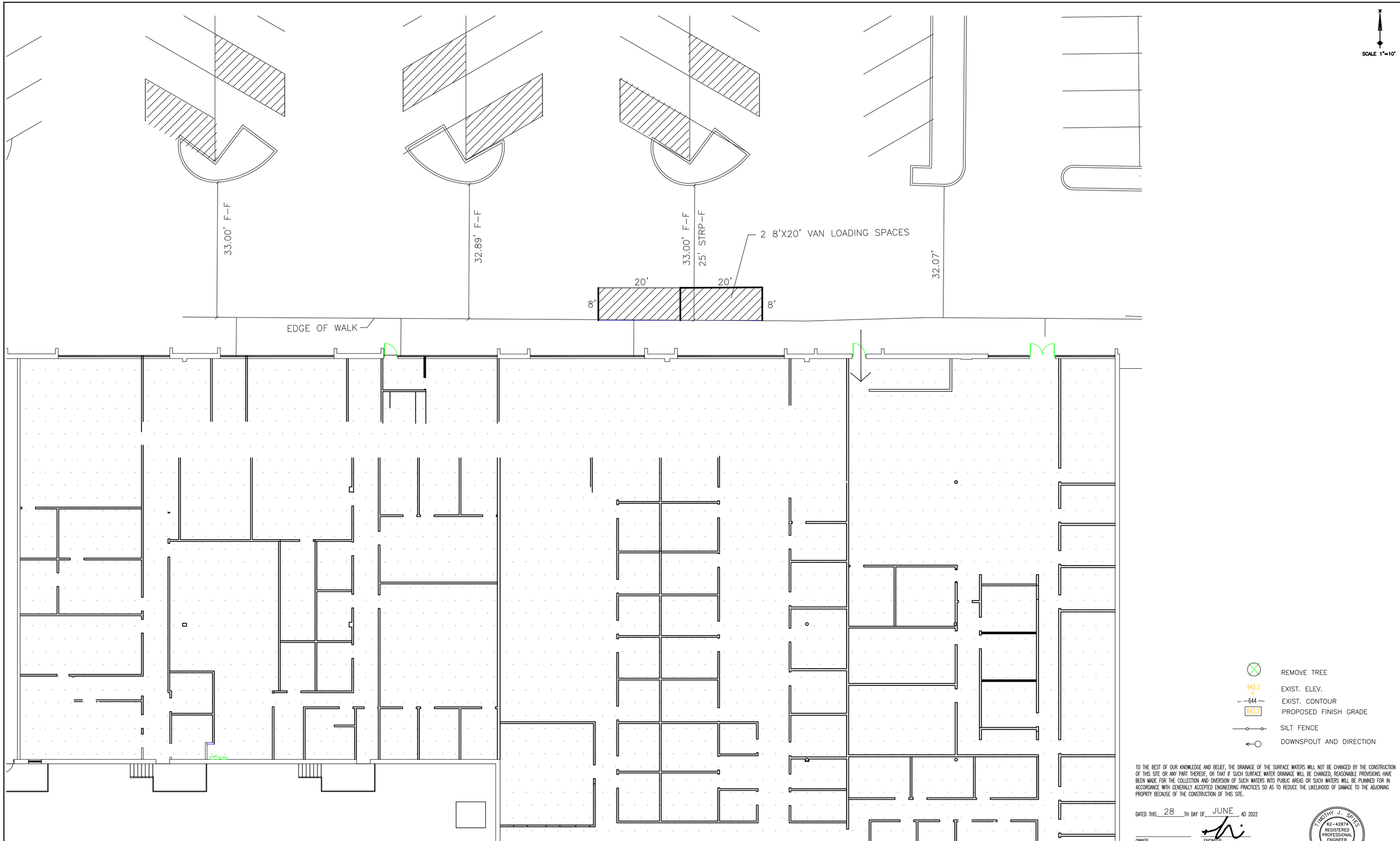
CLEARBROOK

(BUSINESS SPACE)

1815-1835 W. Central Rd.
Arlington Heights, IL

DEMO./PROPOSED FLOOR PLAN
1835 SPACE -WEST

SHEET
A3



REMOVE TREE

643.3 x — EXIST. ELEV.

644 — EXIST. CONTOUR

643.3 — PROPOSED FINISH GRADE

SILT FENCE

DOWNSPOUT AND DIRECTION

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPRITY BECAUSE OF THE CONSTRUCTION OF THIS SITE.

DATED THIS 28 TH DAY OF JUNE AD 2022

OWNER

ENGINEER

TIMOTHY J. SPIES 62-42874 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

SPIES & ASSOCIATES, INC.
Civil Engineers – Land Surveyors
534 WEST CAMPUS DRIVE
ARLINGTON HEIGHTS, ILLINOIS 60004
PH 847.577.8808 FAX 847.577.0229

REVISIONS

DRAWN BY:	TJS
DESIGNED BY:	TJS
CHECKED BY:	TJS
JOB NO.	5337
SCALE:	1"=10'
DATE:	06-28-22

CLEARBROOK CENTER
1815-1865 W. CENTRAL AVE.

SHEET NO. 1 OF 1 SHEETS

Land Use Variation Criteria

1. The proposed use will not alter the essential character of the locality and will be compatible with the use and zone of nearby property.

    - Clearbrook's use of 1815 Central Road as an adult day program will not impact the use and zone of nearby property. Individuals with intellectual and developmental disabilities will be attending the program for leisure and career counseling. This is in line with the other services Clearbrook currently provides at this location. The Arlington Heights Senior Center (adjacent building to the east of 1815 W. Central Road) provides many of the same types of services for community members.

2. Clearbrook's need to make these changes is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

    - Federal and State mandates, as well as changes in the work force have created a situation that Clearbrook must address. Existing programs need to reduce their capacity and number of staff who are working on-site. The associated office renovations and the development of the Supported Employment Program will allow Clearbrook to make these adaptations.

3. The proposed variation is in harmony with the spirit and intent of Clearbrook.

    - The additional space for the Supported Employment Program and office renovations will improve the utilization of the site. Vehicle parking demands will decrease. The only noticeable changes will be the addition of a loading/unloading zone, signage and a new entry door.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.

    - Clearbrook is requesting a Special Use Permit to serve individuals with intellectual and developmental disabilities at a Support Employment Program to be located at 1815 W. Central Road (Arlington Heights). The requested changes are minimal and necessary for Clearbrook to operate this program.

Request for Waiver
Of
Traffic – Parking Study

Clearbrook would like to request a waiver for a traffic and parking study.

1. The demand for on-site parking will be reduced with the development of the Supported Employment Program Site. Approximately 45 program and case management staff who currently work out of the 1815 W. Central office are being reassigned to other Clearbrook offices and/or will be working remotely.

2. Individuals participating in the Support Employment Program will be dropped off and picked up resulting in no additional parking spaces being required.

3. Per the City's request a new entrance door will be constructed to the far West end of 1815 and a new loading zone will be developed between the entrance doors of 1815 and 1835.

M E M O R A N D U M

DATE: 11/16/22

TO: Jorge Torres, Director of Building & Life Safety

FROM: Elliot L. Eldridge, Assistant Building Official of Building & Life Safety

SUBJECT: Clearbrook Adult Day Care, 1815 - 1835 W. Central Rd, Arlington Heights, IL 60005

General Building & Life Safety Comments concerning the space utilized for the Supported Employment Program:

The following functional areas must be addressed:

(1) Will a dividable multipurpose room or area for group activities, including dining, with adequate table setting space be provided? If so, provide details.

(2) Will a Rehabilitation rooms or an area for individual and group treatments for occupational therapy, physical therapy, and other treatment modalities be provided? If so, provide details.

(3) Will a kitchen area for refrigerated food storage, the preparation of meals and/or training participants in activities of daily living be provided? If so, provide details.

(4) Will an examination and/or medication room be provided? If so, provide details.

(5) Will a quiet room (with at least one bed), which functions to isolate participants who become ill or disruptive, or who require rest, privacy, or observation. It should be separate from activity areas, near a restroom, and supervised be provided? If so, provide details.

(6) Will bathing facilities adequate to facilitate bathing of participants with functional impairments be provided? If so, provide details.

(7) Toilet facilities and bathrooms easily accessible to people with mobility problems, including participants in wheelchairs. There must be at least one toilet for every eight participants. The toilets must be equipped for use by persons with limited mobility, easily accessible from all program's areas, i.e. preferably within 40 feet from that area, designed to allow assistance from one or two staff, and barrier free.

(8) Provide Adequate storage space. There should be space to store arts and crafts materials, personal clothing and belongings, wheelchairs, chairs, individual handiwork, and general supplies. Locked cabinets must be provided for files, records, supplies, and medications.

(9) Will an individual room for counseling and interviewing participants and family members be provided?

(10) Will a reception area be provided? If so, provide details.

(11) Will an outside space that is used for outdoor activities that is safe, accessible to indoor areas, and accessible to those with a disability. This space may include recreational space and a garden area. It should be easily supervised by staff. If so, provide details.

Furnishings must be available for all participants. This must include functional furniture appropriate to the participants' needs. Provide details.

Provide Interior finish for walls and ceilings in the training room, corridors, and offices.
Interior finish for walls and ceilings shall only be rated Class A.
Provide details.

Buildings protected throughout by an automatic sprinkler system, corridor walls need not be fire rated, but only resist the passage of smoke.

