AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 4, 2023
7:30 PM

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL OF MEMBERS**

**IV. APPROVAL OF MINUTES**

A. Village Board 11/06/2023
B. Committee of the Whole 11/13/2023
C. Committee of the Whole Minutes 11/20/2023
D. Village Board 11/20/2023

**V. APPROVAL OF ACCOUNTS PAYABLE**

A. Warrant Register 11/30/2023

**VI. RECOGNITIONS AND PRESENTATIONS**

**VII. PUBLIC HEARINGS**

A. Proposed 2024 Budget

**VIII. CITIZENS TO BE HEARD**

Anyone wishing to speak on a subject not on the Agenda should fill out a card, located in the back of the room, and hand it to the Village Clerk. Please limit your comments to three minutes.

**IX. OLD BUSINESS**

A. Ordinance - Code Amendment Chapter 13 Supplemental Alcoholic Beverage Class Liquor License

B. Report of the Committee of the Whole Meeting of November 13, 2023

A. Arlington Heights Memorial Library Budget Review

Trustee Bertucci moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole recommend to the Board of Trustees that the Board acknowledge with thanks the proposed budget for the Arlington Heights Memorial Library.

C. Report of the Committee of the Whole Meeting of November 15, 2023

C. Final Recommendation of the Committee of the Whole to the Board of Trustees for the 2023 Property Tax Levy payable in 2024

Trustee Grasse moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole recommend to the Village Board of Trustees to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2023 Tax Levy Ordinance reflecting an estimated total tax levy of $52,871,000 or a 0% increase over the 2022 tax levy for the Village and Library portion of the levy.

D. Report of the Committee of the Whole Meeting of November 15, 2023

D. Final Recommendation of the Committee of the Whole to the Board of Trustees for the 2024 Budget.

Trustee Tinaglia moved, seconded by Trustee La Bedz that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the Proposed 2024 Budget as amended through the review process.

E. 116-120 W. Eastman Development - PC#23-002
Planned Unit Development, Land Use Variation for Multi-Family in B-5, Conceptual Restaurant Special Use Permit, Variations

## X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda

items should so indicate.

2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

**CONSENT APPROVAL OF BIDS**

A. New Rescue Squad

B. Vendor Expenses Over $25,000 in Aggregate for Calendar Year 2024

C. Ambulance Billing Contract - EMS|MC

D. Superion/CentralSquare Agreement for Q1 2024

**CONSENT NEW BUSINESS**

A. Cash Paid by Developers in Lieu of Land Dedication

**CONSENT LEGAL**

A. Resolution - Employment Agreement Adjustment - Village Manager

## XI. APPROVAL OF BIDS

## XII. NEW BUSINESS

A. Full Circle Communities/Grace Terrace - 1519 S. Arlington Heights Rd. - PC#23-007
Rezoning, Planned Unit Development, Comprehensive Plan Amendment, Plat of Subdivision, Variations

## XIII. LEGAL

A. An Ordinance Providing for the Levy, Assessment and Collection of Taxes for the Year Beginning January 1, 2024, and Ending December 31, 2024, for the Village of Arlington Heights

B. An Ordinance Abating Taxes Levied for the Year 2023 Heretofore Levied to Pay Principal and Interest on the $9,530,000 General Obligation Bonds, Series 2018, of the Village of Arlington Heights

C. An Ordinance Adopting a Budget and Appropriations Ordinance and Amounts Set Forth Therein for the Year Commencing January 1, 2024 and Ending December 31, 2024

## XIV. REPORT OF THE VILLAGE MANAGER

## XV. APPOINTMENTS

## XVI. PETITIONS AND COMMUNICATIONS

## XVII. 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.

**Village Board**
**12/4/2023**

**Item:** Village Board 11/06/2023

**Department**: Village Clerk

**ATTACHMENTS:**

| **Description** | **Type** |
| --- | --- |
| Village Board 11/06/2023 | Minutes |

President and Board of Trustees
Village of Arlington Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 6, 2023
7:30 PM

## I. CALL TO ORDER

## II. PLEDGE OF ALLEGIANCE

## III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck, Shirley, Tinaglia

Also present were: Randy Recklaus, Charles Perkins, Hart Passman and Kim Peterson

## IV. APPROVAL OF MINUTES

A. Committee of the Whole 10/10/23 Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Passed: Bertucci

B. Village Board 10/16/23 Approved

Trustee Nicolle Grasse moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck

Passed: Dunnington, Shirley, Tinaglia

## V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 10/30/23 Approved

Trustee Jim Bertucci moved to approve in the amount of $3,318,604.08. Trustee

Richard Baldino Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

## VI. RECOGNITIONS AND PRESENTATIONS

## VII. CITIZENS TO BE HEARD

Marc Sporcich, 415 S. Haddow, advised that his wife has been working with Mr. Passman on getting some solutions for their house, and would like to work with President Hayes on finding a solution. President Hayes advised that Staff is working hard on this issue and will continue to do so.

## VIII. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of November 6, 2023

B. Interview of Joseph Novak, Psy.D., for appointment to the Board of Health, term expiring 4-30-26.

Trustee Nicole Grasse moved to concur in the Mayor's appointment. Tom Schwingbeck Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

President Hayes administered the Oath of Office to Mr. Novak.

## IX. CONSENT AGENDA

President Hayes advised that Keith Moens asked to remove Consent Legal A from the Consent Agenda.

### CONSENT APPROVAL OF BIDS

A. Dump Trucks (4) Vehicle Purchase for Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Patrol Vehicles (7) Purchase for Police Department Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

C. Sewer Vac Truck Vehicle Purchase – Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

D. Lead Service Project – Engineering Services Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

E. Street Sweeper Equipment Purchase for Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

F. Sedans (2) Vehicles Purchase for Police and Planning Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

G. Somerset Courts Basin Repairs Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

H. Evergreen Maude Storm Sewer Improvements Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

I. 2023 DCEO – MFT Beverly/Rockwell/Ridge Roadway Rehab/Reconstruction Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

**CONSENT LEGAL**

B. Weber Drive Reconstruction Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

C. Resolution – 6 N. Hickory Ave. Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

D. IDOT Resolution for Improvement 2023 Street Reconstruction & Utility Improvements on Beverly Lane, Rockwell Street and Ridge Avenue Project Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

E. Resolution – Illinois Attorney General - Organized Retail Crime Grant Program Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

**CONSENT PETITIONS AND COMMUNICATIONS**

A. Permit Fee Waiver – Arlington Heights Memorial Library Approved

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

## XI. APPROVAL OF BIDS

## XII. NEW BUSINESS

A. 116-120 W. Eastman Development – PC #23-002

Planned Unit Development, Land Use Variation for Multi-Family in B-5, Conceptual Restaurant Special Use Permit, Variations

Bernard Citron, Partner, Thompson Coburn LLP, advised that he is representing Joe Taylor, CEO, Compasspoint Development, LLC, and explained how the building has been entirely redesigned from the first time it was presented and how all of the Commissions voted unanimously for its approval. Mr. Citron introduced Katie Lambert who is the Design Director and Partner with OKW Architects to walk everyone through the whole development and design process.

Ms. Lambert explained how she is the design leader of this project and how the proposed project is located at Eastman and Highland and part of the B-5 downtown district. Ms. Lambert presented pictures of what the project initially looked like when it was first proposed and where it is now. The proposed development has gone from a modern, taller building that was closer to St. James to a shorter building, further from St. James, with a full level of parking below grade. Ms. Lambert advised that following the initial Plan Commission meeting, their team regrouped based on the feedback they got from the Plan Commission and had a collaborative meeting with the neighborhood association to discuss some of the changes they were thinking about and devised a new plan. The changes that were made include a reduction in units, which is now at 136, a reduction of one-story in height, a partially submerged parking garage, with one level of parking fully below grade and one level at grade, the setback is now 10 feet, with a 50-foot setback by the time you get to level six, the building is mostly brick now and the ingress to the parking will be on Eastman and egress will only be southbound on Highland. In summary, Ms. Lambert advised they are proposing 136 units, two levels of enclosed parking, five levels of units and amenities, 184 parking spaces and approximately 2,000 square feet of commercial space, primarily restaurant space. The premise of the project is that this will be a multi-family building that's going to have a hospitality-oriented feel. Ms. Lambert advised that there will be a pool deck on the second level, which faces Highland.

Ms. Lambert explained how this building is 76 feet in height, which is well below the 90-foot threshold and sits within all of the setback requirements, and below the density threshold for B-5 as well. The design of the building will be mostly brick with some stucco accents. The parking will be entirely enclosed and mechanically ventilated. The entryway is being designed to bring the vitality of downtown Arlington Heights a little further north. Ms. Lambert discussed the landscape plan and how they are trying to incorporate some more dramatic landscaping than what one would normally see in a commercial design.

Steve Corcoran, Director of Traffic Engineering, Eriksson Engineering, who prepared the traffic and parking study for this project, advised that in terms of traffic, there should be less traffic generated in the morning than what was previously generated by the existing office buildings, but a little more traffic in the afternoon, because of the restaurant. In regards to parking, their proposal actually beats zoning code, therefore they are not asking for any parking variances, and in comparison to other developments in the downtown area, this development will actually produce less of a parking demand, as their proposal includes less bedrooms per unit, which means less people and less cars. Their proposal is providing 1.06 spaces per bedroom and 1.23 spaces per unit, which exceeds zoning code requirements.

Mr. Citron advised there were two other changes that he would like to address, including the removal of the terrace above the garage that was originally proposed, and the program that they have initiated to prevent residents from turning north to St. James when they are exiting the garage. In addition to posting signage at the garage exit, there will be cameras installed and in the lease that all residents sign, they are agreeing to not turning north and if they are caught on camera violating this rule, they will be fined after the second violation.

Mr. Perkins advised that the developer is seeking a plan unit development to allow the 136-unit project that is being proposed and they are seeking a land use variation to not have a brand for commercial throughout the entire building and have the very small restaurant component. Staff has conceptually looked at the potential for a restaurant there but it is not being approved tonight. The two variations they are seeking are for 22 tandem parking spaces, and in one section of the basement garage, they are seeking a variation from the 24-foot-wide drive aisle to go down to 22.1 feet. Mr. Perkins explained how the site of the current proposal currently has two- office buildings that are pretty run down and mostly vacant. Just to the east is the AT&T building, which is not likely to see redevelopment in the near future, and to the west is the bank. To the northeast is the Village owned parking lot and to the northwest is the historic neighborhood known as HANA. This property sits within the B-5 district, which is the downtown zoning district. The HANA neighborhood submitted a petition late this summer to change their zoning district from R-6, which is a transitional district, to R-3, to prevent redevelopment, which was approved by the Village Board in August. Mr. Perkins discussed the Village's downtown comprehensive plan throughout its history and how the zoning districts were created. In addition, he provided some examples of other multi-family developments, near the downtown area, built near single family homes and discussed the buffer areas that are meant to buffer the B-5 district.

Mr. Perkins explained how in May, the developer presented their proposal to the Plan Commission, which originally had 150 units, and prior to that meeting, the developer proposed 155 units, which Staff did not support. They were also requesting a density variation of 10 units, which is permissible. The Plan Commission voted on this proposal and the motion failed, which led the developer to meet with Staff and the neighborhood residents to try and come up with a plan that addressed some of the

concerns. The current proposal has 136 units, with 158 bedrooms, and the developer is requesting two variations. Staff has looked at this project from a B-5 point a view and it is consistent with B-5 zoning and the goals of the comprehensive plan. In addition, Staff has required the developer to put together a parking management plan to address and parking concerns. Mr. Perkins discussed some of the fiscal benefits of the project and explained how after one year, the annual benefit of property taxes and spending is over $4 million, and over a five-year span, it is potentially over $21 million. Mr. Perkins stated that the project will have a positive economic impact on the community. Staff has recommended approval of the project, with a lot of conditions to make sure the development is compatible and consistent with the neighborhood, which Mr. Perkins discussed.

President Hayes thanked everyone who has been involved with this project and their willingness to work together. President Hayes explained how this has been a great example of collaboration and has resulted in a significantly better project than what was originally proposed. He understands there are still concerns, which is what they will discuss tonight.