Provide Protective Covers for Electrical Outlets. Special protective covers for all electrical receptacles shall be installed in areas occupied by clients. Examples include the simple plastic plugs or inserts found at a hardware store or tamper-proof outlets.

Operating Features are requirements found in each LSC occupancy chapter that provides requirements for ongoing fire safety operations, such as fire drills, emergency planning, furnishings, and decorations. Operating features for a day care center are as follows:

• The facility shall have a comprehensive written fire emergency response plan. Copies of the plan shall be made available to employees. All employees shall be periodically instructed on the plan and kept informed with respect to the duties of their position under the plan.
• Emergency egress and relocation drills shall be conducted. These shall be done at least monthly and all occupants shall participate. If the facility is not open year-round, then an additional drill shall be conducted during the first 30 days of operation each year to familiarize occupants with drill procedures.

• Fire prevention inspections shall be conducted monthly by a trained senior staff member.

A copy of the latest inspection report shall be posted in a conspicuous place in the day care facility.
• It shall be the duty of administrators and staff members to inspect all facility exits daily to ensure that all stairways, doors, and other exits are in proper condition.
• Clothing and personal effects shall not be stored in corridors.
• Artwork and teaching materials shall be permitted to be attached directly to the walls but shall not exceed 20 percent of the wall area. This can be increased to 50 percent if the building is protected throughout with sprinklers.
• Adequate adult staff shall be on duty, alert, awake, and in the facility at all times when the clients are present.

All currently adopted codes shall apply.

- All accessibility to comply with the 2018 Illinois Accessibility Code (IAC).
- Provide an Accessibility Parking Analysis to determine if the total number of Accessibility parking for the reference project meets the demand of the Accessibility code (IAC). In addition, report on the close proximity and the condition of the Accessibility Parking markings, striping and updated fines sign.

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PLAN COMMISSION PC #22-013
Clearbrook Adult Day Care
1835 W Central Road
Round 1 (revised)

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Signage shall be provided for the loading zone. This can be addressed at permit.

13. Provide additional pavement marking directional arrows in the drive aisle adjacent to the loading zone. This can be addressed at permit.

14. The petitioner has indicated that the demand for on-site parking will be reduced as a result of 45 program and case management staff who will be reassigned to other Clearbrook offices or will be working remotely. As a result, the Engineering Division has no objection to the request to waive the traffic and parking study.

15. The fire sprinkler system has a single check valve that will need to be replaced with an RPZ. This can be addressed at permit.

16. The system feeding the outside fire hydrants needs an RPZ between that system and the domestic water. This can be addressed at permit.

17. The Public Works Department and Engineering Division have no further comments.

Michael L. Pagones, P.E. — Date 11/15/22
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-013
Petitioner: Clearbrook
1835 W. Central Road
Arlington Heights, IL 60005
Owner: Clearbrook
1835 W. Central Road
Arlington Heights, IL 60005
Contact Person: Don Frick - Clearbrook
Address: 1835 W. Central Road
Arlington Heights, IL 60005
Phone #: 847-385-5007
Fax #: 847-870-7711
E-Mail: DFrick@clearbrook.org

P.I.N.# 08-08-201-005-0000
Location: 1835 W. Central Road Arlington Heights
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✓ For: Adult Day Care
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: Lot 4 1 Acres
# of Units Total: 1
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres 11/3/22
Environmental Health Officer Date

James McCalister 11/3/22
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-013
Petitioner: Clearbrook
1835 W. Central Road
Arlington Heights, IL 60005
Owner: Clearbrook
1835 W. Central Road
Arlington Heights, IL 60005
Contact Person: Don Frick - Clearbrook
Address: 1835 W. Central Road
Arlington Heights, IL 60005
Phone #: 847-385-5007
Fax #: 847-870-7711
E-Mail: DFrick@clearbrook.org

P.I.N.# 08-08-201-005-0000
Location: 1835 W. Central Road Arlingon Heights
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✓ For: Adult Day Care
_____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: Lot 4 1 Acres
# of Units Total: 1
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

	YES	NO	
1.	X		COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.	X		VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.		X	VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.		X	SUBDIVISION REQUIRED?
6.		X	SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

SEE ATTACHED COMMENTS #7 THRU #11

Sam Hubbard 11.15.22
Date

Planning & Community Development Dept. Review

November 15, 2022

REVIEW ROUND 1

Project: Clearbrook Adult Day Care
1815-1835 W. Central Rd.

Case Number: PC 22-013

Zoning:

7. The Plan Commission must review, and the Village Board must approve, the following actions:
   a. Land Use Variation to allow an Adult Day Care in the B-2 District.
   b. Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer

General:

8. Please provide additional details on the program. What percentage of the time would individuals be receiving job counselling vs. down time/leisure time? Are the same 10-15 program participants in attendance each day, or would a separate cohort of individuals be in attendance each day? Do individuals arrive for the day and subsequently leave to go to a job, then return for pick-up? Or would they remain onsite until pick-up time?

9. How is the approx. 2,052 square foot Clearbrook space used, which is located at the southwest corner of the building?

10. Does Clearbrook store any vehicles onsite?

11. Please provide all resubmittal documents in a USB/flash drive along with the required number of hard copies.

Prepared by: Sam Hubbard

Clearbrook Adult Day Care
1815 -1835 W. Central Rd
PC #22-013
November 15, 2022

Landscape Comments

1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen is required along the perimeter of a parking area adjacent to the right of way. Please infill any areas where the shrubs are absent.

2) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree is required at the ends of all parking rows. There are islands where the code required tree is absent. Please incorporate the code required tree within the islands where they are absent.

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For Individuals with Intellectual and Developmental Disabilities

November 21, 2022

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Mr. Hubbard,

This letter is in regards to Clearbrook's Land Use Variation to allow an Adult Day Care in the B-2 District and a Variation to Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study by a qualified professional engineer. I have addressed each of the questions and/or comments that the City of Arlington Heights Departments have outlined in their review of this project.

Clearbrook would like to develop an employment program at 1815 W. Central Road in Arlington Heights. Individuals attending this program are able to obtain, and sustain employment in the community. They work in a variety of places in the community, from restaurants, animal shelters and offices. We are anticipating anywhere from 10 to 15 individuals coming and going at the site at any given time. Average amount of time will be no more than 5 hours per day, mostly like it will be less than that as all individuals served work in the community. There will be a variety of activities for the individuals, ranging from group outings in the community, benefits and money management training classes, a place to "plug in" and a reading library. The individuals who will attend this program are extremely high functioning, require little to no supervision and/or assistance with their living skills.

Clearbrook has been working closely with the City of Arlington Heights, Department of Planning and Community Development to address any concerns related to individuals that will attend this site, type of program/services and safety.

Please see the responses below that address the questions presented by the City's Departments:

PLAN COMMISSION PC #22-013

#11. Clearbrook acknowledges that the comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission and that approval of the Plan Commission is not an endorsement or approval of these documents to obtain the

required building permits, engineering approval, or permits required by other government or permitting agencies for construction.

#12 Signage with be posted on current columns of the building which is adjacent to the loading zone. Clearbrook can provide signage on posts if needed. Please see the photos below.

#13. Clearbrook's parking lot has directional arrows in the driveway isles adjacent to the loading zone. Please see the yellow highlighted circles in the photo above.

#14. The 45 program and casement management staff have already been relocated to other Clearbrook sites.

#15 & #16. In regards to the two RPZ valves that needs to be installed, Clearbrook and our fire sprinkler contractor was not aware of this requirement when permits were issued to relocate existing sprinkler heads related to offices renovation. We have reached out to our contractor to provide drawings to meet the City's code requirements and provide estimates to Clearbrook. Based upon the initial discussion, the contractor indicated the project may cost $25,000 - $30,000. Clearbrook had not planned for the expense and would like to respectfully request a period of 6 to 9 months to address this issue and bring the system into full compliance.

Fire Department General Comments

- Existing keys in the Knox box will allow access to all doors.
- Clearbrook will make sure fire lanes are kept clear at all times.
- Alarm system will be fully inspected and tested upon completion of the work.

Planning and Community Development Department Review

#7. Clearbrook has been made aware that the Plan Commission must review and the Village Board must approve the Land Use Variation to allow an Adult Day Care in the B-2 District.

#8. Program Details

- Programming will be completely based upon the individuals that plan to attend that day. Each individual has a job in the community and they work with their employer to development their schedule.
- The 10-15 program participants will not be attending every day. The majority of the individuals will work at the job during the week, stay at home and/or attend one of our programs.
- Transportation to the individual's job is completely based upon available transportation (i.e. public, Clearbrook, etc.) Most of the individuals already have established modes of transportation. New participants may come to the site and need Clearbrook to assist with transportation.

#9. Clearbrook plans to use the space in the southwest corner of building as a conference/training space for onsite employees.

#10. Clearbrook has approximately 5 vehicles that are parked onsite. They are all parked in the back parking lot overnight.

Landscape Comments:

#1. A three foot high continuous screen is required along the perimeter of the parking area adjacent to the right of way. Clearbrook has reached out to our landscape contractor who will be providing design plans, type of plants/shrubs and cost estimates. Clearbrook would like to complete any landscape upgrades after the winter season. April-June of 2023.

#2. A four inch caliper shade tree is required at the ends of all parking rows. Clearbrook has completed significate upgrades to the parking islands in the past 2 years. We have our landscape contractor that will provide tree options and cost estimates. Clearbrook will complete the installation of the trees after the winter season (April-June 2023)

General Building and Life Safety

As I mentioned previously in this response the individuals that will be coming to this site are very high functioning and independent. The participants are competitively employed in the community and come to the site for career development opportunities.

1. Clearbrook will have a large area that will have furniture setup for different functions. We will not have a defined space for dining and will not be using any type of dividers.

2. No rehabilitation rooms or area will be incorporated into the program space for individual or group treatments for occupational therapy, physical therapy or other treatment modalities.

3. No kitchen area is planned for food storage, preparation of meals or training participants in activities of daily living will be provided.

4. No examination or medication room will be provided.

5. No quiet room with functions to isolate participants will be established at this site.

6. No bathing facilities will be provided at this site.

7. Clearbrook already has 2 accessible bathrooms at this location that are easily accessed from the program space.

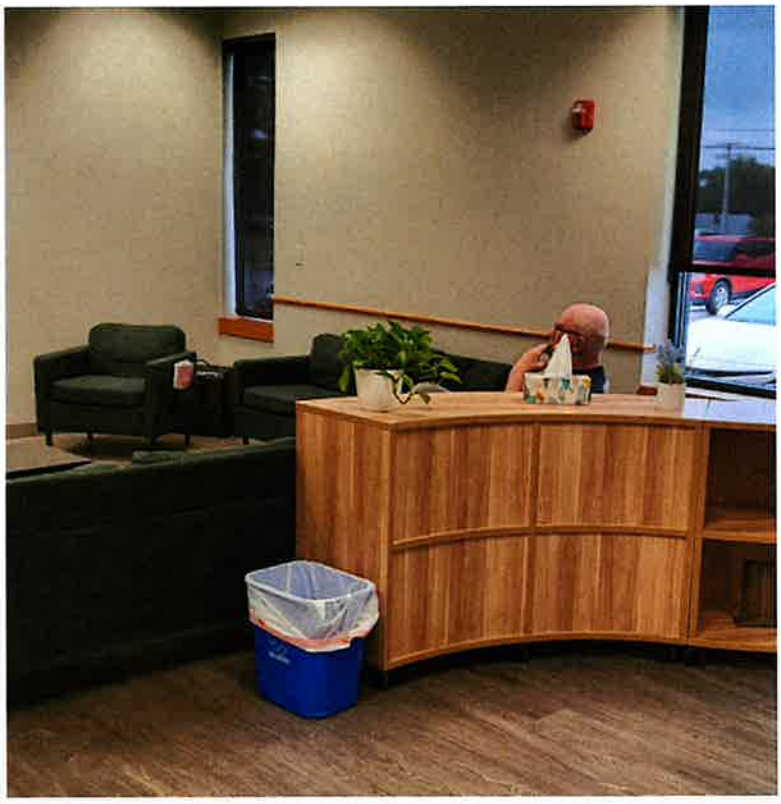
8. Adequate storage space will be provided for any materials and/or supplies. Supplies will be stored in 2 door metal cabinets or organized with in the rooms/areas.

9. Clearbrook will have a small conference room that can be used for counseling and interviewing participants/families.

10. We will not have a formal reception area for the space. Program staff will be onsite when participants are present. Front door and program space will also be monitored by other onsite administrative staff. Front door will be secure and staff will be required to use a key or access badges to enter the site.

11. No outside space will be provided for this program.

- Functional furnishings will be made available to all participants. This will include typical office desks, tables, chairs as well as some lounge area furniture. Please see photo below from one of our other locations.



- All interior finishes will be drywall wall with latex paint and drop in ceiling tiles.
- Building is completely protected by an automatic sprinkler system.
- All open electrical outlets will be covered by plastic plugs.
- All staff are required to complete an annual fire safety course approved by Illinois Department of Human Services. Please see the attached Clearbrook's Life Safety Preparedness Plan.
- Clearbrook community day program facilities run monthly fire drills (see attached Day Program Drill Report)
- Clearbrook administrative staff complete monthly safety inspections (see attached Safety Inspection Report)
- Fire alarm and fire sprinkler reports are posted in the sprinkler room. Safety inspections will be posted in the program area.
- Program and administrative staff will be responsible to inspecting the facility daily to ensure all stairways, doors and other exits are in proper condition.
- Clothing and personal effects will not be stored in corridors.
- Minimal artwork/photos will be attached directly to the walls. Building is protected throughout by automatic sprinkler system.

- Program staff shall be on duty, alert and awake in the facility at all times when the clients are present.

- Building meets 2018 Illinois Accessibility Code

- Clearbrook's parking lot has 188 spaces and 11 handicapped/van accessible spaces. The ADA requirement is for 6 spaces. All accessible spaces on the south end of each aisle closest to the building. (see attached ADA Parking Accessibility Code Requirement and the photo below)

Please let me know if you have any questions or concerns with the responses I provided. Feel free to contact me directly by calling me at 847-373-1754.

Sincerely,

Don Frick
Clearbrook
Vice President of Operations

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Life Safety & Emergency Preparedness

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Life Safety & Emergency Preparedness

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Life Safety & Emergency Preparedness

The safety of the individuals we serve, our employees, and visitors is of a primary importance to Clearbrook. By organizing the emergency preparation information and sharing that information with all employees, we are able to efficiently and successfully handle emergency situations as they arise. Please read all information here carefully and follow all policies and procedures to ensure the safety of everyone on Clearbrook grounds.

Emergency Preparedness

Tornado or Severe Thunderstorm Precautions

Should a severe thunderstorm or tornado develop in our area, public announcements will be made via radio, television, or a steady blast of alarms by the Municipal Defense Warning System or by a member of HR or Operations. In the event of a severe storm, please take the following precautions.

- Move away from the windows and perimeter of the building and proceed to one of the following designated tornado shelter areas.
- Once in a designated shelter area, individuals should sit with their knees drawn up into the chest and their faces into their laps, using their hands to cover the back of their heads and neck.
- Remain in the designated shelter area until the tornado alarm no longer sounds, or you have been given the “all clear” to leave by HR or Operations staff.
- If, for any reason, you have been trapped in an office or other area, seek protection under a desk or behind furniture and as far away from glass as possible.
- After the weather has subsided, report any storm related damage or leaks to HR or Operations personnel.

Building-Wide Power Failure

The Plaza is equipped with independently powered exit signs and emergency lights, which will remain lit in a general power failure. If an electrical failure does occur, the following guidelines should be observed:

- Call Reception to report the power failure.
- Open all blinds, where possible, to let in outside light.
- The Operations Team will notify you of the cause of the power failure and approximate duration of the outage as soon as that information becomes available.
- In case of emergency, please stay in your area and do not congregate in the lobby areas.

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Life Safety & Preparedness

Accident, Illness or Health Emergency

In the event of an accident, illness or health related emergency of an employee, individuals served or guest, we recommend that you involve as few people as possible to prevent a crowd of bystanders which could result in a bottleneck for emergency responders but also to respect privacy and abide by HIPAA regulations.

- Immediately dial 911 for emergency medical service. Be prepared to provide the operator with the following information
    - Injured person's name, approximate age, and sex.
    - Building address: 1815 or 1835 W. Central Road, Arlington Heights, IL 60005, phone 847-870-7711, and location of the injured person.
    - Any details about the accident or illness you are able to provide.
    - Do not try to move the injured person.
- Immediately after calling 911, please notify reception by dialing "0" to report the situation, who will in turn report the incident to HR and Operations. Someone from HR or Operations will meet the paramedics at the building entrance and escort the medical team quickly to the injured person's location.
- In the event of a need to evacuate the Plaza, the designated area will be the Wilke Building at 3802 Wilke Road, Rolling Meadows, IL 60008.

Automated External Defibrillators (AED's) and First Aid Cabinets

There are AED units and a stationary First Aid Cabinet at the 1815 and 1835 Plaza Facilities.

AED's, when used within the first 3-5 minutes of a person suffering a Sudden Cardiac Arrest (SCA) can dramatically increase a victim's chance of survival from what is typically less than 5% to as much as 70% when a defibrillator is used. AED's were designed to be used by virtually anyone with little or no experience.

- Steps for using an AED – These steps should be used when caring for a non-breathing child aged 8 or older who weighs more than 55 pounds, or an adult. After checking the scene and ensuring that the person needs help, you should as a bystander call 911 for help.
    - After checking the scene and ensuring that the person needs help, you should ask a bystander to call 911 for help and then:
        - Turn on AED and follow the visual and/or audio prompts.
        - Open the person's shirt and wipe his/her bare chest dry. If the person is wearing any medication patches, you should use gloved (if possible) hands to remove the patches before doing so.
        - Attach AED pads and plug in connector (if necessary).

- Make sure no one is, including you, touching the person and tell everyone to stand clear.
- Push the “analyze” button and allow the AED to analyze the person’s heart rhythm.
- If the AED recommends that you deliver a shock to the person, again making sure no one is touching the person, telling everyone to stand clear, press the “shock” button.
- Begin CPR after delivering the shock. Or if no shock is advised, begin CPR. Perform 2 minutes (about 5 cycles) of CPR and continue to follow the AED prompts. If you notice obvious signs of life, discontinue CPR and monitor breathing for any changes in condition.

Blood Borne Pathogens Clean Up

Blood borne pathogens include vomit, blood, feces, urine and other potentially infectious substances. You will find specific blood borne pathogen clean up kits attached to each First Aid Cabinet.