Trustee LaBedz advised that she is resident of the HANA neighborhood and had a few questions for the developer regarding the outdoor amenities and how these will be monitored/controlled. Mr. Citron explained how there will be a professional management company on staff and it is their job to monitor resident/guest behavior, and if there is any inappropriate behavior, they will take proactive steps to stop it. In addition, Mr. Citron advised that members of this management team will actually live in the building. Trustee LaBedz asked about the height of the building and even though they have sunk a story down, it is only six-feet shorter, which Ms. Lambert explained how the lower floors are taller, which is why it might not be exactly a one story in height difference. Trustee LaBedz stated that she appreciates the setbacks but asked why there aren't additional ones done between the top of the parking garage and the 50-foot setback. Ms. Lambert explained how they did incremental setbacks where they make sense. Trustee LaBedz stated she would have preferred something a little more stout on that side of the building. Mr. Citron advised that at the garage level they still have to fit in all the parking spaces. Trustee LaBedz asked about the mechanical ventilation in the garage and how they will control the sound coming from it, which Ms. Lambert advised that the equipment hasn't yet been located and they can be very intentional on where they locate it to minimize the noise generated by the equipment. In addition, Mr. Citron advised that his team will work with Staff to make sure they get the proper sized equipment and locate the best place to put it. Trustee LaBedz asked what MYLO stands for, which Mr. Taylor explained that it's short for my love and this is what he loves to do. Trustee LaBedz stated that she is concerned with a restaurant opening on this site and is happy that it is not a part of this approval. Mr. Citron advised that once the time comes, they will come forward with a full application in regards to what type of a restaurant they are proposing, including hours of operation and number of employees. He stated that they think it's a nice amenity for the building and it will be located on the far end of

the site and should fit in quite well. Trustee LaBedz advised that she is concerned about the parking for a restaurant.

Trustee Bertucci referenced the current zoning downsizing slide of Mr. Perkins presentation and stated that he is concerned about the two residences that are directly across from this site and would like to know if the developer could further carve out a little more on the northwest corner. In addition, Trustee Bertucci asked about the setback of the bank building, which Mr. Perkins advised that he estimates it to be about 18-20 feet, as well as the setback of the new proposal, which Mr. Perkins advised that the first floor will be setback 10 feet, the second thru fifth floors will be setback 20 feet, and the sixth floor will be set back another 30 feet, which would be 50 feet in total. Trustee Bertucci advised that he doesn't think the Evergreen building that was built near single family homes and used by Mr. Perkins as an example of other multi-family residential developments being built in close proximity to single family homes is a fair comparison to this current project, as the properties across the street are not single-family homes and the area is changing to more multi-family residences. Mr. Perkins stated that he didn't mean to represent this as an example, but more of a reference for how the step down was originally intended from the B-5 as the core and then going down to the buffer zone. Trustee Bertucci stated that he is trying to be sensitive to the historic neighborhood and remaining negotiations that may occur regarding the northwest corner of the property. Trustee Bertucci asked where the loading areas will be located, which Mr. Perkins advised that off of Eastman there is a loading area with two overhead garage doors, as well as double doors going into the lobby area and double doors going into the storage and refuse area. Ms. Lambert advised that there is a 14-foot clearance which will allow moving or delivery trucks to pull back into the loading area.

Trustee Shirley asked why are they building apartments and not condominiums, which Mr. Taylor advised he builds apartments, not condominiums, as it is nearly impossible to finance a condominium development in the suburbs. Trustee Shirley advised that he doesn't think this property needs to be developed right now and asked why the pool deck is not facing south, which Mr. Citron stated that they have it facing west to have the least amount of impact on the neighbors. Trustee Shirley stated that he thinks the pool deck can be a source of noise, which Mr. Citron advised that is why they will have management company proactively monitoring it and will take action if there are problems. Trustee Shirley thinks that facing it south would be more palatable to the neighbors on the north. Mr. Citron advised that Mr. Taylor will own the building and will not want to create issues for the residents living there, because if they're unhappy, they won't re-lease. Trustee Shirley advised that he is unhappy with the east elevation being a solid brick wall and thinks there should be some setback at ground level to help create some more green space.

Trustee Grasse advised that she appreciates the amount of collaboration between the developer and the neighbors and how they are working out some concerns that are better for the neighborhood. In addition, Trustee Grasse advised that she appreciates all of the changes that were made, including the new façade, which she believes fits

better in the historical, traditional part of the neighborhood. Trustee Grasse stated that this area is really the genesis of Arlington Heights and there really needs to be special care to preserve and maintain this special community and the question she has is does this fit. She would like to see more of a setback than 10-feet at ground level and more of a stepped increase in height to better fit in with the community.

Trustee Tinaglia stated that the petitioner and his team have down an outstanding job. The design is beautiful and the work that has been done so far is fantastic. Trustee Tinaglia advised that the presentation by Mr. Perkins with all of the history was outstanding and thanked him for that. Trustee Tinaglia stated that he thinks the key word here is fit and asked if Mr. Perkins could share with everyone the setbacks for Sigwalt 16 and the Chestnut building for Arlington 425, as they are directly across from R-6 and R-3, with single family homes on the other side of the street. Trustee Tinaglia advised that his goal is to help make sure that what ultimately does get approved is compatible and comfortable. He stated that he is unsure if this building fits as designed because of where it is and what is directly across the street. The location of the pool facing west is a missed opportunity and should be facing south, and the setback along Eastman being 10-feet is too small. Trustee Tinaglia advised that the way the project sits right now, he cannot approve it.

President Hayes asked if Mr. Perkins can put up the slide that shows the setback off of St. James and explained how that setback looks sufficient to him and he would not be in favor of additional setback.

Trustee Bertucci advised that the architectural drawing they are looking at does not show the additional homes further to the east that are directly across the street. Ms. Lambert advised that there is a 10-foot setback from the property line, plus a significant right-of-way, and if they were to include a further setback at grade, they would lose parking not only on the first level, but on the basement level as well.

Trustee Dunnington thanked everyone for their efforts and asked if there is any type of a pick-up/drop-off zone in front of the property, for food deliveries, ride shares and other temporary parking needs, which Mr. Perkins advised that Eastman is a very wide street so they should be able to figure out something that is similar to the some of the other buildings in the downtown area that have on-street, short-term pick up/drop-off areas in front, which is definitely preferable versus double parking. Trustee Dunnington asked if there will be a crosswalk for restaurant patrons or guests who park in the Village Bank parking lot, which Mr. Perkins advised that Highland from Eastman north is privately owned so they could install a crosswalk. There was a shared parking agreement between the bank and this property when it was an office building and he is unsure if there is still an agreement, but they can try to re-negotiate something. Trustee Dunnington asked if the entrance to the restaurant is from the lobby of the building, which Ms. Lambert indicated it is. In addition, Trustee Dunnington asked if with the development of 425 and this building there will be an over saturation of rents in the area, which Mr. Perkins advised that is not what they are seeing in market studies that are being submitted.

Trustee Baldino thanked everyone for their contributions to this project and asked if the garage entrance off of Eastman is one way, which Mr. Perkins advised it is. Trustee Baldino asked about the distance from the north façade to St. James Street and if it's a total of 18 feet, which Maureen Mulligan, RDB Engineering, advised that it is about 20 feet from the property line to the back of the curb, plus the additional 10-foot setback. Trustee Baldino advised that he is still struggling with the same question, does this fit, and doesn't know at this point if it does or doesn't.

Mr. Perkins advised that the setback on Sigwalt 16 is 20 feet and the setback on Chestnut is 25 feet and the setback from Highland is 20 feet. For Arlington 425, the Campbell building is setback seven feet and the Chestnut building is setback 12 feet from the new right-of-way line.

Trustee Schwingbeck advised that when looking at this project, he is trying to put himself in the shoes of the residents that live there and is waiting to hear from the residents before making any decisions, as that is what counts the most.

President Hayes advised that the public will now have the opportunity to speak.

Karen Asa, 116 W. Saint James St., stated that she and her neighbors have invested so much into their neighborhood and their homes and really appreciate the Board listening to their concerns, as they are hoping to continue working with the developer to come up some kind of a solution for this project. Overall, their concerns have to do with the height and density and the fact that it doesn't fit with anything in their neighborhood. It's a really big building in a small neighborhood and they're concerned with the long-term impact it will have. Ms. Asa advised that personally, she will be directly impacted by the sun shade the building will cast over her home. She hopes that the Board will require some additional setbacks to lessen the height issues.

Matt Ryan, 617 S. Newbury Pl., advised that he is in favor of the development for three reasons, environmental, fiscal and affordability. Mr. Ryan discussed these reasons in further detail and the benefits a development like this will have on the community. Mr. Ryan stated that he hopes the Board approves it.

Vivian Menzies, 212 W. Fremont St., stated that she thinks the design of this building is lovely and has improved vastly since the beginning, however it does not fit in the neighborhood. Ms. Menzies advised that her neighborhood has consistently been threatened by some sort of development and explained how HANA was created to protect and preserve the character of their neighborhood. Ms. Menzies stated that they are not against all development, as numerous projects have been built, however the difference is that all of these building fit in size and scale. The Eastman project is too big and will change the character of the neighborhood forever and asks the Board to vote no.

Gregg Menzies, 212 W. Fremont St., advised that he has lived in the HANA neighborhood for 47 years and is most concerned about the density and height of the proposed building. He stated that the number of residents in the neighborhood would double if this project is approved and the character of the neighborhood will change.

Pat Eitz advised that she has also lived in the neighborhood for 47 years and opposes the current Eastman plan due to its density, not fitting into the neighborhood and the lack of green space around it. Ms. Eitz stated that she thinks the process the Village uses when exploring future planning is backwards and should focus on what the residents want the village and neighborhoods to look like in the future.

Scott McKiney, 203 W. Fremont St., advised that he echoes the concerns of many of his neighbors regarding size, density and insufficient setbacks of the proposed structure. Mr. McKiney stated that the motto of Arlington Heights is the City of Good Neighbors and the proposal of a 70-foot building across the street from single family homes is not the act of a good neighbor.

Jon Lewis, 406 W. Fremont St., advised that the current version of the proposed building is a big improvement from what was proposed one year ago, although it is not quite complete, as the height and density are not compatible with the neighborhood. He suggested the height be reduced to three-stories or expand the setbacks to fit better in the neighborhood.

Eileen Devine, 201 W. Euclid Ave., discussed the history of her home and how it was restored like so many others in the neighborhood. She stated that she understands why Compasspoint wants to invest in the community, but asks the Board to apply the same careful scrutiny with the Eastman project that was applied years ago with the proposed five-story building on Sigwalt, which was eventually approved for three-story townhomes and a perfect buffer between a residential and business area.

Justin Zeeb, 121 W. Fremont St., advised that the Village of Arlington Heights is great and doesn't need to develop more right now. The Village does not need a 76-foot structure next to single family homes. Mr. Zeeb is concerned with how poorly apartment complexes age and what will this building look like in 25 years.

Elena Coughlin, 121 W. Fremont St., advised that she has lived in Arlington Heights her whole life and her current home is directly impacted by this project. Ms. Coughlin asked those Trustees who have yet to visit the site, to go and consider the magnitude of what is being proposed. She advised that this building will tower over the neighborhood and asked the Board to advocate for her and her neighbors. Ms. Coughlin asked the developer to consider fewer units on the north side and a larger setback.

Sheila Cruz, Arlington Heights resident, advised that she grew up in the HANA neighborhood and wanted to make some comments about the community survey and how it relates to the HANA district. Ms. Cruz stated that the few units in this development that will be considered "affordable" are based on a resident meeting federal poverty guidelines and not the resident who has lived here for many years and is looking to downsize after paying off their home.

Georgine Lebow and Rich Redig, residents of the HANA neighborhood, were present to support the HANA district. Mr. Redig advised that the swimming pool for this development should be indoors, as this is a rental building and noise from the pool

deck will echo through the neighborhood. There also won't be any parking spots available on Evergreen. Mr. Redig stated that he believes Arlington Heights is a family-friendly village and the height and density of this building needs to be lowered.

Art Ellingsen, 610 S. Arlington Hts. Rd., advised that when he first moved into Arlington Heights, he dealt with loud neighbors who lived in a single-family home behind his and feels for the residents of this area, as the noise from the pool deck will be similar, if not worse, than what he used to experience. He urged the Board to not approve the project as currently presented.

Mr. Recklaus advised that the Board is given broad authority to approve these items or not, and despite a few variations being requested by the developer, this project is being proposed within the B-5 mixed-use district code. Mr. Reckalus stated that he thinks it's only fair that if the Board members don't want to see something like this happen, that they owe it to those looking to invest in this property to tell them what they would like to see. In addition, Mr. Recklaus advised that no one is building condos in this current market and there is very much a demand for rental units.

President Hayes stated that this is an opportunity to develop in an area that is in need of redevelopment, as it is currently vacant office space, and the current proposal is a very high-quality apartment complex. President Hayes advised that in the 32 years that he has served on the Board and the many discussions he has been involved in regarding people who are concerned about the adverse impacts on their adjacent neighborhoods and can't remember any situation where these concerns have come to fruition. He appreciates the residents voicing these concerns and they should be mindful of them; however, he doesn't think this development, which is adjacent to their neighborhood, is adversely going to impact the quality of their life and change the essential character of their neighborhood. He advised that he is sympathetic to those who live directly across from the building, but sincerely believes this high-quality development is not going to have an adverse impact. In addition, President Hayes advised that both the Plan Commission and Design Commission voted in favor of this project and he takes the decisions of those Boards seriously.

Trustee LaBedz thanked everyone involved in this project, including the developer who has invested time and money into making these changes, Staff for all of the time they have spent, and the residents for taking the time to provide the Board with their feedback. Trustee LaBedz advised that she has wrestled with this project from the very beginning, as it is literally in her back yard, but doesn't think it fits. She is also concerned with the whole block being B-5, as she doesn't think it's big enough to absorb this kind of density. Trustee LaBedz stated that she is not there with this project and therefore cannot support it.

Trustee Grasse advised that she too has wrestled with this project, as she wants to be supportive of new development, but isn't sure if it fits, as she thinks there needs to be more of a transition, or buffer, for her to fully support it.

Trustee Tinaglia stated that the Sigwalt Sixteen project went through at least a couple of ownerships because it just didn't fit in its original version, and what is there now, is great and fits in with the neighborhood. Trustee Tinaglia advised that this is a massive challenge, and in time, the right proposal will get approved, and he doesn't think that this one is that far away, but as of right now, it doesn't work for him.

Mr. Citron thanked the Board members and residents for their comments, but asked what more would they like the developer to do. Mr. Citron advised that when they originally proposed the project they were asking for density and height variations, but since then they have lowered the height and reduced the number of units to meet code. He stated that this is a $66 million project that was redesigned to meet the majority of the standards that this Board has put into place. Mr. Citron explained how this proposed building is not adjacent to the HANA district, but across the street from it, and the setbacks are further from what was described. In addition, he stated that they bought the property knowing the height and density standards, and explained how they meet these and would like to know what more they can do.

President Hayes advised that he used the term adjacent, and regardless of the legal definition, the property is adjacent, or next to, the HANA district, although it is not in it. President Hayes asked Mr. Recklaus and Mr. Passman for direction in what to do now.

Mr. Recklaus suggested that if the Board believes the project is very close to approval, they can give the applicant some direction, and revisit it in time. Mr. Citron advised that they wholeheartedly agree with this suggestion. Mr. Passman advised that unless it's the will of the majority of the Board that any version of this development is deemed to not meet the Village's standards, it makes sense to then explore if the current plans can be further revised to address some of the concerns that have been raised. Mr. Passman stated that if the Board does choose to vote on this project and it is denied, the developer can come back with a new proposal, but it goes back to the beginning of the process.

Trustee Tinaglia asked if it would be beneficial for this petitioner to ask for a pause instead of a vote, which Mr. Passman advised that he believes Mr. Citron is seeking a continuance of this matter. Trustee Tinaglia asked how the residents would be made aware of future meetings, which Mr. Perkins advised they will post updates on the project page of the website.

Trustee Shirley asked what is a good way to summarize the Board's concerns to move forward, which Mr. Recklaus advised that Staff can come up with some things based upon what they have heard and run that by the Board and work with the developer to come back.

Trustee Grasse advised that she is willing to table or pause the discussion and vote and asked how a motion to do this would go, which Mr. Passman advised that if there are additional items or concerns the motion would be to continue this matter to a future Board date to give the developer and Staff opportunities to work through the

comments and issues raised tonight. At the appropriate time then, bring this back on the agenda and alert everyone who has asked for notice.

Trustee Schwingbeck advised that he respects all of the comments from the residents and the other Board members, but explained how when someone buys a piece of property and meets all of the codes, and they start saying no to projects like this, they are going to have a hard time with people coming to this town. Trustee Schwingbeck stated that he is fine with pausing this discussion and giving the developer an opportunity to think about it, but because they have met all of the requirements, he would have voted in favor of it tonight.

President Hayes stated that he would have been in favor of it as well.

Trustee Dunnington stated that she agrees with Trustee Schwingbeck and likes the affordability and sustainability of this project.

Trustee Bertucci advised that he would not vote for the project as it is, as he doesn't see why the setback can't be further back and something can't be done with the northwest corner. He thinks the height is okay, if something can be done with the setbacks.

Trustee Baldino advised that this is a hard decision for him, as there aren't many variations being asked and a whole list of conditions being given. He stated that he doesn't have a problem with the footprint, but is concerned with the transition, and can't say yes, as he's not quite there yet.

Trustee Nicolle Grasse moved to continue this agenda item to a date uncertain based on conversations with the developer and Village Staff. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

**CONSENT LEGAL**

A. Ordinance Correction – Inclusionary Housing Approved

Mr. Perkins advised that in 2020 the Village Board approved an Inclusionary Housing Ordinance with two provisions regarding the linkage fees, which included only applying the Ordinance to new developments that result in new single-family dwelling units and not applying it to additions. Mr. Perkins stated that somehow when the Ordinance got put on the Board Agenda it got changed and the words "and units" were omitted. Since 2020, the Village has been applying the Ordinance to new single-family homes and teardowns and not additions. It was brought to Staff's attention

that the Ordinance could be read a different way so they are looking to get the Ordinance corrected and continue implementing it as they have been.

Mr. Moens, Arlington Heights resident, stated that he does agree with Staff, that what was recommended to be adopted on July 20, 2020, was not the same version that was approved with the consent agenda on August 3, 2020. The amendment should state "and units" after "dwelling units", as the current proposed amendment is inserting "units and" after "dwelling". Mr. Moens also reminded the Board that the Inclusionary Housing Ordinance is just the starting point and asked the Board to look for more revisions to improve the Housing Ordinance. Mr. Passman advised that he is comfortable that the document in the packet does reflect the intent from 2020 and would have the effect stated by Mr. Perkins to get the Ordinance where it is supposed to be. Mr. Recklaus advised that it reads the same whether you make the change that is written or the change that Mr. Moens suggested.

> Trustee Nicole Grasse moved to approve the amendment. Trustee Tom Schwingbeck Seconded the Motion.
> The Motion: Passed
>
> Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

## XIII. LEGAL

## XIV. REPORT OF THE VILLAGE MANAGER

A. Presentation of New Village Logo

Mr. Recklaus explained how the Village set out a while back to update the Village's Discover Arlington marketing campaign where they market the Village as a place to live, visit and do business, and as part of the effort they set out to consolidate the seven organizational logos that the Village had been using over the years for various purposes. The Village's branding consultant Springboard conducted focus groups with various stake holders to determine what people like about Arlington Heights and what they wanted to stress. They used this feedback to put together concepts for the Village Board to discuss and through that process they learned that the Village Board as a whole preferred the Take It To The Heights marketing campaign concept to replace the old Discover Arlington campaign. The consultant developed a number of possible uses for the catch phrase, as well as imagery. The Board was unable to gain consensus on a logo that worked for both the Take It To The Heights marketing campaign and for use as a general organizational logo. Since that discussion, Staff has been working on the issue and talking with the individual Trustees about their

concerns and determined that the Trustees are not looking for a dramatic change when it comes to the organizational logo and that the logo used by the marketing campaign does not have to be identical but merely complimentary to the organizational logo that is used. Staff developed a more subtle refresh of the existing logo into a single organizational logo and worked with Springboard on a refinement on the new Take It to The Heights campaign, with an updated separate logo for that campaign. Mr. Recklaus unveiled the refreshed updated organizational logo, that has same color palate as the old one and an addition of the incorporated year. The logo is easy to read and prints clearly. In addition, Mr. Recklaus advised that the Village's slogan City of Good Neighbors has been updated to Village of Good Neighbors. Mr. Recklaus explained how the Village organizational logo would be used to represent the village government, including letterhead, vehicle doors, flyers, the website and social media. The marketing and tagline logo would be used on the new Take It To The Heights website, the Take It To The Heights Facebook page, radio advertisements, flyers and banners. The current Village seal that is stamped by the Village Clerk has not changed. Mr. Recklaus advised that the Village will begin using the Take It To The Heights campaign almost immediately for this holiday season's promotions. The Village logo will begin its rollout in March of 2024.

President Hayes advised that he likes both the logo and tagline, as they really represent where the Village is at and where it should be going, and thanked Staff for their efforts.

Trustee LaBedz advised that she likes everything and the fact that you know it's Arlington Heights.

Trustee Bertucci advised that this logo doesn't pop for him and questioned if it will only be used on a short-term basis while Arlington Park is being redeveloped. Mr. Recklaus stated that the idea behind this is that the marketing campaign is going to evolve over time and Take It To The Heights campaign is not meant to be a permanent presence. The Village will use it for a few years, or as the Board desires, to help promote the Village. The organizational logo will be more permanent in terms of the Village's organizational brand. Mr. Recklaus advised that it is difficult to get everyone on the Board to agree, and although it was not unanimous, it was the choice of the majority.

Trustee Grasse advised that she is not a huge fan of the Take It To The Heights tagline, but does like the logo and what it represents.

> Trustee Robin LaBedz moved that the Board of Trustees recommend that Village staff begin using the new Village Logo and implement the Marketing Campaign as presented. Trustee Tom Schwingbeck Seconded the Motion.
> The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Mr. Recklaus stated that he would like to encourage people to go on the Village's website and look at the proposed 2024 budget, as it features a fifth year of a flat property tax levy, so no increase in the Village's portion of property taxes. If anyone has questions or comments about the budget, they can be emailed to budget@vah.com.

## XV. APPOINTMENTS

## XVI. PETITIONS AND COMMUNICATIONS

## XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 10:38. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

**Village Board**
**12/4/2023**

**Item:** Committee of the Whole 11/13/2023

**Department**: Village Clerk

**ATTACHMENTS:**

| **Description** | **Type** |
| --- | --- |
| Committee of the Whole 11/13/2023 | Minutes |

**COMMITTEE-OF-THE-WHOLE**
**MINUTES OF THE MEETING OF THE PRESIDENT**
**AND THE BOARD OF TRUSTEES OF**
**THE VILLAGE OF ARLINGTON HEIGHTS**
**BOARD ROOM**
**MONDAY, NOVEMBER 13, 2023**
**7:00 P.M.**

| | |
|---|---|
| BOARD MEMBERS PRESENT: | Mayor Thomas Hayes, Trustees Baldino, Bertucci, Dunnington, Grasse, LaBedz, Schwingbeck & Shirley |
| STAFF MEMBERS PRESENT: | R. Recklaus, D. Mikula, T. Kuehne, M. Juarez, K. Baumgartner, M. Mattio, K. Livingston, J. McCalister, J. Torres, N. Pecora and Various Department Support Staff |
| OTHERS PRESENT: | Sarah Galla & Mike Driskell, from the Arlington Heights Memorial Library and Steve Daday, David Victor, & Branden Ragan, various Metropolis Theater staff and Board Members |

**SUBJECTS:**

A. Arlington Heights Memorial Library Budget Review
B. Performing Arts at Metropolis Theater Budget Review
C. Village Budget Overview for 2024 – Randy Recklaus/Tom Kuehne
D. Village Budget – Questions from the Village Board
E. Review of Department Budgets

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President Hayes called the meeting to order at 7:00 PM.

**Arlington Heights Memorial Library Budget Review**

Ms. Sarah Galla, Treasurer of the Library began by stating that in May, 2023 the Library Board approved it's 3-year strategic plan focusing on three goals. The first, to strengthen the Library's services outside its walls; second, grow the use of our services and resources; and third, to enhance the library's role in the everyday lives of the Arlington Heights community. These goals were used as guidance to prepare the 2024 budget. Capital projects in 2024 include interior renovations to update restrooms on the 2nd floor and the kid's world, and replacement of the library truck and van. Other expenditures include consulting fees for a new bookmobile, Inclusion, Diversity, Equity, and Accessibility training, ADA-compliant furniture, door closures, signage, and a new engineering assessment.

The Library enjoys intergovernmental partnerships with the Arlington Heights Park District and the Village. These partnerships allow residents increased accessibility to the library, enjoyment of many festivals and events to spread awareness and gain access to programs and services, and a potential development of a parking lot between the Makerspace and the Recreation Park Facilities. The Library continues to seek new partnerships with other governmental agencies and organizations within Arlington Heights to maximize efficiency and increase community impact.

Ms. Galla explained that the Library uses two funds to account for its revenues and expenditures. The General Fund accounts for the Library's operations, while the Capital Projects Fund accounts for a variety of capital improvements. She expressed her gratitude to Friends of the Library and the Arlington Heights Memorial Library Foundation for their generous donations. Ms. Galla was happy to report that the Library proposed a 0% increase in the tax levy.

Trustee LaBedz asked how old the bookmobile was, and how far in advance does it have to be ordered with current procurement issues. Mr. Driskell said the book mobile is about 12 years old and is suffering some mechanical issues. The anticipate they will have to order a year in advance and are currently working with a consulting firm to help design the interior and customize options.

Trustee Bertucci reminded the audience that the Library is its own taxing entity and has a Board to oversee its budget. As a prior Library Board member, Trustee Bertucci recalled the bookmobile appearing on the last engineering assessment in regards to its life expectancy. Mr. Driskell said the engineering assessment is done every 5 years to assess the Library's building, grounds and vehicles. He added that they work with a company who maintains and services the bookmobile when needed and can advise on the life expectancy and reliability of the bookmobile.