Should you encounter these substances, please contact any of the Facility or Operations staff who have been trained on this type of clean-up, who will clean the area and contact the proper authority for disposal of the biohazard plastic bag.

Fire Safety & Preparedness

The best defense in a fire emergency is a thorough understanding of fire safety, evacuation routes, and overall safety procedures. Please share the following with your coworkers and team members.

Discovering Fire

Immediately activate the nearest fire alarm and notify the local fire department by calling 911. Then call Reception by dialing “0” to report the fire

Building Evacuation Procedure

- Begin evacuation procedures immediately. Be sure to activate a pull station alarm if one has not already been activated.
- Once the alarm has sounded, employees should take only those valuables that are immediately accessible. No one should return to his/her desk from another area of the building to attempt to retrieve personal items.
- Proceed directly to your main evacuation route. These routes are posted in the building. Every route should have an alternate route planned for employees whose main route is blocked.
- If you are vacating an office, or are the last to leave an office or work area, close the door behind you. This can slow down a fire’s progression.

- Before opening any door, feel the door and handle for heat. If a door is hot, DO NOT OPEN THE DOOR. Attempt to block openings under and around the door with clothing and proceed to the alternate evacuation route.
- If smoke is present, keep low, proceed with caution, walk swiftly and calmly, keeping conversation to a minimum.
- Fire Coordinators should be the last people to leave their designated areas, checking for people as they exit. They should also be checking the restrooms in their area and closing all office doors as this will help slow the spread of the fire. Fire Coordinators should check in with the Operations/HR Leads to make sure all employees are present and accounted for.
- All staff that are responsible for individuals served that are present during the time of a fire drill will ensure their safety and assist them out of the building appropriate to their needs.
- **DO NOT ATTEMPT TO RE-ENTER THE BUILDING FOR ANY REASON ONCE AN EVACUATION HAS BEGUN**. Alarms may be shut off as fire fighters inspect the building, due to the high level of noise. However, the ceasing of the alarms should not be taken as an indication that the situation is safe. Please remain outside in the designated area until the "All Clear" signal has been given by the fire department or HR / Operations Personnel.
- If all of your evacuation routes are blocked and you cannot leave your location, you should follow the actions below:
    - Move as far away from the fire as possible, closing all doors as you go.
    - If you have access to a phone, you should call 911 to report your situation and location.
    - If you are near a window, open the blinds and hang a cloth or article of clothing in the window to aid fire fighters in locating you. **DO NOT BREAK THE GLASS**. An open window can sometimes pull smoke into a room.

Fire Extinguisher Operations

- USE THE FIRE EXTINGUISHER ONLY FOR A VERY SMALL FIRE, AND ONLY IF YOU HAVE BEEN TRAINED AND FEEL COMFORTABLE USING ONE.
    - Holding the extinguisher upright, pull or twist pin to remove and squeeze the lever. Direct the flow towards the base of the fire using a gentle, sweeping motion.
    - If you cannot hold the extinguisher, rest the base of the extinguisher on the floor. When the fire appears to be under control, continue using the fire extinguishers, moving it around the fire to completely extinguish the flames. This action will reduce the risk of the flames re-igniting.

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Active Shooter Preparedness

An active shooter is an individual engaged in attempting to kill people in a confined space or populated area. Active shooters typically use firearms and after have no pattern to the selection of their victims. In some cases, shooters may use other weapons. Recent national tragedies remind us that the risk is real and becoming prepared now can help you react quickly when every second counts.

First Course of Action: Run

Getting away from an active shooter is the **TOP PRIORITY**.

- Leave your belongings behind and get away, and out of the building, if possible.
- Warn and help others escape if it is safe to do so.
- Call 911 when, and if, you are safe.

Second Course of Action: Hide

If you cannot get away safely, find a place to hide.

- Get out of the shooter's view and stay very quiet, silence electronic devices and make sure they will not vibrate.
- Lock AND block doors, close blinds, turn off any lights, and hide behind or underneath furniture.
- Do not hide in groups; spread out along walls or hide separately to make it more difficult for the shooter.
- Try to communicate with police silently using text messages or social media to tag your location, or putting a sign in an exterior window.
- Stay in place until law enforcement arrives and gives you the "all clear".

Third Course of Action: Fight

Your last resort when you are in immediate danger is to defend yourself.

- Commit to your actions and act as aggressively as possible against the shooter.
- Recruit others to ambush the shooter with makeshift weapons like chairs, fire extinguishers, scissors, etc.
- Be prepared to cause severe or lethal injury to the shooter.
- Throw items and improvise weapons to distract and disarm the shooter.

After an Active Shooter Incident

Know that once law enforcement does arrive on premise, their first task is to end the incident. They may have to pass injured persons along the way and once the premises are secure, help will arrive.

- Take care of yourself first, and then you may be able to help the wounded before first responders arrive.
    - If the injured is in immediate danger, help them get to safety.
    - While you wait for first responders, provide first aid. Apply direct pressure to wounded areas and use tourniquets if you have been trained to do so.
    - Turn wounded people on their side if they are unconscious and try to keep them warm.
- Officers may be armed with firearms and may use pepper spray or tear gas to control the situation.
- Keep your hands visible and empty. Officers will shout commands and may push people to the ground for their safety. Follow all law enforcement's instructions.
- Seek professional help in the days / weeks following an active shooter incident to help you cope with the long-term effects of trauma.

Reminder: **Run → Hide → Fight**. You can find more information at the official site of the Federal Department of Homeland Security at www.ready.gov/active-shooter .

Bomb Threat

If a Bomb Threat Has Been Received

The person receiving the threat should attempt to get as much information as possible from the caller and should try to write out the message exactly as received from the informant. You may be able to identify the exact location of the explosive device, or of the person by recalling their comments, vocal characteristics, and background noise heard through the telephone.

- After the bomb threat call is completed (or during, if possible), immediately dial 911 and HR to report the situation. Do not discuss a bomb threat with anyone other than police, your supervisor, and/or the HR/Operations Teams.
- If it is necessary to evacuate the building, follow regular evacuation procedures, remain calm, and exit the building in an orderly fashion. Try not to panic.
    - Be sure to take any personal items such as purses or briefcases with you when you leave as these items are often suspicious vehicles for bombs and may be destroyed by the bomb squad during their search of the building.
- Do not handle or touch any unusual or suspicious item including, but not limited to:
    - Letters that are unusually bulky or heavy.
    - Parcels or envelopes with chemical or oil stains.
    - Parcels or envelopes with foreign postmarks.
    - Any items that are not familiar and do not belong in your space.
- Be aware of any suspicious persons entering or exiting the building, or of any strange behavior exhibited by any staff member. Any abnormal activity should be reported to the bomb squad.
- Any equipment that is capable of transmitting a radio signal should be turned off immediately. Certain radio frequencies can be used to activate a bomb.

General Security Tips

If You See Something, Say Something

- Report all suspicious persons to HR/Operations.
- Do not allow any guest or persons making delivers to wander around the offices without an escort.
- Keep all valuables such as cash, wallets, purses, tablets, laptops, and cell phones in a safe place. Avoid keeping your purse on/under your desk and instead lock it in a drawer when possible.
- Require strict compliance with the use of the visitor log to record names of persons entering and departing the building after regular business hours.
- Call or ask for assistance if you are not comfortable confronting someone who cannot satisfactorily demonstrate his/her identity or purpose in the building.

Clearbrook Emergency Contact Information

Local Emergency Contact Information

- Fire/Police/Ambulance…….. 911
- Arlington Heights Police Department……. 847-368-5300
  Non-Emergency Number
- Arlington Heights Fire Department……. 847-368-5450
  Non-Emergency Number
- Rolling Meadows Police Department……. 847-255-2416
  Non-Emergency Number
- Rolling Meadows Fire Department…….. 847-397-3352
  Non-Emergency Number
- Northwest Community Hospital…….. 847-618-1000
- Active Alarm…….. 847-438-2600
- City of Rolling Meadows Community…….. 847-506-6030
  Development Department
- City of Rolling Meadows Public Works…….. 847-963-0500
- Northwest Central Dispatch System…… 847-398-1130
- Illinois Department of Public Health…… 312-814-2793
- Chicago Headquarters…….. 312-814-5278
- Ombudsman-Suburban Cook County…… 888-401-8200
  Legal Aid Chicago
- County Sheriff (Rolling Meadows office)…… 847-818-2810

Regional Emergency Contact Information

- Cook County Department of Homeland…… 708-865-4766
  Security and Emergency Management
- FBI (Dirksen Federal Bldg.) (Bomb threats)…….. 312-431-1333

State Emergency Contact Information

- Illinois Poison Control…… 800-222-1222
- Illinois Environmental Protection Agency (EPA)…….. 217-782-3397

- Illinois Department of Public Health - Springfield…….. 217-782-4977
- Illinois Department of Emergency Management

  Main Office…… 217-782-2700

  24-Hour Response…….. 800-782-7860

Federal Emergency Contact Information

- U.S. Department of Homeland Security…….. 202-282-8000
- Federal Emergency Management Agency…… 800-621-3362

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DAY PROGRAM DRILL REPORT

Date: _____

Day Program Site: _____

Instructions: This is a timed drill. All clients and staff must evacuate in **3 minutes or less** to a predetermined location as specified on the Day Program *safety procedures* form located in Safety Binder.