Trustee Schwingbeck asked how the new bookmobile will be funded. Mr. Driskell said the bookmobile will be funded through the Capital Reserve Fund and they will seek support from the Arlington Heights Memorial Library Foundation to help support the purchase.

Resident Melissa Cayer asked what the Library's relationship is with Amazon. Mr. Driskell said the Library does not have a formal relationship with Amazon, other than purchasing materials through Amazon.

**Trustee Bertucci moved, seconded by Trustee Schwingbeck, that the Committee-of-the-Whole recommend to the Board of Trustees that the Board acknowledge with thanks the proposed budget for the Arlington Heights Memorial Library. The motion passed unanimously.**

## Performing Arts at Metropolis Theater Budget Review

Mr. Branden Ragan reported that the "Secure Our Future" fundraising campaign is up and running thanks to the support of the Village, large donations from outside supporters, and community and attendee donations. The theater currently has a cash flow of about $800,000 in both the operational and reserve funds combined. He said that while ticket sales are difficult to project, he was confident the theater would be in a stronger position towards the end of the year based on the trajectory of ticket sales for the remaining events of the year and the ongoing "Secure Our Future" campaign. He mentioned that the Addams Family production was at 84% capacity, and current ticket sale trends for Christmas Carol project about 60-70% capacity. The theater will also try new endeavors by offering Music Man in Concert which has already been casted and will include 65 artists on stage. Mr. Ragan mentioned that the theater offers various ticketing options and pricing to make the theater accessible to all.

Mr. David Victor said the theater retained a consulting firm to provide feedback on their development practices. They initiated the "Secure Our Future" campaign and will suggest new ways to engage and connect with donors in 2024. Mr. Victor was happy to report that subscriptions are up 35% compared to last year, and the School of Performing Arts has seen a

positive trajectory in terms of enrollments. He added that 35,000 tickets were sold last year, and those patrons support local restaurants and shops in the downtown area. While the theater is not where they would like to be, he said they are on the right path to being where they need to be.

President Hayes, Trustee LaBedz, and Trustee Bertucci thanked the Metropolis for all they do and their continued dedication to the arts.

Resident Keith Moens said our public schools utilize tax payer dollars to offer a lot of support to students interested in the performing arts. He requested that the Metropolis Board meetings be open for public attendance and allow residents to give input on how to direct some of the programs.

**Village Budget Overview for 2024 – Randy Recklaus/Tom Kuehne**

Mr. Recklaus said the proposed 2024 budget being presented is a culmination of a long planning process both operationally and financially. On the operational side, there was a major focus on the implementation of the new ERP software. It has required the review of every process within the Village and has taken staff away from other projects. The redevelopment of the Arlington Park Racetrack site was another major area of focus in 2023. Reassessment of the property by the Cook County Assessor's Office increased the tax burden by 500% creating some hurdles for the initial redevelopment plan. Village staff continue to work with the Chicago Bears, representatives of the local school districts, and Cook County on possible resolutions. The Village engaged in discussion and will continue to monitor the legislative environment as it relates to the project. It is important that the redevelopment of the site is the right fit for the community and that it has a positive financial impact on the Village. The Village has also seen renewed interest in new projects and the redevelopment of vacant sites throughout the community.

As it pertains to the finances, Metra ridership remains low affecting the Parking Fund. Supply chain issues continue to be problematic in the procurement of fire engines and police vehicles, and the Village has forgone the bidding process for opportunistic shopping to fulfill these needs.

Despite the challenges, Mr. Recklaus said that the Village has maintained a strong financial positions and proposed for the fifth year in a row a 0% increase in the tax levy. He attributed that to an unexpected large surplus which provided tax payers with a $1.6M tax abatement. In addition, the Village eliminated the sale and use of vehicle stickers and dog tags.

In 2024 the Village will focus on maintaining its robust Capital Improvement plan and core services, optimize the ERP software, focus on staff recovery and reassessment, continue to work with all stakeholders on the redevelopment of the Arlington Park Racetrack site, begin a 3-year plan to increase ambulance services due to elevated EMS demands, and work towards seeing the realization of some long-sought after redevelopment projects. Mr. Recklaus added that the Village will continue to invest in the watermain replacement program, street rehabilitation program, stormwater control program, and the final implementation of the ERP software.

Mr. Kuehne elaborated on the property tax levy. He said the Village has been able to propose a 0% increase because of its good financial planning, established long-range bond debt schedule, contribution into its pensions, and the significant increase in sales and income taxes. In addition, this year the Village had a $1.6M tax abatement. The 2022 tax bill payable in 2023, showed the Village accounting for 11% of the tax bill. He added that technically the 2023 levy is higher than the actual extended 2022 levy, due to the one-time $1.6 million tax abatement.

Mr. Kuehne noted a few changes in the 2024 budget book. Last year Trustee Dunnington inquired about the 25% minimum fund balance and asked what the official maximum was. Mr. Kuehne said the Village has been using 40% on an informal basis. Going forward, the maximum General Fund reserve amount will be reflected in the budget book with a disclosure that reads that the Board can transfer any unassigned General Fund balance exceeding 40% to other funds depending on need. In addition, staff reallocated some larger expenditures from "Other Services" line items to new or existing accounts throughout the individual fund budgets.

In regards to revenues, Mr. Kuehne said there was a large decrease in intergovernmental funds due to not being approved for a $1.9M state grant to help fund the lead service line replacement program, which was previously budgeted. There was also a decrease in the Licenses & Permits revenue due to the elimination of vehicle stickers and dog tags. In regards to transfers-in, the large increase pertains to the upcoming bond issue which will be distributed into the Water & Sewer fund to fund the watermain replacement project, Lead Service Line Replacement which currently does not have a fund source, and the Municipal Parking Fund for capital improvements over the next few years. On the expenditure side, there is a planned distribution of surplus TIF Funds from the Arlington Heights Road & Rand Road TIF. Capital items expenditures decrease in 2024 due to a large encumbrance rollover in 2023 pertaining to supply chain issues. The transfers-out reflect the distribution of the bond issue money to other funds. As it related to General Fund expenditures, Mr. Kuehne noted the significant decrease in "Other Charges." He explained that there was a decrease in the personal property replacement tax the Village received from the state. He also noted that Police and Fire account for 65% of the General Fund expenditures.

In regards to personnel changes, Mr. Recklaus proposed an increase to Village staffing by 1.25 full-time equivalents. This increase would include converting a part-time HR Generalist to full-time, adding a temporary part-time Records Clerk in the Police Department, a new part-time Administrative Assistant in the Building Department, and a new full-time Engineering Inspector in Public Works. In 2023, the Legal Department was eliminated. He mentioned that in 2024, 26% of employees are eligible for retirement and 29% in 2025. In 2023 the Village filled 38 full-time positions.

Mr. Kuehne went on to discuss the different tax revenues. Sales tax increased significantly since the pandemic, however he predicted that any future increases will not be as large as in the prior couple of years. Local Use Tax, which is an internet tax paid to the State and allocated to the Village has remained high. Income tax saw a large increase after the pandemic but has started to level off as has the telecommunications tax.

Mr. Recklaus provided an overview of the Capital Funds. The Water & Sewer Fund will continue its annual investment in the water main replacement program, replace commercial and residential water meters, rehabilitate sewer infrastructure along S. Arlington Heights Road, upgrade and/or replace emergency generators, and invest in the risk and resiliency plan.

In regards to the lead service line replacement project, Mr. Recklaus said the Village is required to remove and replace the public portion of every lead water service line by 2044. The Village's goal is to replace about 100 lead service lines per year. He proposed a $1.8M investment into the to the lead service line replacement fund in 2024.

The Capital Projects Fund will continue to provide funding for ongoing street rehabilitation programs, roof replacement at Public Works, and the combined paver brick maintenance and downtown ADA compliance project. Staff will continue to work on the $18M planned bond issue.

Revenues into the Municipal Parking Fund continue to be a challenge. In 2024 it is projected that revenues are 70% of pre-pandemic levels. In an effort to support the fund for ongoing maintenance expenditures, it received surplus money from the General Fund in 2022, and in 2024 it will receive a $2M contribution from the Capital Projects Fund, and the internal service charge will be eliminated.

Mr. Recklaus concluded by highlighting a few notable budget changes in 2024, including the complete implementation and optimization of the new ERP software, the start of a 3-year process to provide more EMS services, the addition of 1.25 full-time equivalent employees, continued work on all major redevelopment projects, and the 0% proposed increase in the property tax levy.

Trustee Schwingbeck asked Mr. Kuehne to explain why some residents may experience an increase in their property tax bill regardless of the 0% increase in the property tax levy proposed by the Village and Library. Mr. Kuehne said the Village accounts for 11-12% of the total property tax bill. The remainder is allocated to schools, the county and other taxing bodies with schools receiving the largest portion of property taxes. Other factors that can increase a resident's property tax bill include an addition to their home, property sales in their area which affect property values, and lower commercial property taxes leave homeowners with a larger burden.

Trustee Bertucci asked if the upcoming bond issue can be refinanced as current interest rates are high. Mr. Kuehne said that the bond issue can be refinanced if interest rates decrease. Trustee Bertucci mentioned that the Metra schedule changed during the pandemic and may revert back in 2024. He asked if the Municipal Parking Fund could experience higher revenues once the schedule begins to offer more express trains. Mr. Recklaus anticipated a positive impact to the Parking Fund if the Metra schedule changes to better serve the community's needs. President Hayes said the train schedule will not change much and added that Arlington Heights lost some express train services into the city due to re-zoning. Trustee LaBedz mentioned that the monthly commuter pass is decreasing from $195 to $110 making commuting more attractive and hopefully resulting in increased ridership and commuter lot usage.

Trustee Shirley asked for clarification on how the school tax-cap works. His understanding is that school's tax the highest amount allowed, regardless of their needs to build up their reserves. Mr. Kuehne said his understanding was correct and they do so to offset years when inflation is higher than the amount they are allowed to tax.

**Review of Department Budgets – Department Representatives**

**Board of Trustees**

Ms. Mikula said 2023 was a year of many accomplishments despite some staff turnover. The July goal setting session resulted in nine strategic priorities. The top three goals are the redevelopment of the Arlington Racetrack site, continued effort to maintain good financial stewardship of Village resources, and pursue environmentally sustainable programs and business practices within the Village including alternative transportation options such as pedestrian and bicycle access. In terms of the budget, there is a 3.6% decrease due to not utilizing the dedicated budgeted funds.

**Integrated Services**

Ms. Mikula said that in 2024 Integrated Services will focus their efforts on the Arlington Racetrack redevelopment project, integration and optimization of the ERP software, research vendors and implement a new agenda management software, and review of community events management. She went on to say that staff is exploring the idea of expanding community events due to their popularity and suggested restructuring the Sounds of Summer concert series. Staff will return to the Board with a proposal to continue to offer 12 concerts, however only offer them on Thursday nights versus the current schedule of Thursday and Friday nights. This would extend the concert series into August. She mentioned that the change would increase the budget by $3,000 over two years as there would be additional stage delivery, setup, and takedown fees. Staff will also conduct an audit of Village parking lots and garages for best use in a post-pandemic commuter environment and improve the paid parking system.

As it relates to the budget, Ms. Mikula said the 2024 budget is status quo. She mentioned the Legal Division has been decommissioned and the budget was divided amongst other departments.

President Hayes suggested that Village staff consult with the Economic Alliance in regards to the Sounds of Summer Concert Series.

Trustee Bertucci asked about the contractual services in the budget and if they would decrease after the implementation of the ERP software. Mr. Recklaus clarified that the line item pertains to expenditures for the Village Attorney.

Trustee Schwingbeck mentioned that typically the downtown area is very vibrant Thursday to Saturday and recalled the proposal of offering the concerts on Wednesday's and Thursday's to draw people into the downtown on less busy days. Mr. Recklaus said that would be a good discussion point for when Village staff present it to the Board.

Trustee Shirley asked for explanation on in-house communication teams. Ms. Mikula said there has to be better communication and collaboration amongst all Village departments. We are looking to identify a lead from each department and have them serve on a communication internal team. We are looking to create more specific content that the department can showcase to the community. One of the things the Board talked about at the goal-setting session is how do we communicate what we are doing better.

**IT**

Ms. Mikula highlighted that the IT Division has been very busy with the implementation of the ERP software. They will be conducting the final implementation phase across all departments, migrate data from the Legacy ERP into the new cloud-based system, and will continue to provide support as staff begins to utilize the software. In 2022, the IT helpdesk received 3,246 requests. Upcoming projects include the evaluation and implementation of a new IT security system, enhance the usage of Office 365, and collaborate with other departments on specific IT projects.

The budget is status quo with a small decrease from the prior year primarily due to the ERP drawdown and going live in the first quarter.

Trustee Shirley asked if the camera enhancements in the downtown area is part of the initiative to develop new and creative ways to enhance public safety. Ms. Mikula said it was a bit different and the Police Department would be elaborating on the project.