Type of Drill:

Fire: _____ **Tornado**: _____ ***(to be completed during Quarter 2)***

Drill schedule:

[ ] 1st Quarter (July, August, September) due Oct. 15th

[ ] 2nd Quarter (October, November, December) due Jan. 15th

[ ] 3rd Quarter (January, February, March) due April. 15th

[ ] 4th Quarter (April, May, June) due July. 15th

Start time of drill: _____ **End time of drill:** _____

Designated area of evacuation: _____

Staff Present:

_____ _____

_____ _____

_____ _____

Clients Present: *Please attached a copy of the rollcall*

Did all clients comply with the drill? **Yes**_____ **No**_____

Staff Signature: _____

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SAFETY INSPECTION CHECKLIST

INSTRUCTIONS: Place a "+" to indicate compliance with the specific condition being inspected. Place a "-"to indicate non-compliance with the specific condition being inspected. Any condition that results in a "-"must be addressed in the corresponding Action Plan section.
If appropriate, a work order should be generated for work to be completed by maintenance staff. In some instances, there may be some conditions on the checklist that are not applicable to the environment being inspected. For those situations, enter "N/A" for the specific condition. The observation of any existing or potentially unsafe safety-related practice is to be described in the corresponding section titled "Unsafe behaviors/practices observed".

If an unsafe condition that represents imminent danger is observed, the reviewer is expected to immediately notify the appropriate Program Director or Vice President.

FREQUENCY OF INSPECTIONS: Safety inspections will be completed on a quarterly basis. An inspection checklist schedule will be maintained to assure the completion of inspections as scheduled.

__ __ Quarter 1 (July, August, September) due Oct. 15th
____ Quarter 2 (October, November, December) due Jan. 15th
___ Quarter 3 (January, February, March) due April 15th
__ __Quarter 4 (April, May June) due July 15th

(Please check applicable Quarter)

Program/Department Reviewed: **Pursuit –**

Name/Title of Reviewer: **– CDS Office Manager**

Date/Time of Review: _____

Dev. 3/97 Rev. 8/13 Rev. 1/16 Rev. 4/2016 Rev. 7/2017, Rev. 10/18

Floors

_____ No slip, trip or fall hazards
_____ Non-slip surfaces wherever needed
_____ Grates over floor drains and vents

Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan:_____

_____

Lighting-Indoor

_____ Illumination level sufficient in common areas for safe use
_____ Emergency lighting operating and adequate *(Illuminated exit sign issues on Pg. 3)*
_____ Outdoor lighting is adequate and operating for safe entrance and exit for building

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan:_____

_____

Bathroom(s)

_____ Equipped with assistive/adaptive devices, as needed
_____ Exhaust fans clean of debris that could be a fire hazard
_ Emergency pull cords in working order
Record response time _____

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan:_____

_____

Residential Bedrooms/Day Program Areas

_____ Wastebaskets made of flame retardant material
_____ Closet doors and room entrance doors operational and latch securely so as not to present safety concern
_____ If doors equipped with automatic closers, doors are kept closed, latch securely, and in working order
_____ Individual client bedrooms keys are attached to the master key ring at the CILA
_____ Emergency pull cords in working order
Record response time _____

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan:_____

Laundry Area

_____ Free of clutter that could present a fire or safety hazard
_____ Dryer lint trap is clean

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

Potentially Hazardous Materials/Chemicals

_____ Written Hazardous Communication program available
_____ Hazardous materials properly stored
_____ Disposal arrangements for hazardous waste

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

Entrances, Hallways, Exit ways and Exits

_____ Approaches are free of obstructions, including snow, ice, water
_____ Passageways, aisles and hallways clear and unobstructed
_____ Handrails are appropriately placed and secure
_____ Exit doors are clearly marked
_____ Doors that are neither exits nor access to exits which could be mistaken for exits are appropriately marked (e.g., Not An Exit, Storeroom, Basement, etc)
_____ Exit ways free and clear inside and outside
_____ Exit doors open in direction of travel and are unlocked
_____ Evacuation routes posted
_____ Evacuation routes correctly oriented
_____ Absence of flammables/combustibles in exit ways
_____ Where illuminated exit signs are present, the signs are properly illuminated

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

Power systems-Electrical

_____ Electrical panels labeled and closed
_____ Absence of extension cords
_____ Power cords for all machines/appliances in good condition
_____ Absence of overloaded outlets
_____ Switches/outlets covered with outlet covers

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

Blood borne Pathogens

_____ Blood spill kit available
_____ Latex gloves available
_____ Covers on sharps
_____ Proper disposal of sharps/medical waste available

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

First Aid

_____ Adequate number of kits available
_____ Kit(s) appropriately stored
_____ Kit(s) adequately stocked and checklist completed.
_____ No expired items in kit
_____ Defibrillators checked on a weekly basis

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

Storage

_____ Absence of top-heavy file cabinets
_____ Storage space free of hazardous conditions
_____ Appropriate storage for food items

_____ Unsafe behaviors/practices observed

Work Order Submitted ☐ Yes ☐ No Not Applicable

Action Plan: _____

Fire Protection/Preparedness

_____ Fire drills held according to applicable regulations
Date and time of last drill _____
_____ Fire extinguishers are visible
_____ Fire extinguishers checked and recharged annually
Record Date(s) on Tag(s) _____
_____ Sprinkler heads unobstructed
_____ Smoke detectors are in working order and free from obstruction
_____ Fire control doors and self closing doors are free of disabling devices (e.g., door stops)
_____ Flammables properly stored
_____ Flammables properly labeled
_____ All cooking equipment clean and free of accumulated grease
_____ Area around furnace(s) free of flammable material
_____ Oven/range exhaust fans clean

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

Disaster Protection/Preparedness

_____ CO Detector present
_____ Disaster drills held according to applicable regulations
Date of last drill _____
_____ Phone list available and posted with numbers of nearest poison control center, police, fire department and emergency medical personnel
_____ Emergency procedures posted
_____ Clearbrook personnel phone numbers posted
_____ Program safety manual present
_____ Flashlights/batteries available in good working condition

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐ No Not Applicable

Action Plan: _____

_____

Temperature Control

Check water temperature in at least three locations. Rotate locations quarterly. Run water for 3 minutes before noting temperature.

Location:_____ Temperature:_
Location:_____ Temperature:_
Location:_____ __ Temperature: _____

Record temperature of water when run for three minutes _____
(If water temperature exceeds 110˚ was maintenance immediately contacted? ☐ Yes ☐No)

_____ Thermometer(s) in cooler(s)/refrigerator(s)
Record temperature(s) _____ _____ _____
(Acceptable temps: fridge 34-41, freezer 0 or under)

_____ Unsafe behaviors/practices observed

Work Order Submitted? ☐ Yes ☐No Not Applicable

Action Plan:_____

_____

Site Vehicle Check

_ _ Vehicle Logs available / Pre and Post Trip forms
_ _ Insurance Information available and current
_ _ Fire Extinguisher current
_ _ Tie Downs available and in good working order
_ _ Wheelchair tracks clean and in good working order
_ _ Q Straint Equipment available for each wheelchair spot on vehicle
_ _ First Aid Kits available and stocked
_ _ Vehicle “in Use”/”Empty” sign present and turned appropriately

Action Plan: _____

_____

ADDENDUM: Summary of Safety-Related Data for Quarter

Total Number of safety related injuries, not resulting from falls: _____

Preventative Action Taken:

_____

_____

_____

_____

ADMINISTRATIVE REVIEW

General Comments and Recommendations to be discussed with Risk Management Committee:

_____

_____

_____

_____

_____

_____

_____ _____

Signature of Responsible Administrative Staff **Date**

Original Checklist and Administrative Review to Risk Management Committee Chair
Copy of completed Checklist and Administrative Review retained by Risk Management Committee designee

CLEARBROOK
Enrich Lives. Embrace Potential.

FIRST AID KIT CHECKLIST

Items to be included in first aid kits:

Qty	First-Aid Kit Contents	Qty	First-Aid Kit Contents
1	Instant Cold Pack	2	2 x 2 Gauze Pads
1	Fluid Spill Kit	2	3 x 3 Gauze Pads
1	Sterile Saline Eye Irrigation	2	4 x 4 Gauze Pads
1	Scissors	2	3 x 4 Non-Adherent Pads
1	CPR Micro-Shield Mouth Protection	2	Eye Pads
1	Roll Cloth Tape	4	Antibiotic Ointment Packets
1	Roll Paper Tape	12	Gloves
1	Box Bandages	12	Sanitizer Wipes
2	2 x 4 Bandages	12	Alcohol Prep Pads
2	Gauze Rolls		

Dev. 09/12
Rev. 10/18

Accessible Parking Spaces

When state or local governments, businesses and non-profit organizations provide parking lots or garages, accessible parking spaces complying with the Americans with Disabilities Act (ADA) must be provided.

Accessible parking spaces are different than traditional parking spaces. They have specific features that make it easier for people with disabilities to access your programs, goods or services.

Features

Location

In parking lots or garages, accessible parking spaces must be located on the shortest accessible route to the accessible entrance. An accessible route is the path a person with a disability takes to enter and move through a building or facility.