**Human Resources**

Ms. Livingston said that in 2024, the HR Department will focus on the well-being of Village employees by prioritizing their safety through specialized training and the launch of a risk reduction program. In addition, results obtained from a Village-wide employee survey will reassess current services and programs in an effort to better serve employees. There will be a continued effort to enhance recruitment outreach, explore training topics for employee career development and professional growth, and increase employee events to boost engagement within the organization.

In regards to the budget, Ms. Livingston proposed an increase of a .5 full-time equivalent to her staff to convert the part-time HR Generalist position to a full-time role. The cost of medical and dental insurance increased by 9.7% in 2024. In an effort to offset a portion of the increase, the Village discontinued the HMO IL Plan and replaced it with Blue Advantage HMO effective January 1, 2024. This change is estimated to save the Village $266,000. Lastly, the HR budget will absorb legal costs that pertain to personnel legal issues.

President Hayes asked why the number of employees contributing to Mission Square is calculated as a performance measure. Ms. Livingston said that Mission Square is a voluntary option for employees and the Benefits Coordinator uses the open enrollment period to better explain the benefit and encourage employees to participate.

Trustee Shirley asked if the Village required mandatory yearly DEI training and expressed his disagreement with some of the training material as it is controversial and not accurate. Ms. Livingston said that a recording of a prior training session is viewed by all new-hires and current employees on an annual basis. She added that they are researching additional training events to provide for employees.

Trustee LaBedz asked if the purpose of converting the part-time HR Generalist position to full-time was to eliminate the intern position, and inquired about the higher number of days lost due to Worker's Compensation injuries. Ms. Livingston said that was in part the reason, however it was also due to the upcoming retirement of the full-time Administrative Assistant. She attributed the higher number of days lost due to a Worker's Compensation injury to two Public Works employees who suffered more severe injuries. Trustee LaBedz also asked about how the Village is charged for Worker's Compensation claims. Mr. Kuehne said the Village is a member of IRMA and premiums are calculated based on annual revenues. However, he added that the Village is self-insured for the first $100,000 in expenses.

Trustee Bertucci inquired about the "Other Charges" line item in the budget as it represented over 50% of the budget and increase by 16% from the prior year. He asked if these items can be more detailed in the future. Mr. Baumgartner said it pertained to insurance claims which are classified in the ERP software as other type charges. Most of the charge is for medical insurance and worker's compensation.

Trustee Grasse asked if the Village offered employees an EAP program and expressed her support for continued DEI training. Ms. Livingston said EAP was available to all employees and often offer seminars and webinars.

Trustee Dunnington thanked Ms. Livingston for providing DEI training to all staff as it was one of the Board's strategic priorities for 2024-2025.

**Health & Human Services**

Mr. McCalister stated that the 2024 Health & Human Services budget is a standard maintenance budget with a 1.7% overall increase in expenditures. He requested an expanded budget in Senior Services for the Senior Center's strategic planning project. In regards to the Solid Waste Fund, he said there was a $500,000 assessment charge for roof repairs at the SWANCC transfer stations. He mentioned that new accounts were added to reflect expenditures previously classified as "Other Services," and there was an internal transfer of the Taxi Services Subsidy program from Health Services to Senior Services.

Mr. McCalister went on to say that the overall numbers for programs and services have increased post pandemic. In 2024, the department will evaluate a new 501(c)(3) or foundation to replace Arlington Cares and explore the opportunity of expanding the Senior Center café.

President Hayes highlighted the reported number of residents who sought mental health services, and asked what specific mental health services the Village offers. Mr. McCalister said

the Village can pair resident with counseling subsidy programs and Nicole Espinoza who is a licensed clinical social worker can provide an individual with short-term mental health discussion.

Trustee Shirley applauded the initiation and implementation of the Matter of Balance Program and asked for explanation of the mother/baby fourth trimester support group. Mr. McCalister said Michelle Finn, Community Health Nurse provided similar services at her previous employer and suggested the Village begin the program. The program consists of monthly classes offered at the senior center to cover an array of topics related to those first few months as a new mother. The program in collaboration with the Police Department provided a car seat installation event and a future class will focus on music for baby.

Trustee Schwingbeck inquired about the increase in day care and swimming pool and spa inspections. Mr. McCalister said the increase in inspections was related to the pandemic as daycares and pools were closed and they have since started to reopen. The pool and spa inspections include those in condominiums, apartment complexes, hotels, and the Park District.

Trustee Dunnington asked if the contribution provided by Arlington Cares went entirely into the Emergency Assistance Fund or was it distributed amongst other projects, and what other sources contribute towards the Emergency Assistance Fund. Mr. McCalister said that contributions received from Arlington Cares always went into the Emergency Assistance Fund. The fund is also supported by Village contributions and donations.

Trustee Grasse asked what types of requests and assistance is provided by the Emergency Assistance Fund. Mr. McCalister said the number one request is for rent assistance and utilities.

**Finance**

Ms. Juarez presented on the Finance Department's 2024 key projects. First, the planned $18M capital bond sale would replace retiring debt and fund the sidewalk and street rehabilitation projects, watermain replacement program, lead service line replacement program, and a transfer into the Municipal Parking Fund. There will also be a 5-year water and sewer rate study which will likely result in increased water rates. The increase would provide funding for scheduled watermain replacements, water tank repainting, and meter replacements. Further, staff will review the credit card policy as it pertains to fee absorption and conduct a survey of comparable municipalities in the surrounding area. Finally, there will be a continued effort to broaden the reach for potential DEI vendors.

In regards to the budget, Ms. Juarez highlighted new accounts were created to recategorize expenditures grouped into "Other Services." She mentioned that while there will be a $1.4M decrease in revenue due to the elimination of vehicle stickers, there will also be a decrease in expenses related to managing the program. The Finance portion of the Water & Sewer Fund budget will increase by 4.8% to reflect bank service charges and postage for water bill mailings.

Mr. Kuehne highlighted the Arts & Entertainment Fund. He said this fund is more complex as it funds future roof and elevator repairs at the Metropolis. In regards to Arlington Alfresco, he said the revenues received from the Alfresco Food & Beverage Tax were almost equivalent with the

expenditures to host the event. The Village also reinstituted the reserve for restricted contribution to Metropolis in the amount of $50,000 per year.

Trustee Grasse thanked Ms. Juarez for taking the initiative of reviewing the credit card policy as the Village absorbs over $224,000 per year in fees. Mr. Kuehne said staff looked into it last year and at the time not many communities were passing on the service fee to users. However, the trend in restaurants and other commercial enterprises appears to be shifting to pass the fees onto consumers.

**Building & Life Safety**

Mr. Torres proposed a 2.5% increase to the Building & Life Safety budget to accommodate a part-time staff member to replace the intern position. In 2024, the department will focus on optimization of their ERP module, EnerGov which allow public to view their permitting process and request inspections online rather than calling to schedule one. Mr. Torres mentioned he is exploring the possibility of initiating a rental housing inspection program and will report to the Board at a later time.

**Police**

Deputy Chief Czernecki began by highlighting a few decreases in expenditures. He mentioned that the Police Department's contribution to the Northwest Central Dispatch decreased about 9% from $625,000 to $570,000 as a result of a budget surplus and the addition of the Village of Barrington. Petroleum products for Police fleet also decreased by 28%. The recategorization of expenditures listed under "Other Services" resulted in the creation of new accounts. As it pertains to grant funding, Deputy Chief Czernecki predicted a decrease in salary for the Victim Services Coordinator position related to employee turnover and longevity changes. In contrast, The Police Department absorbed the Legal Department's fiscal obligation for Village Prosecutor Services, will experience an increase in contractual dues associated with the Northeaster IL Crime Lab, and will have to accommodate a new unfunded mandate which will require agencies to provide annual mental health screening for sworn officer by 3rd party providers. He predicted an increase in annual costs related to technology and software licenses.

In 2024, staff will focus on researching grant opportunities and the fiscal management of grant awards and expenditures, reevaluate law enforcement staffing at special events, and review parking and local ordinance violation fees and fines. There was a minor personnel change with the addition of .5 full-time equivalent, by converting a part-time Records Clerk to full-time. In addition, the grant funding a full-time Crisis Counselor is set to expire in August, 2024. Deputy Chief Czernecki said recruitment continued to be a significant concern and provided that in 2014 the department had a total 589 applicants for the entry level test compared to 2023 which only had 30 applicants that passed the written exam.

President Hayes thanked Deputy Chief Czernecki for clarifying that ordinance violation and parking fees and fines are not revenue producers, rather they are used to deter people from recommitting offense. He went on to say that he recently attended a Counsel of Mayors meeting and several Mayor's from other communities expressed concerns over the increase in traffic

driving through their town and the carelessness of their driving. He asked how the Village can resolve the problem. Deputy Chief Czernecki said it's a combination of education by posting speed limits and other appropriate signage, and enforcement by the Police Department.

Trustee Bertucci mentioned he has seen an increase number of drivers driving on a suspended or revoked license through reports provided to the Board. He inquired why so many fail to appear in court and the reason behind it. Chief Pecora said the accountability has changed over the years. Failure to appear in court has resulted in increased suspended drivers licenses and failure to appear warrants are non-existent as new law states there has to be a detention of eligible offense.

Trustee Schwingbeck asked if the Police Department has done research on speeding cameras, and mentioned the warning sign of a camera placement deters him from speeding in an effort to avoid a citation. Chief Pecora said he looked into it in 2004 when red-light camera became prevalent, however at the time the Board and the Village were not a proponent for them. He went on to say that there is no concrete evidence that red-light cameras prevent accidents and believed that deploying Officers to the streets is more effective. The department can look into it again.

Trustee Dunnington asked if the Crisis Counselor will remain on staff despite not receiving grant funding. Deputy Chief Czernecki said they will reassess the program. Officers have reported that having the Crisis Counselor on staff has been beneficial in deescalating situations and providing services to the community.

Trustee Shirley recalled a discussion had about a grant program funding the installation of license plate readers at the entrance off of I-90 and Arlington Heights Road and asked if they had been installed. Chief Pecora said there are a number of license plate readers strategically placed in gateways throughout the community. However, the Village is waiting for IDOT to grant FLOCK Security with permission to install the ones overlooking IDOT roadways. When they are installed, they will be synced with the real-time information center.

In regards to the unfunded mental health screening mandate for sworn officers, Trustee LaBedz asked if there have been difficulties in finding counselors. Deputy Chief Czernecki said they haven't had difficulties in finding counselors, however they are screening vendors to determine who is the best fit and has an understanding of the unique aspects of law enforcement.

**Other Business**

Resident Michelle Schoot mentioned she emailed the Board with a list of concerns over the HUD-funded Full Circle Community project. She requested that when the project is presented to the Board, they take into consideration the families residing in the nearby single-family homes. Many residents have expressed safety concerns that should be heard.

Resident Celina Micko expressed concern over safety and property values as it relates to the Full Circle Community project and asked where to find updated information about the project.

President Hayes acknowledge receipt of her email and thanked her for her thought and concerns. He said resident input is heard and factored into any decisions.

Mr. Recklaus said meetings are always posted on the Village website and information is also shared via social media platforms. After meetings, the minutes can also be viewed for detailed information. The Planning Department also has the ability to set up an email blast for updates on high-interest projects.

**TRUSTEE BALDINO MOVED, SECONDED BY TRUSTEE LABEDZ TO ADJOURN THE MEETING AT 10:03 P.M.**

**Village Board**
**12/4/2023**

**Item:** Committee of the Whole Minutes 11/20/2023

**Department**: Village Manager's Office

Committee of the Whole Minutes 11/20/2023

**ATTACHMENTS:**

| **Description** | **Type** |
| --- | --- |
| Committee of the WHole Minutes 11/20/2023 | Minutes |

# MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
# November 20, 2023

President Hayes called the meeting to order at 7:03 PM.

| | |
|---|---|
| BOARD MEMBERS PRESENT: | President Hayes; Trustees Baldino, Dunnington, Grasse, LaBedz, Shirley, Schwingbeck, and Tinaglia |
| BOARD MEMBERS ABSENT: | Trustee Bertucci |
| STAFF MEMBERS PRESENT: | Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula |
| OTHERS PRESENT: | Esmael Ghaziani, Dean Badruddin, Jon Ridler, Marc Poulos, Mary Sprow, George Christopoulos, Chris Nichols and Christopher Bonk |

**A. Consideration of recommending to the Liquor Commissioner the issuance of a Class E liquor license to Daze Restaurant Group Corp. dba Gumrai Thai located at 170 N. Arlington Heights Road.**

The Mayor swore in Esmael Ghaziani and Dean Badruddin, owners of Gumrai Thai.

Ms. Mikula gave the staff report. She stated Mr. Ghaziani and Mr. Badruddin had been before the Village Board about a year and a half ago when then were seeking a liquor license for Rokbanki Steakhouse on Dundee Road in Arlington Heights. A compliance check was recently conducted on Rokbanki and they passed. Mr. Ghaziani and Mr. Badruddin are continuing to invest in the community by now purchasing Gumrai Thai.