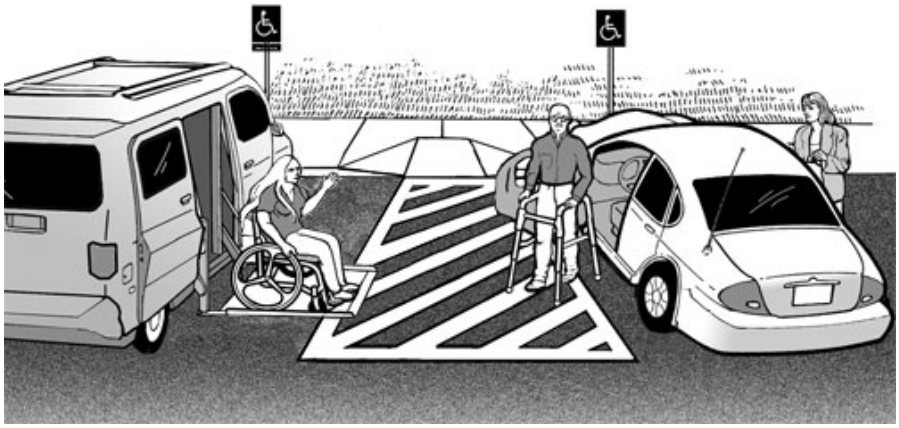
Access Aisles

Accessible parking spaces must have access aisles. Access aisles provide a designated area for people who use wheelchairs or other mobility devices to get in and out of their car or van. Mobility devices allow people with disabilities to move about independently. They include walkers, canes, crutches, braces, manual or power wheelchairs, Segways, and electric scooters.

Access aisles must be:

- Marked (to discourage drivers from parking in them)
- The same length as the space

- Level with the parking space



Two accessible parking spaces can share an access aisle with the access aisle between the two parking spaces (except in angled parking).

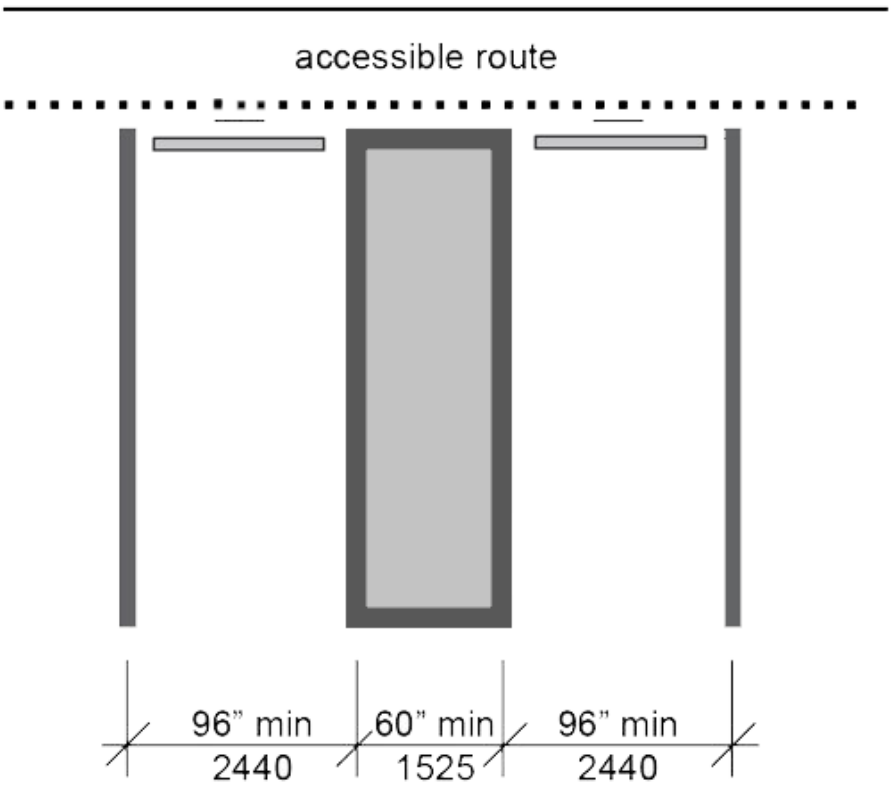
An access aisle can be placed on either side of the parking space (except in angled parking where it must be located on the passenger side of the parking space).

Parking Spaces

Accessible parking spaces must be provided for cars and vans.

Car accessible spaces must:

- Be at least 96 inches wide
- Have an access aisle at least 60 inches wide
- Have no more than a 1.48 (2.08%) slope in all directions
- Have a surface that is firm, stable, and slip-resistant
- Have a sign with the international symbol of accessibility on it, mounted at least 60 inches above the ground (measured to the bottom of the sign)



Van accessible spaces must (pick option #1 or #2)

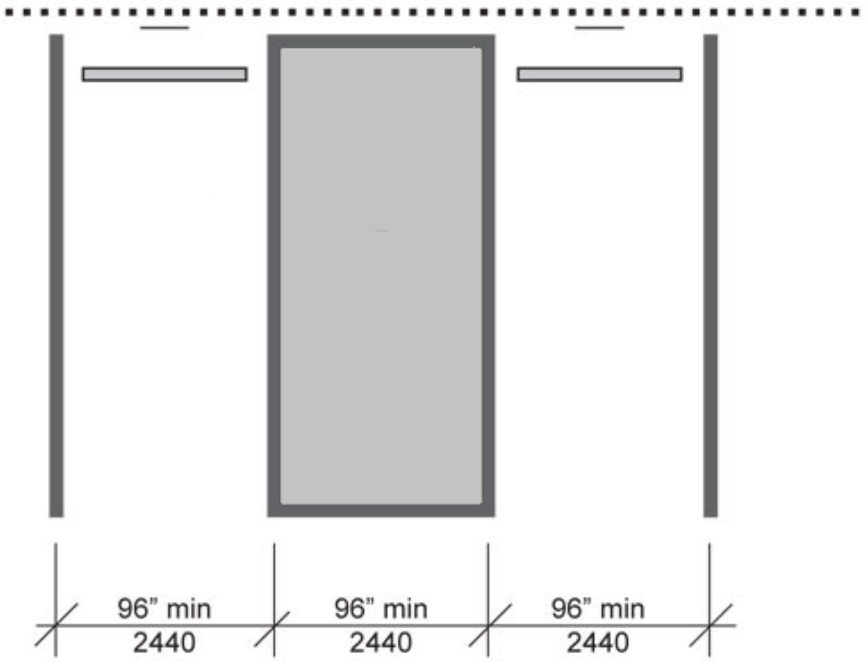
Option #1

- Be at least 132 inches wide
- Have an access aisle at least 60 inches wide
- Have no more than a 1:48 (2.08%) slope in all directions
- Provide at least 98 inches of vertical clearance (van height) for the parking space, access aisle, and vehicular route
- Have a surface that is firm, stable, and slip-resistant
- Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
    - First sign: international symbol of accessibility
    - Second sign: stating that the space is van accessible

Option #2

- Be at least 96 inches wide
- Have an access aisle at least 96 inches wide
- Have no more than a 1.49 (2.08%) slope in all directions

- Provide at least 98 inches of vertical clearance for the parking space, access aisle and vehicular route
- Have a surface that is firm, stable and slip-resistant
- Have two signs, mounted at least 60 inches above the ground (measured to the bottom of the sign)
    - First sign: international symbol of accessibility
    - Second sign: stating that the space is van accessible



Calculating Accessible Parking Spaces

The number of accessible parking spaces must be considered separately for each parking structure (lot or garage), not based on the total number of parking spaces provided on a site.

The chart below shows the number of accessible spaces required by the 2010 ADA Standards for Accessible Design.

Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
1 to 25	1

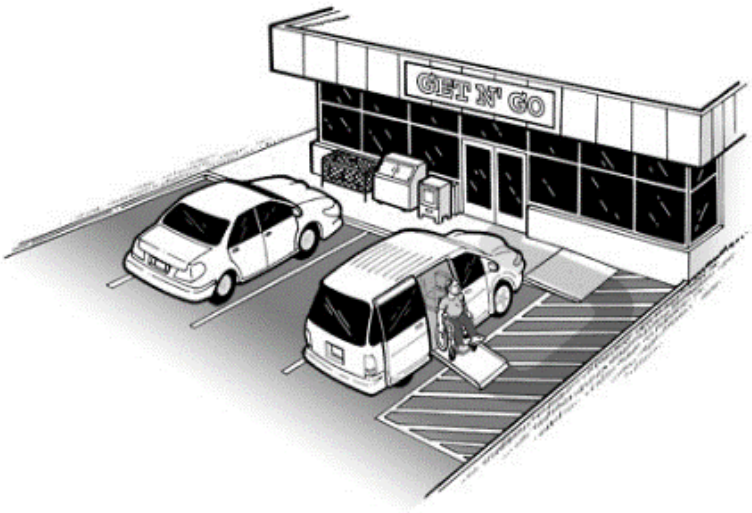
Total Number of Parking Spaces Provided in a Parking Lot or Facility	Minimum Number of Accessible Parking Spaces Permitted
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000
At least one of every six spaces must be van accessible.	

Special Parking Conditions

Limited Parking

Where parking spaces are limited to four or fewer spaces:

- ✓ One van accessible parking space must be provided
- ✗ A sign identifying the accessible space is not required



Parking at Hospital Facilities

Hospital Outpatient Facilities

- Ten percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Rehabilitation Facilities

- Twenty percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Outpatient Physical Therapy Facilities

- Twenty percent of patient and visitor parking must be accessible. At least one of every six accessible parking spaces must be van accessible.