Police completed a background check on Esmael Ghaziani, Dean Badruddin and manager, Aruinbold Batbold. No issues were noted. A walk through was conducted on November 15 and it was observed that the number of seats did not match the floor plan that had been submitted. The seating numbers were adjusted on the floor plan to mirror what was observed at the walk through.

Upon a satisfactory interview tonight, Ms. Mikula stated, it would be appropriate to issue a Class E liquor license to Daze Restaurant Group Corp. dba Gumrai Thai located at 170 N. Arlington Heights Road.

Mayor Hayes asked if any changes were planned for the restaurant. Updated technology is the only change that is being planned. Most of the staff from the previous owners are also going to continue to work at the restaurant. Any new employees will be going through the Bassett training. The same policy for checking ids will be used at Gumrai Thai. Mr. Ghaziani and Mr. Baddruddin stated they have been diligent about having staff check ids as they knew the Rokbanki location had violations with the previous owner.

Trustees thanked Mr. Ghaziani and Mr. Badruddin for continuing with Gumrai Thai and investing in Arlington Heights.

**Trustee LaBedz moved, seconded by Trustee Grasse to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class E liquor license to Daze Restaurant Group Corp. dba Gumrai Thai located at 170 N. Arlington Heights Road.**

**The following voice vote was recorded:**

**8 Ayes** **0 Nays**

**The motion passed.**

**B. Chamber of Commerce Harmony Fest featuring The Taste of Arlington Heights Report**

Village Manager Randy Recklaus stated that Harmony Fest featuring The Taste of Arlington Heights was again considered a success. Village Manager Recklaus pointed out that much hard work goes into this event both by the Chamber and Village staff. Mr. Recklaus stated that the contract that the Chamber has signed with the Village calls for a report to be given to the Board.

Chamber of Commerce Executive Director, Jon Ridler gave the report for the Chamber. He showcased the children's area, the sponsors and businesses involved. Mr. Ridler stated that the food vendors had a great turn out with several of the booths running out of food.

Executive Director Ridler gave an overview of how the event has grown and changed through the years and how adjustments have been made. Mr. Ridler stated that since fewer business booths have been occupied recently due to the economic changes of not having staff to man the booths, going forward the Chamber plans to pursue the idea of opening the event to different cultural groups and organizations to expand the mission and make the event more reflective of the community.

The Mayor thanked the Chamber for the partnership of this event. Trustees thanked the Chamber for the excellent event and stated that it was well attended.

**C. Other Business -** none

**D. Public Comments -** none

**E. ADJOURNMENT –** Trustee LaBedz moved, seconded by Trustee Baldino to adjourn. The meeting adjourned at 7:25 pm.

**Village Board**
**12/4/2023**

**Item:** Village Board 11/20/2023

**Department**: Village Clerk

**ATTACHMENTS:**

| **Description** | **Type** |
| --- | --- |
| Village Board 11/20/2023 | Minutes |

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 20, 2023
7:30 PM

## I. CALL TO ORDER

## II. PLEDGE OF ALLEGIANCE

## III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: LaBedz, Shirley, Grasse, Tinaglia, Dunnington, Baldino, and Schwingbeck. Trustee Bertucci was absent.

Also Present were: Randy Recklaus, Hart Passman, Charles Perkins, Diana Mikula, and Becky Hume.

## IV. APPROVAL OF MINUTES

A. Committee of the Whole Minutes 11/06/2023 Approved

Trustee Nicolle Grasse moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley

Abstain: Tinaglia
Absent: Bertucci

## V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 11/15/2023 Approved

Trustee Richard Baldino moved to approve in the amount of $8,170,193.49. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Bertucci

## VI. RECOGNITIONS AND PRESENTATIONS

## VII. PUBLIC HEARINGS

## VIII. CITIZENS TO BE HEARD

Melissa Cayer reminded residents that the second installment of the property tax bill is due next week. She asked what the status of the former racetrack site. Mr. Recklaus said that the demolition is still occurring. Ms. Cayer asked if the Village Manager should make more than the Federal Reserve Chairman.

Jay Schoot, a resident of Surrey Ridge, addressed the proposed Full Circle development at South Arlington Heights Road. Some of the neighbors have visited Full Circle's existing facilities and said the are not very heartening. Putting the development on South Arlington Heights Road doesn't really fit. It would change the look of the area. They are proposing a giant building with 25 units. If it goes to pass, there will be more crime in the area. Drug dealers will live there because the ADA definition of disabilities is so vague. The neighbors don't want crime to increase. President Hayes said the item will come before the Board on a future Agenda. There is an email list whereby residents can receive the dates when the item will be on an agenda. The Village's website will also be updated under the Planning Department page under upcoming projects.

Selena Micko asked to be on the email list on for the project. There are issues with the project and she is concerned.

Ms. Louie, who lives across the street from the project, said she against it.

Michella Schoot said there was some confusion regarding email messages. Mr. Recklaus said individual commissioners or board members can be emailed, or if a resident wishes, an email can be forwarded by staff can to an entire Board or Commission. Ms. Schoot asked if there was a 300-word limit, which she heard was applied to incoming emails. Mr. Recklaus said that restriction might only apply if a letter was to be read into the record. He will clarify this issue and report back to Ms. Schoot. Regular communications do not have any restrictions if they are not being read into the record.

President Hayes noted a word limit is not meant to limit free speech, it's a procedural issue.

## IX. OLD BUSINESS

| | | |
|---|---|---|
| A. | Report of the Committee of the Whole Meeting of November 20, 2023<br><br>Consideration of recommending to the Liquor Commissioner the issuance of a Class E liquor license to Daze Restaurant Group Corp dba Gumrai Thai located at 170 N. Arlington Heights Road. | Approved |

Trustee Robin LaBedz moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Bertucci

## X. CONSENT AGENDA

### CONSENT APPROVAL OF BIDS

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Bertucci

| | | |
|---|---|---|
| A. | Water Station #17 Tank - Demolition Project - Award | Approved |
| B. | Water Station #17 Tank - Painting & Pipe Modifications Project - Award | Approved |
| C. | Sodium Chloride (Road Salt) Purchase 2023-2024 - State Contract | Approved |
| D. | Budget Amendment Ordinance Approval and Demolition of Structures - Contract Award | Approved |

Trustee Jim Tinaglia moved to approve 2023-76. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Bertucci

## CONSENT REPORT OF THE VILLAGE MANAGER

## XI. APPROVAL OF BIDS

## XII. NEW BUSINESS

A. Golf VX - 622, 626 & 644 E. Rand Rd. - PC#23-013 Approved
Special Use Permit for Amusement Facility, Large and Restaurant, Variation

Gina Choi presented the Golf VX project, a golf simulator facility. They will offer food along with cutting edge technology to provide a simulated golf course entertainment experience. The bar is tended by Makr Shakr which offers a selection of juices for mixing via a robotic arm.

Mr. Perkins said the project seeks a Special Use permit for a large amusement facility in a B-1 zoning site, it is in the Southpoint PUD. There are no issues with the parking. The parking lot in front of the space is in disrepair, as there are multiple owners of the shopping center, staff is reaching out to have that addressed. The issue of bike racks was raised and staff recommends there be room for two bikes to be parked. There are not bike paths in the area, but employees may need those spaces.

President Hayes said the business is unique and a great opportunity for our community. Ms. Choi said this will be their first location. They are planning to make spaces throughout the world. Their simulators are installed in other businesses.

Trustee Grasse asked how the simulators work. Ms. Choi said there is a place where the ball drops down into a hold. There are radars that track the ball and rotation after it is hit. It will be open to all ages.

Trustee LaBedz asked if there will there be leagues. Ms. Choi said yes, they will also host camps for kids in summer and offer lessons. There is one bay that is ADA accessible. It will be the first facility to have that accommodation. The Makr Shaker makes nonalcoholic drinks as well. There will be a person ID-ing people for alcoholic beverages.

Trustee Shirley clarified that the staff proposal suggested one small bike rack that allows 2 spaces, not two bike racks.

Trustee Nicolle Grasse moved to approve the staff recommendation which

includes 2 bicycle parking spaces. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Bertucci

## XIII. LEGAL

A. Resolution Approving an Memorandum of Understanding with Urban Street Group, LLC — Approved

Mr. Perkins explained the history of the property which is in TIF IV. Urban Street is proposing to redevelop International Plaza and some of the lots on Arlington Heights Road. The TIF was established in 2002 and extended in 2014 for 12 additional years. The Village has acquired 5 properties to help assemble the property. There were multiple impediments to development including the recession, multiple property owners, difficulty getting the shopping center under contract and difficulty acquiring land. The Village has tried to negotiate with 6 other development companies over the years without success. In 2022 Urban Street came forward.

Since the Early Review, Village staff, Village attorneys, and financial consultants have been negotiating with Urban Street, a non-binding Memorandum of Understanding (MOU) that will set the stage for negotiating the final Redevelopment Agreement (RDA). After approval of the MOU, Urban Street will engage with their consultants to proceed forward with the necessary plans and documents to commence the zoning and entitlement process. During the same time the RDA will be negotiated and the final terms, conditions and timelines will be refined. The MOU consists of the following key components:

1. Designates Urban Street as the exclusive developer for a period of 180 days, which may be extended by written consent of the Village Manager and Urban Street.

2. Provides for a financial gap TIF assistance incentive for Urban Street's development, which has a total project cost of approximately $100M, setting forth a maximum internal rate of return.

3. Provides up to $3.3M cash payment to Urban Street from the existing TIF fund balance.

4. Sets forth provisions for a revenue bond, currently estimated to generate $5.3M, to be paid off by TIF increment from portions of the existing TIF and new TIF revenue generated from the development.

5. Outlines requirements of a one-time pay-as-you-go junior note or development note, currently estimated at approximately $2.79M, to be paid off by TIF increment from portions of the existing TIF and new

TIF revenue generated from the development.

6. Generally, outlines the flow of funds with the TIF incentive to be placed in escrow with the developer's first draw down on its private equity of approximately $31.5M, second draw down on the TIF incentive, so long as the construction lender has confirmed the construction loan is in balance and ready for distribution, and third drawing down on the construction loan of approximately $60.1M.

7. To incentivize Urban Street and develop the TIF district the Village owned property will be transferred to Urban Street under certain conditions. If Urban Street fails to commence construction on the project when required, the purchase and sale agreement will grant the Village right to reconveyance (take back) the Village parcels. The Village cost of acquisition and assemblage of the properties was $3,570,000 and the current estimate of value is around approximately $2,350,000.

8. With respect to the senior affordable housing component, Urban Street is currently negotiating with an affordable developer. If that developer does not proceed, Urban Street will use good faith efforts to secure another affordable developer for the development. If Urban Street commences construction of the broader project, but has not conveyed the property to the affordable senior developer and they are unable to proceed with that component then the purchase and sale agreement will grant the Village the right to reconveyance (take back) of the affordable housing site. However, under such a scenario Urban Street would still have to expend funds to put the parcel in a pad ready condition for the Village to find its own affordable housing developer. Pad ready means that the site would be graded and general site infrastructure installed so that the affordable site is ready for construction. TIF increment from the affordable senior component would be retained by the Village to facilitate an affordable housing developer. Urban Street has agreed that residents of the affordable senior component will have access to exterior amenities of the market rate component with some limitations and restrictions and subject to lender approvals.

9. The revenue bond and junior lean developer note will be paid only from pledges of incremental property taxes generated by the existing TIF district during the remaining term, along with 33% of the 1% Village local sales tax generated by the project, also during the term of the existing TIF district. With respect to pledging the 33% of the 1% local sales tax, the Village has intergovernmental agreements with the taxing districts, agreeing to pledging such sales taxes in any future RDA's.

The total net proceeds of the TIF incentives that could be received by the developer are currently estimated to be $13.75 million (including land estimate) towards the proposed $100.2 million development. This is

subject to change and adjustment as the development is finalized, driven by such factors as project schedule, changing interest rates, assessment values, final project costs and other variables all subject to and capped not to exceed the target IRR.

The next step is for the details of the project with be fully vetted. Neither the Village nor Urban Street is implying or guaranteeing approval of the project until a complete analysis is conducted. The project is subject to changes and adjustments as the development is finalized. There are 266 market rate units, affordable senior living units in a separate building and 1-4 commercial out lots. Urban Street is partnering with Northpointe for Federal tax credit financing for the affordable senior building. The other units will be not age restricted. There is a great need for affordable senior housing units and the existing units in the Village have long wait lists.

President Hayes said this project provides 37 affordable housing units for seniors. He asked for assurance that a developer has been identified and that they were actively working on the senior housing component. There is a dire need for senior affordable housing units. He is encouraged that we can help solve this need.

Jon Dennis, of Urban Street, said this is the final form and they are in agreement. Northpointe is excited and committed to the project. Affordable senior housing is needed in the Village, and they believe they will be successful in getting the affordable tax credits.

Trustee Tinaglia said this property has been an embarrassment for the past 20 years. He said he is very excited that that the property is going to be redeveloped. This needs to be done. He said there seems to be a lot of asphalt on the site plan. He asked if there was an opportunity for more green space. Mr. Dennis said they are parked where they need to be and cannot give up any spaces. There will be less asphalt than there is now. Trustee Tinaglia suggested softening it up where possible.

Trustee Schwingbeck asked if the affordable housing doesn't get built, does the Village take the property back again? Mr. Perkins said yes. In the MOU there is a requirement to continue good faith efforts to find a developer for affordable housing. If it falls apart, the lot goes back to the Village. The Village can then develop it. Trustee Schwingbeck said he hoped the developer really commits to building the affordable housing. Mr. Perkins explained it takes a long time to get the affordable tax credits, the hope is the MOU will allow them to move forward with a greater success rate in obtaining those funds. Trustee Schwingbeck asked if the developer would consider incorporating affordable units within the other buildings if the funding fell through. Mr. Dennis said if that happens, they intend to find another developer and if that doesn't work, the property will revert back to the Village in its improved state. The Village would be in the best position to obtain the tax credits. He said their goal is to make it happen and make every effort to do it.

Trustee Baldino asked if the worst comes to happen and the property reverts to the Village, what is the implication for the rest of the development as they would then not be in compliance with our Affordable Housing Ordinance. Mr. Recklaus said the Ordinance provides flexibility to the Board, and the Board can engage in other creative ways to solve the issue. If there was ever a project that required creativity, it is this one, but the intention is for it to proceed as planned. If they can't get the credits, they will provide the land in a pad-ready format for us to find a partner to do it with it. They will also forgo any TIF money for that site, that the Village could then use. It is not the intent, it is a "what if" clause. Trustee Baldino summarized the intent is for them to develop the property as planned or the property goes back to the Village, the intent is not to decouple the properties. The building would get built, in a different manner.

President Hayes asked if the senior residents have access to the other buildings' amenities. Mr. Dennis said yes, with whatever building comes to be, those residents will have access to the development's amenities unless the same amenities are available in their building. Mr. Recklaus said the project still has to go through the zoning process, and a formal redevelopment agreement will come forward too. This MOU is to establish the working terms. Mr. Perkins said with cross access easements for pedestrians and drivers, the project will be intertwined. We will be able to evaluate the amenities in a future presentation.

Trustee Dunnington asked when the property will be demolished. Mr. Recklaus said we don't know. The owners have not proceeded with demolition and we have begun to fine them again. We will continue to fine them until they begin demolition. The MOU has the developer doing their own demolition in case the current owner does not do it. We are not relying on the existing owner to get it done. There is no timeline from the existing owner.

Trustee Dunnington asked why senior housing was chosen for this development when there are four groups identified for affordable housing by the Village. Mr. Dennis said the overwhelming sentiment from the Village that there was a strong need for senior affordable housing. It is common for seniors to have their own building and amenities, so the plan lent itself for a senior building. It's a good solution as it exceeds the number of units required by the ordinance. This is not assisted living, but rather independent age restricted affordable housing.

Trustee Dunnington asked if the MOU is approved, will the project go to the Housing Commission. Mr. Perkins said it did go to the Housing Commission on a preliminary basis, and the project will go to the Commission when it goes through the normal review process. Trustee Dunnington asked if the Housing Commission will be able to make recommendations to the project. Mr. Perkins said they can review and provide recommendations as they see fit. Mr. Recklaus said the process is similar to when a petitioner comes for Early Review, the Board may say what it likes/doesn't like. The other commissions can make their own

recommendation knowing it will come back to the Village Board.

Trustee Dunnington asked if there is any liability if we violate our current Ordinance since the proposed units are segregated and built at different times. Mr. Passman said there is no liability, as the Ordinance is the Board's own creation, it is the discretion of the Board, and it is our own rule as a Home Rule authority. Trustee Dunnington said she was concerned with the precedent.

**Trustee Dunnington moved to approve the MOU, but amend it to provide that Section 2b (market rate units) must comply with the Inclusionary Housing Ordinance, and Section 2c be removed. Trustee Grasse seconded the motion.**

Trustee Grasse said this project needs to be done. She is a strong believer in the Inclusionary Housing Ordinance and the need for it. She believes in compromise and creative solutions for the greater good. This is our Ordinance and our strategic priority to have affordable inclusionary housing. The biggest need is for rental assistance. Crescent Place just opened and they are already full. There is a need for senior affordable housing. This project proposes a separate, not inclusive, senior building that is not being built at the same time. She heard that most amenities are shared, but she didn't like "most" and "some sharing" language regarding the amenities. It's either inclusionary or it's not. That is a concern. She said she is concerned about not honoring the Ordinance and the precedent this may set.

Trustee LaBedz asked what the ramifications would be if 'c' was struck. Would there be 6 buildings, and the 7th building would not be built? Mr. Perkins said the whole economics of the project would change if the units are spread within the other buildings. If that is the will of the Board, the project should be tabled and we would go back to the drawing board.

Trustee LaBedz said if there are comparable amenities in the senior building, those residents will be most likely to use the amenities in their building. To her it seems that if there is a senior building and it has a work out room, and the other buildings have a work out room, then the senior residents will go to the one in their building. Just because we are saying some of the amenities may not be reciprocal doesn't mean they will be different. Mr. Dennis said if it goes forward as a senior building, they would not be in control of those amenities, the other developer would be. The exterior amenities will be shared. There are liabilities of sharing amenities on the interior of buildings, it is complex. Urban Street is trying to be inclusionary and also trying to exceed what the Code requires. If section 'c' is struck, then they cannot do it, it is not feasible, and they won't be able to do it. They are trying to find a solution to develop this property and this is the creative solution they came up with.

Trustee LaBedz asked if senior housing is more able to get financing because there is an overwhelming need. Mr. Dennis said the tax credits

process is very competitive, but because there is such an overwhelming need, the likelihood of getting credits improves. Trustee LaBedz said she did not want the perfect be the enemy of the good and also understands that seniors often prefer their own building. She said she would not be in favor of the motion.

President Hayes said he is not in favor of the motion either, this is our Ordinance and there are very few ordinances to which Board hasn't granted variations. You have to look at each development on a case-by-case basis. The Ordinance sets forth a model, but we don't have to follow it to the letter. Given the uniqueness of the property, the number of units for seniors, and the dire need for senior housing, he believes the Board needs to look at the history.

Mr. Recklaus said there doesn't have to be a modification of the Ordinance. The Ordinance says the Board may grant relief due to specific circumstances. This language gives the Board clear authority to look at unique circumstances. President Hayes said the developer is not trying to run away from the Ordinance, they are trying to meet the spirit of the Ordinance, he does not want them to walk away.

Trustee Schwingbeck said he liked the project and wants to see it happen with the affordable housing. He believes the developer will make every effort. He is not in favor of the motion. Some of the amenities will be similar. This is affordable housing, in life, there are places that are more affordable than others. He does not think everyone will necessarily have everything the same.

**Resident Comments**

Heidi Graham said her mother would rather be in something inclusive versus exclusive. Affordable Housing rent should not exceed 30% of income, Affordable Housing is not Section 8. Many elders have been priced out of their communities. Businesses need employees we must be forward thinking and make sure we have affordable housing for many income levels and many community types. Housing is a basic need. We must hold developers to guaranteed affordable housing.

Linda Waycie asked if the Board will allow Urban Street to go ahead with the project which is not in step with the Affordable Housing Ordinance by setting up a separate building. These buildings take longer to build. This is in opposition of the Ordinance. Bradford Allen is putting up integrated units in their project. If Bradford Allen follows the rules, why is Urban Street not? Perhaps another developer can support your vision?

Keith Moens said aside from the multiple violations, it looks like 2 projects because of the segregation of the two buildings. There are 266 market rate units without any affordable units. It's two separate projects. It is unclear how including affordable units in a separate project fulfills the Affordable Housing requirement. It is feasible, other developers seem to be getting it

done.

Janice Phares read a letter from her friend which said the MOU ignores the intent of the Affordable Housing Ordinance. She is deeply concerned that the senior affordable building is separate with separate amenities. She called on the Board to hold the high standards of the Ordinance.

Christina Crusius asked the Board to support the amendment proposed or vote no on the MOU. The inclusionary housing ordinance was passed because residents of the Village have repeatedly shared concerns about the need for affordable housing. If you value diversity, equity, and inclusion the affordable units must be integrated with the same access and available at the same time. Residents spoke about their concerns when the project came forward during Early Review. Please send a message about the values and expectations.

George Motto said he represents the Senior Citizens Commission which wants the senior affordable units. The building is the lynchpin. He is afraid that we will end up with no affordable housing. There should be some guarantee that those affordable units will be built. The number of affordable units is the most important element, the rest can be negotiated. If the developer can't do it, can we do a better job? What will happen then? They will be able to build a big project and avoid the Ordinance and we get nothing.

Shannon Silverman of the League of Women Voters said she was proud that the Board adopted the Inclusionary Housing Ordinance. She appreciated the motion that was made by Trustee Dunnington and would like to see the spirit of the Ordinance followed through upon. If the integration and the concurrent development happened with the 6 other buildings, she hoped milestones and benchmarks are built into the final agreement.

President Hayes said affordable housing is one of the Board's strategic priorities. It was unanimous when the Inclusionary Ordinance was voted upon. He wants to make it happen whatever way it can and does not want to see 37 units, which exceeds the requirement, walk away when the need is dire. President Hayes said he was willing to go outside the letter of the Ordinance to go with the spirit of it. He will vote against the motion.

Trustee Tinaglia said this is a good example of how every project is different based on land, location, finances and a dozen different things. For decades this property has been a challenge. It is not perfect, it helps us get to the next level, and we will get some good things out of it. He said he would take this proposal over what we have, any day of the week. The Village will get 37 affordable units it doesn't have. The building won't be left out, it will be every bit as attractive as the others. He expects it will be built, if not by this developer, then by someone else. He is not in favor of the motion and is in favor of the project.

Trustee LaBedz said she is supportive of affordable housing in the community. Senior housing is an affordable housing need. One of the things we wrestled with was senior housing, it's difficult to include senior housing in developments that are assisted living, and the Board, after much deliberation, decided it wasn't doable. The Senior Commission has asked the Board to continue to consider affordable senior housing that is not assisted living. This does meet the spirit of our Inclusionary Ordinance, it is not perfect, but no project is perfect. We have got to do something on this site. She would like to move forward with the original proposal.

Trustee Grasse said she understood the need to move forward with the property and is grateful we are allowing this very important conversation to be had in public. There is great need for affordable housing, and we are showing it is a priority for us. There may be exceptions because of the complexity.

**The Motion was voted upon.**
**Ayes: Dunnington, Grasse**
**Nayes: Schwingbeck, LaBedz, Baldino, Tinaglia, Shirley, Hayes**
**The Motion: Failed**

**Trustee Dunnington moved to approve the MOU but amend 5b to add that if building 7 did not move forward, the market rate component would be added to comply with the Village's Inclusionary Housing Ordinance.**
**Trustee Grasse seconded the motion.**

Trustee Tinaglia said the motion is a dagger to the heart. There is no way they can agree to that. He hopes the Board will stay involved, he wants to see this happen, and is not afraid the senior housing won't get built, the Village has good stewards. We all want the same thing. He really believes we will find a way to make it happen. If all falls apart, we have a housing fund we can draw upon to help make it happen.

Keith Moens said he is very concerned nothing is going to happen. There will be 266 units with no affordable ones. There is a very good chance building #7 will never happen. If you vote for it, put some kind of mechanism in.

**Ayes: Dunnington, Grasse**
**Nayes: Shirley, Tinaglia, Baldino, Tinaglia, Schwingbeck, Hayes**
**The Motion: Failed**

Trustee Grasse said she will support the original MOU with the hope and plan that we can insert benchmarks and milestones into the final agreement. This is important to her.

Mr. Passman clarified that this agreement is not binding on the Village. This MOU is not a grant for any kind of relief, it has not been evaluated for zoning or variations. No one has evaluated if any standards have been met,

at the staff level or through the several commissions. This is a preliminary table setting exercise. It does reflect some expectations for the formal processes moving forward. The substantive items can be considered at the hearings and meetings in the future.

Trustee Jim Tinaglia moved to approve R2023-36/A2023-64. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia
Nays: Dunnington

Absent: Bertucci

| | | |
|---|---|---|
| B. | Ordinance Adopting the Village's Current Paid Leave and Benefits Policy and Opting out of the Illinois Paid Leave for All Act | Approved |

The State of Illinois has passed the Paid Leave for All Workers Act, which sets paid leave and notice standards for Illinois employers, including paid leave for part-time employees. Park District and School District employees are exempted from the Act, and the State chose not to preempt municipal home rule authority in the law, meaning home-rule communities such as Arlington Heights have the ability to opt out and create their own rules for employees. The law requires that employers provide at least one week of paid leave to all full-time employees, and the equivalent of one-week paid leave for all part time employees, including temporary employees. Employers cannot deny approval of the leave regardless of the reason for the leave or impact on operations. The law goes into effect on January 1, 2024.