Learn More About the ADA and Accessible Parking

You might find the links below helpful:

- ADA Update: Primer for Small Businesses
- ADA Update: A Primer for State and Local Governments
- ADA Compliance Brief: Restriping Parking Spaces

Related Content

ADA Compliance Brief - Restriping Parking Spaces

MEMORANDUM

DATE: 12/02/22

TO: Jorge Torres, Director of Building & Life Safety

FROM: Elliot L. Eldridge, Assistant Building Official of Building & Life Safety

SUBJECT: Clearbrook Adult Day Care, 1815 - 1835 W. Central Rd, Arlington Heights, IL 60005

General Building & Life Safety Comments concerning the space utilized for the Supported Employment Program:

Although the Building and Life Safety staff (BL&S), is in support of the Clearbrook Adult Day Care project, located at 1815 - 1835 W. Central Rd, Arlington Heights, IL 60005, Village BL&S records show no evidence that Multiple Occupancies Classification of the Group I-4 for Adult day-care facility and the Business Group B for office space was under consideration when the referenced office remodeling permit was issued. The permit application nor the scope of work mentioned mixing Multiple Occupancies Classifications.

As such, BL&S request that the Architect of record which is licensed by the State and whose architecture firm name appears on a building permit issued for this specific address the following inquires through written documentation and analyzation.

- Toilet facilities and bathrooms easily accessible to people with mobility problems, including participants in wheelchairs. There must be at least one toilet for every eight participants. The toilets must be equipped for use by persons with limited mobility, easily accessible from all program's areas, i.e. preferably within 40 feet from that area, designed to allow assistance from one or two staff, and barrier free.

- For the safety of the individuals attending the Supported Employment Program, provide how the Employment Program individuals will be isolated from the case management staff. Address the Mixed Occupancies.
- Provide a plumbing fixture count analysis showing that the existing plumbing fixtures will accommodate the individuals attending the Supported Employment Program and existing case management staff.
- In addition, provide the travel distance of the individuals attending the Supported Employment Program to the accessible toilets.
- Provide details on the new reception service desk accessible requirements.

Multiple Occupancies classification facility:

Group I-4 for Adult day-care facility

Business Group B for office space

PLAN COMMISSION PC #22-013
Clearbrook Adult Day Care
1835 W Central Road
Round 2 (revised)

18. The petitioner's response to comment nos. 11, 12, and 14 are acceptable.

19. The petitioner's response to comment no. 13 is noted. Additional pavement marking directional arrows in the east/west drive aisle on front of the building and adjacent to the loading zone must be provided. This can be addressed at permit.

20. The petitioner's response to comment nos. 14 and 15 is noted. The Public Works Department and Engineering Division are not in favor of the 6-9 months to address the fire sprinkler system and check valve as it is a life safety issue. The RPZ must be installed before issuance of a Certificate of Occupancy.

21. The Public Works Department and Engineering Division have no further comments.

12/6/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Clearbrook Adult Daycare
1815 W Central Rd

Round 1 Review Comments **11/27/2022**

1. **Character of use:**
   The character of use is consistent with the area and is not a concern.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. **Present traffic problems?**
   This area of roadway is busy during peak traffic hours.

4. **Traffic accidents at particular location?**
   There are no issues pertaining to traffic accidents in this parking lot.

5. **Traffic problems that may be created by the development.**
   This development could create higher traffic volume in the parking lot. Especially entering and leaving the property. This development is adjacent to the Arlington Heights Senior Center which is a popular venue for our senior population. Frequently, the Senior Center hosts large events attended by up to a few hundred people over the course of a day. Increased vehicle traffic in the parking lot may be impacted or may impact the plans proposed by this project for pickup and drop-off.

6. **General comments:**

   - Based on the above listed traffic and parking concerns, the police department maintains its recommendations for the petitioner to consider a traffic and parking impact study for this project.

A-0 #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

Planning & Community Development Dept. Review

December 6, 2022

REVIEW ROUND 2

Project: Clearbrook Adult Day Care
1815-1835 W. Central Rd.

Case Number: PC 22-013

Zoning:

12. The response to comment #7, #8 and #9 is acceptable.

13. The response to comment #10 is noted. Please continue to park the vans at the rear of the building. Van parking within the front parking area is discouraged and should be avoided.

Prepared by:

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-013
Petitioner: Clearbrook
1835 W. Central Road
Arlington Heights, IL 60005
Owner: Clearbrook
1835 W. Central Road
Arlington Heights, IL 60005
Contact Person: Don Frick - Clearbrook
Address: 1835 W. Central Road
Arlington Heights, IL 60005
Phone #: 847-385-5007
Fax #: 847-870-7711
E-Mail: DFrick@clearbrook.org

P.I.N.# 08-08-201-005-0000
Location: 1835 W. Central Road Arlingon Heights
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: ✓ For: Adult Day Care
_____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: Lot 4 1 Acres
# of Units Total: 1
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	
2. Complies with Landscape Plan Ordinance	X	
3. Parkway Tree Fee Required (See below.)		X

Comments:

The proposed timeline (spring/summer of 2023) for addressing the code required trees and landscape screen is acceptable.

Coordinator 12/5/22 Date

CLEARBROOK
Enrich Lives. Embrace Potential.
For Individuals with Intellectual and Developmental Disabilities

December 8, 2022

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Mr. Hubbard,

This letter is in regards to Clearbrook's request to develop a Supported Employment Program at 1815 W. Central Road in Arlington Heights. Below you will find responses to each of the comments/questions from the City of Arlington Heights Departments. There has been some discussion about Clearbrook's Supported Employment Program, the individuals attending this site/program and the zoning/code requirements. I hope the information in this letter provides more clarity.

Building and Life Safety

Clearbrook's architectural firm, Warren Johnson Architects, Inc., has provided responses to all of the questions outlined in the memo from the Building and Life Safety Department. Please see the attached letter.

Village Engineer – Michael Pagones

#19. Clearbrook will install directional arrows on the east/west drive aisle and adjacent to the loading zone. We will make sure to provide details and the time of permit.

#20. Clearbrook understands that the required work on the fire sprinkler system and check valve is a life safety issue and all work will be completed before issuance of a Certificate of Occupancy. We have already reached out to our sprinkler contractor, USA Fire Protection, to work the City's engineers to develop specifications and a scope of work to update the sprinkler system in accordance to the City's code requirements. Our contractor has estimated that the cost of the upgrades would be in the range of $20,000 - $30,000.

Police Department

#2. Current exterior lighting on the building will be used to illuminate the area for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing theft, trespassing, vandalism, underage drinking and other criminal activity. Lighting systems will be inspected on a regular basis and maintenance will be performed when necessary.

#3. Over the past year Clearbrook has moved all residential program case management staff (approximately 50 staff) to other buildings in the surrounding communities. This has decreased the traffic flow and the number of parking spaces needed for staff. The Support Employment Program will only have 2-3 case management staff at this site.

Clearbrook has always had a great working relationship with Senior Center. Each party communicates whenever we have functions that impact traffic and parking. We have met with City of Arlington Heights Planners regarding future renovations of the Senior Program and have discuss traffic flow to ensure Clearbrook's staff/program participants and the senior citizens are safe at all times.

#6. General comments – Clearbrook believes that the reductions in staff working at 1815 and the decreased parking demands have already improved the traffic flow and safety.

Planning and Community Development Department - 7

#13. Clearbrook will continue to park the company owned vehicles in the back (South) parking lot overnight. These vehicles will be parked up against the building where there is better lighting and surveillance cameras to monitor activity.

Planning and Community Development Department – 7A

I have attached a quote from our landscape contractor (Ringers Landscaping) to complete the required work for $21,936.52. I would like to note that Clearbrook has completed substantial upgrades to the parking islands over the past 18-24 months. We have removed overgrown evergreens and replaced with native grasses and plants. The cost of completing additional landscape improvements was not budgeted for this project. Respectfully, we would like to request that the current landscaping stay as is. However, if the City and Commission determine is that the landscape upgrades need to be completed, the required trees in parking lot islands and landscape screening along the streets will be installed in the spring of 2023.

Please let me know if you have any additional questions and/or concerns.

Sincerely,

Don Frick
Vice President of Operations
Clearbrook

WARREN JOHNSON ARCHITECTS, INC.
19 North Greeley Street, Palatine, Illinois 60067.5025
Telephone: 1.847.359.9616 Fax: 1.847.359.9641

December 8, 2022

City of Arlington Heights
Buildings and Life Safety Department
33 South Arlington Heights Road
Arlington Heights, IL 60005

Mr. Jorge Torres and Mr. Elliot Eldridge,

This letter is in regards to Clearbrook's Land Use Variation request for a Supported Employment Program at 1815 West Central Road in Arlington Heights. In discussions with Don Frick, Vice President of Operations at Clearbrook we understand the planned use of the space and the functioning levels of the individuals that will attend the program. Clearbrook plans to use the space for a Supported Employment program for individuals that have competitive jobs in the community. These individuals function well in the community and often assist Clearbrook staff with clerical/office duties. They will be fully integrated into the Clearbrook Administrative Office.

The Group I-4 Adult Day-Care facility zoning would be the most stringent requirements for this program. It is our opinion that this program is more suitable to be zoned as a Business Group B status.

Below are the responses to the questions you have requested the architect of record complete on behalf of Clearbrook.

Toilet facilities and bathrooms easily accessible to people with mobility problems, including participants in wheelchairs. There must be at least one toilet for every eight participants. The toilets must be equipped for use by persons with limited mobility, easily accessible from all program's areas, i.e. preferably within 40 feet from that area, designed to allow assistance from one or two staff, and barrier free.

- Clearbrook will have 10-15 individuals that will be attend the program. Based upon the fixture count in the 2 bathrooms there will be 3 toilets and 1 urinal) which will meet the needs of the program participants. We have confirmed that the bathrooms are configured to meet the accessibility standards. The individuals attending this program are fully functional and will not need assistance with toileting.

For the safety of the individuals attending the Supported Employment Program, provide how the Employment Program individuals will be isolated from the case management staff. Address the Mixed Occupancies.

- Program participants will not be isolated from the case management and administrative staff at Clearbrook. Individuals will be fully integrated with the Clearbrook staff.

Provide a plumbing fixture count analysis showing that the existing plumbing fixtures will accommodate the individuals attending the Supported Employment Program and

existing case management staff.

- Based on the known occupancy count for the 1815 space being 15 individuals plus the 3 case management staff personnel, the total occupancy count would be 18 people. Per the Illinois State Plumbing Code, Section 890. Table B 'Min. number of Plumbing Fixtures', this would require 1 water closet for the Women restroom, and 1 water closet for the Mens restroom, based on the Business category. This is being accommodated by the existing restroom fixture count.
- Also required would be 1 lavatory sink in each restroom, which is accommodated per the existing restroom conditions.

In addition, provide the travel distance of the individuals attending the Supported Employment Program to the accessible toilets.

- The distance of the open Adult Daycare space to the existing restrooms is approximately 67'-4".

In addition, provide the travel distance of the individuals attending the Supported Employment Program to the accessible toilets.

- There will not be a formal receptionist desk at 1815 W. Central Road. Front doors will be locked at all times. Staff and program participants will have magnetic proximity badges to gain access or press a call button which is monitored via camera by a Clearbrook receptionist in 1835 West Central Road who can provide remote access and/or have the person come to the main Clearbrook entrance for assistance.

Respectfully,

Warren Johnson
Warren Johnson Architects, Inc.

Ringers Services

2101 IL Rt 176
Crystal Lake, Illinois 60014

QUOTE #212639

SENT ON:

Nov 30, 2022

RECIPIENT:

Clearbrook

1835 W Central Rd
Arlington Heights, IL 60005
Job Name: Plantings
Salesperson: Erik

SERVICE ADDRESS:

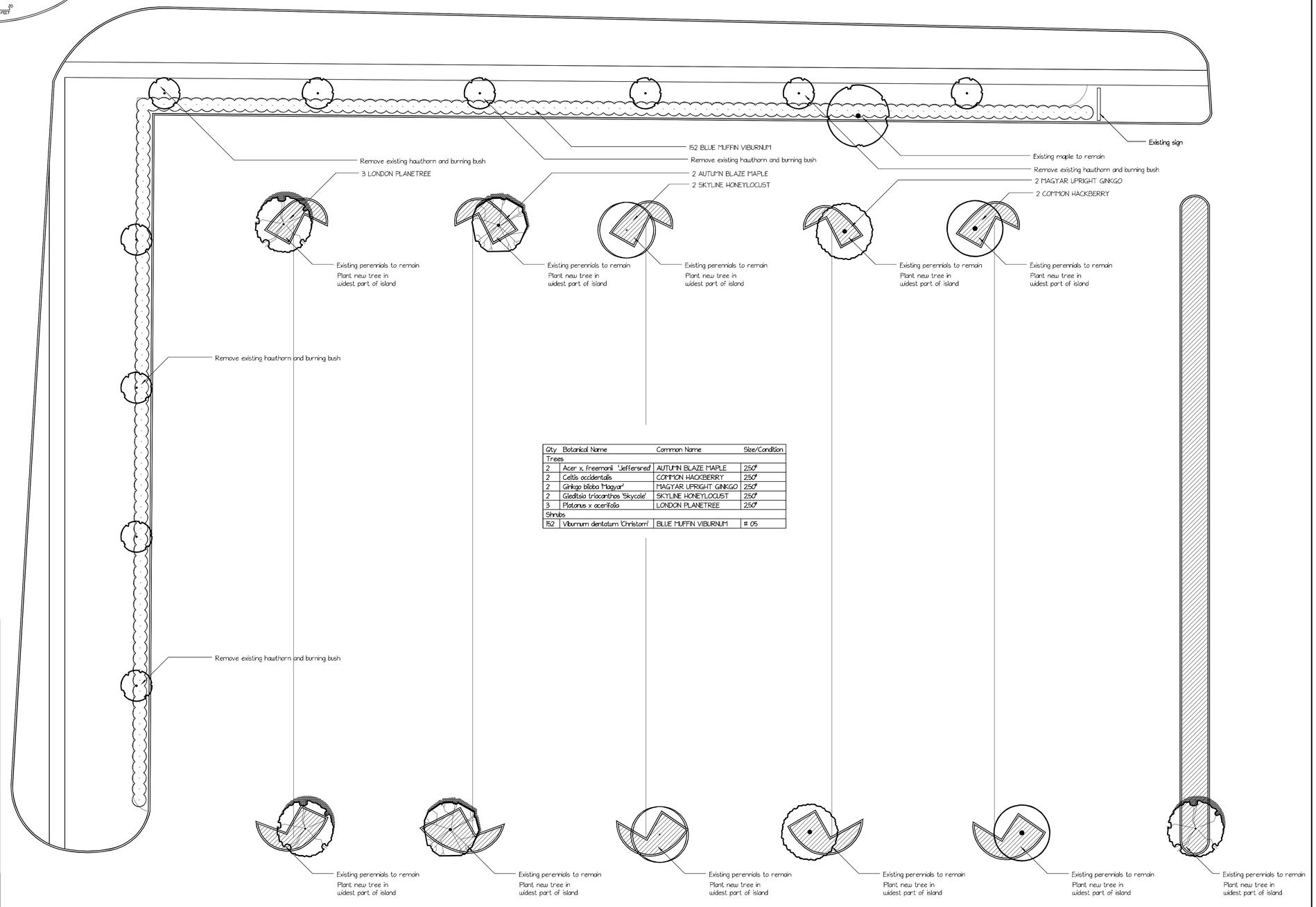
1835 W Central Rd
Arlington Heights, IL 60005

Phone: (847)989-5593
Email: sales@ringerslandscaping.com
Website: www.ringerslandscaping.com

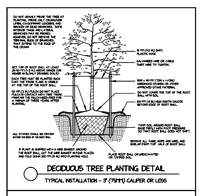
PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Installation	INSTALL PLAN - PER DESIGN -formation of landscape beds per plan (approx. 36 inch wide landscape bed along north and west side of property for shrub planting) -install (10) yards of compost to prep for installation of shrub and tree material -install (15) yards of premium hardwood mulch PLANT MATERIAL INVENTORY -install (2) Autumn Blaze Maple 2.5" -install (2) Common Hackberry 2.5" -install (2) Ginkgo 2.5" -install (2) Skyline Honeylocust 2.5" -install (3) London Planetree 2.5" -install (152) Blue Muffin Viburnum 3G ***all plant material being disrupted by installation of trees in island will be relocated or removed from site as needed*** NO WARRANTY on PLANT MATERIAL	1	$21,936.52	$21,936.52*

Landscape Plan View

SCALE IN FEET

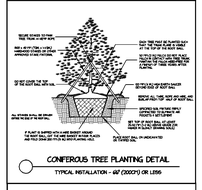


Qty	Botanical Name	Common Name	Size/Condition
Trees			
2	Acer x. freemanii 'Jeffersred'	AUTUMN BLAZE MAPLE	2.50"
2	Celtis occidentalis	COMMON HACKBERRY	2.50"
2	Ginkgo biloba 'Magyar'	MAGYAR UPRIGHT GINKGO	2.50"
2	Gleditsia triacanthos 'Skycole'	SKYLINE HONEYLOCUST	2.50"
3	Platanus x acerifolia	LONDON PLANETREE	2.50"
Shrubs			
152	Viburnum dentatum 'Christom'	BLUE MUFFIN VIBURNUM	# 05



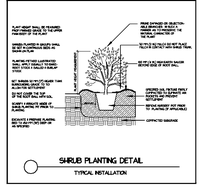
DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 1" (70MM) CALIPER OR LESS



CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 6-8' (2000MM) OR LESS



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

NOTES

No.	Date	Description

REVISIONS

ringers

Landscape Plan View

Clearbrook

1835 West Central Rd.

SCALE	1"=10'-0"
DRAWN BY	GF
CHECKED BY	
DATE	11/2022
DATE OF PRINT	

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RINGERS - CLEARBROOK - 1835 WEST CENTRAL ROAD

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AUTUMN BLAZE MAPLE
Acer x. freemanii 'Jeffersred'

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COMMON HACKBERRY
Celtis occidentalis

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MAGYAR UPRIGHT GINKGO
Ginkgo biloba 'Magyar'

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SKYLINE HONEYLOCUST
Gleditsia triacanthos 'Skycole'

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LONDON PLANETREE
Platanus x acerifolia

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BLUE MUFFIN VIBURNUM
Viburnum dentatum 'Christom'

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