All full-time Village employees currently receive sick, vacation, and personal leave that accrues at levels beyond the minimum required in the Act. In light of the new law, there are plans to reinstitute proportional leave for permanent part-time employees in 2024 to keep benefits competitive. However, Staff believes that lack of the ability to deny leave for any reason is not compatible with municipal service, given the types of 24/7 unpredictable emergency work that the Village does, particularly in the Public Works, Fire, and Police Departments. Therefore, Staff recommends approval of the attached ordinance which opts the Village Government out of the law.

Mr. Passman said the Ordinance proposes that our personnel policies and Code set the paid leave requirements for the Village. We can update them as the Village deems necessary. The scope is to define the Village's paid leave policies that will be and remain how we regulate our employees. This only affects Village employees, not other Village businesses.

Mr. Recklaus said these rules would not apply to collective bargaining employees which number approximately 200 people. As of January 1, the Village will be updating our benefits regarding part time employees.

President Hayes said he supports the mission and the need to provide 24/7 service.

Trustee Grasse said having good benefits means we will have good employees providing good service. She said in healthcare, they have to have to respond 24/7 as well. Hospitals will have to abide by this new Act. There are always a few outliers who take advantage of policies. She said she did not want to opt out of the Act for the fear of a few who might take advantage. That is a manager issue. The Village should be a model for our local businesses, and do what they have to do.

Trustee Dunnington said she agrees our policies should be updated, but not opt out of the paid leave Act. This really applies to office staff and Public Works. We should follow the Act so our employees have the same benefits as other organizations in the State.

Mr. Moens said the Board gushes over its Public Works employees, we have an opportunity to give these employees a right they deserve. The Village policy is not as good as the State's. Give credit to the nonunion working people. Do not opt out for these Public Works employees.

Trustee Tom Schwingbeck moved to approve 2023-77. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia
Nays: Baldino, Dunnington, Grasse

Absent: Bertucci

## XIV. REPORT OF THE VILLAGE MANAGER

## XV. APPOINTMENTS

## XVI. PETITIONS AND COMMUNICATIONS

A. Closed Session

Request for Closed Session per 5 ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

- and -

5 ILCS120/2(c)(1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees of the public body or legal counsel

## XVII. ADJOURNMENT

President Hayes invited residents to the Tree Lighting at North School Park on Friday, November 24th at 4:30 p.m. and wished all residents a Happy Thanksgiving.

Trustee Jim Tinaglia moved to adjourn to Closed Session at 9:55 p.m.
Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Absent: Bertucci

**Village Board**
**12/4/2023**

**Item:** Warrant Register 11/30/2023

**Department**: Village Clerk

**ATTACHMENTS:**

| **Description** | **Type** |
| --- | --- |
| Warrant Register 11/30/2023 | Warrant Register |

**VILLAGE OF ARLINGTON HEIGHTS**

**WARRANT REGISTER FOR CHECK DATE: 11/30/2023**

| Fund | Fund Description | Total Transaction Amount |
|---|---|---|
| 101 | GENERAL FUND | $394,220.93 |
| 227 | FOREIGN FIRE INS TAX FUND | $631.33 |
| 231 | CRIMINAL INVESTIGATION FD | $17,283.67 |
| 235 | MUNICIPAL PARKG OPR FUND | $8,823.35 |
| 401 | CAPITAL PROJECTS FUND | $133,577.71 |
| 426 | STORM WATER CONTROL FUND | $87,208.75 |
| 505 | WATER AND SEWER FUND | $168,298.85 |
| 515 | ARTS ENTERT & EVENTS FUND | $16,895.84 |
| 605 | HEALTH INSURANCE FUND | $441,851.28 |
| 615 | WORKERS COMPENSATION INS | $223.87 |
| 621 | FLEET OPERATIONS FUND | $340,231.54 |
| 625 | TECHNOLOGY FUND | $11,793.55 |
| | **TOTAL ALL FUNDS** | **$1,621,040.67** |

# VILLAGE OF ARLINGTON HEIGHTS
## WARRANT REGISTER
## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 0000 | **NON DEPARTMENTAL** | | | | |
| 304515 | 515-0000-140050- | BOUNCE HOUSES R US | EVENT SUPPLIES | $1,368.00 | **$1,368.00** |
| 304545 | 101-0000-140450- | GROOT INC | ANNUAL FEE | $7,890.00 | **$7,890.00** |
| 304556 | 231-0000-484110- | ILLINOIS I&L LL, LLC | RENT | $17,115.67 | **$17,115.67** |
| 304585 | 101-0000-433140- | SHANGRAW, MARION | AMBULANCE REFUND | $94.07 | **$94.07** |
| 304586 | 101-0000-433140- | THE RAWLINGS COMPANY LLC | AMBULANCE REFUND | $442.10 | **$442.10** |
| 304588 | 235-0000-435652- | JANICE SWICHTENBERG | PARKING PERMIT REFUND | $50.00 | **$50.00** |
| 304589 | 505-0000-472300- | KEVIN SALMON | METER REFUND | $580.00 | **$580.00** |
| 304590 | 101-0000-441350- | OLENA L THOMPSON | CITATION REFUND | $30.00 | **$30.00** |
| 304617 | 515-0000-140050- | THE FUN ONES | EVENT SUPPLIES | $2,200.00 | **$2,200.00** |
| 802341 | 101-0000-210950- | RTA/CTA BENEFIT PROGRAM | EMPLOYEE RTA BENEFIT PROGRAM | $311.00 | **$311.00** |
| 902174 | 101-0000-210820- | SONTIQ | ID PROTECTION | $221.45 | **$221.45** |
| 902176 | 101-0000-210940- | EMPLOYEE BENEFITS CORP | HEALTH CARE/DEPENDENT CARE FSA | $319.00 | **$2,004.00** |
| 902176 | 101-0000-210940- | EMPLOYEE BENEFITS CORP | HEALTH CARE/DEPENDENT CARE FSA | $1,685.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | | | | **$8,334.03** |
| 902177 | 101-0000-210810- | DEARBORN LIFE INS CO | NOV 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $238.47 | |
| 902177 | 101-0000-210810- | DEARBORN LIFE INS CO | NOV 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $8,095.56 | |
| | | | | | **$8,187.38** |
| 902178 | 101-0000-210810- | DEARBORN LIFE INS CO | DEC 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $166.31 | |
| 902178 | 101-0000-210810- | DEARBORN LIFE INS CO | DEC 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $8,021.07 | |
| | | | | | **($31,695.52)** |
| 902182 | 605-0000-471230- | BLUE CROSS BLUE SHIELD OF ILLINOIS | 11/01 - 11/15 MEDICAL/DENTAL | ($31,695.52) | |
| | | | | | **$5,663.82** |
| 902183 | 101-0000-211060- | VISION SERVICE PLAN | VISION INSURANCE PLAN | $1,424.30 | |
| 902183 | 101-0000-211060- | VISION SERVICE PLAN | VISION INSURANCE PLAN | $4,239.52 | |
| | | | | | **$2,005.75** |
| 902184 | 101-0000-210940- | EMPLOYEE BENEFITS CORP | HEALTH CARE/DEPENDENT CARE FSA | $835.36 | |
| 902184 | 101-0000-210940- | EMPLOYEE BENEFITS CORP | HEALTH CARE/DEPENDENT CARE FSA | $1,170.39 | |
| | | | **DEPARTMENT 0000 TOTAL:** | $24,801.75 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 0201 | **INTEGRATED SERVICES ADMIN** | | | | |
| | | | | | **$1,169.83** |
| | 101-0201-522030- | UNITED AIRLINES | TRAVEL & TRAINING | $35.00 | |
| | 101-0201-522030- | JW MARRIOTT SAN ANTONIO | TRAVEL & TRAINING | $1,024.27 | |
| | 101-0201-522030- | UNITED AIRLINES | TRAVEL & TRAINING | $35.00 | |
| | 101-0201-522030- | ATX COOP TAXI | TRAVEL & TRAINING | $54.77 | |
| | 101-0201-522030- | CAFE ZOOT | TRAVEL & TRAINING | $14.80 | |
| | 101-0201-530010- | JOURNAL & TOPICS NEWSPAPERS | SUBSCRIPTION | $5.99 | |
| | | | **DEPARTMENT 0201 TOTAL:** | $1,169.83 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 0301 | **HUMAN RESOURCES ADMIN** | | | | |
| | | | | | **$2,685.03** |
| | 605-0301-520500- | JIMMY JOHNS | MEETING SUPPLIES | $114.85 | |
| | 101-0301-540700- | TORTORICE'S PIZZERIA | MEETING SUPPLIES | $63.08 | |
| | 101-0301-540700- | LEE N' EDDIES | MEETING SUPPLIES | $2,406.23 | |
| | 615-0301-520500- | JIMMY JOHNS | WELLNESS WALK | $100.87 | |
| | | | | | **$124.13** |
| 304498 | 101-0301-530050- | AMAZON COM CAPITAL SERVICES | OFFICE SUPPLIES | $124.13 | |
| | | | | | **$11,863.00** |
| 304581 | 605-0301-520500- | NORTHWEST COMMUNITY HOSPITAL | BIENNIAL PHYSICAL | $36.00 | |
| 304581 | 605-0301-520500- | NORTHWEST COMMUNITY HOSPITAL | BIENNIAL PHYSICAL | $3,323.00 | |
| 304581 | 605-0301-520500- | NORTHWEST COMMUNITY HOSPITAL | BIENNIAL PHYSICAL | $3,582.00 | |
| 304581 | 605-0301-520500- | NORTHWEST COMMUNITY HOSPITAL | BIENNIAL PHYSICAL | $4,922.00 | |
| | | | | | **$8,029.88** |
| 902177 | 605-0301-520650- | DEARBORN LIFE INS CO | NOV 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $4,165.85 | |
| 902177 | 605-0301-520660- | DEARBORN LIFE INS CO | NOV 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $3,864.03 | |
| | | | | | **$8,014.18** |
| 902178 | 605-0301-520650- | DEARBORN LIFE INS CO | DEC 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $4,150.15 | |
| 902178 | 605-0301-520660- | DEARBORN LIFE INS CO | DEC 2023 LIFE INSURANCE/SHORT TERM DISABILITY | $3,864.03 | |
| | | | | | **$1,061.55** |
| 902180 | 605-0301-520440- | EMPLOYEE BENEFITS CORP | RENEWAL FEE/FLEX FEES | $16.48 | |
| 902180 | 605-0301-520440- | EMPLOYEE BENEFITS CORP | RENEWAL FEE/FLEX FEES | $46.35 | |
| 902180 | 605-0301-520440- | EMPLOYEE BENEFITS CORP | RENEWAL FEE/FLEX FEES | $450.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 902180 | 605-0301-520440- | EMPLOYEE BENEFITS CORP | RENEWAL FEE/FLEX FEES | $548.72 | |
| | | | | | **$444,463.34** |
| 902182 | 605-0301-542750- | BLUE CROSS BLUE SHIELD OF ILLINOIS | 11/01 - 11/15 MEDICAL/DENTAL | $416,731.04 | |
| 902182 | 605-0301-542770- | BLUE CROSS BLUE SHIELD OF ILLINOIS | 11/01 - 11/15 MEDICAL/DENTAL | $27,732.30 | |
| | | | **DEPARTMENT 0301 TOTAL:** | $476,241.11 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 0401 | **LEGAL DEPARTMENT ADMIN** | | | | |
| | | | | | **$4,170.00** |
| 304533 | 101-0401-520150- | ERNEST R BLOMQUIST PC | PROFESSIONAL SERVICES | $4,170.00 | |
| | | | **DEPARTMENT 0401 TOTAL:** | $4,170.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 0501 | **FINANCE ADMIN** | | | | |
| | | | | | **$35.99** |
| | 101-0501-522030- | IL GFOA | TRAVEL & TRAINING | $35.00 | |
| | 101-0501-521650- | APPLE STORE | OFFICE EQUIPMENT | $0.99 | |
| | | | | | **$104.93** |
| 304498 | 101-0501-530050- | AMAZON COM CAPITAL SERVICES | OFFICE SUPPLIES | $13.71 | |
| 304498 | 101-0501-530050- | AMAZON COM CAPITAL SERVICES | OFFICE SUPPLIES | $26.99 | |
| 304498 | 101-0501-530050- | AMAZON COM CAPITAL SERVICES | OFFICE SUPPLIES | $64.23 | |
| | | | | | **$179.55** |
| 304528 | 101-0501-522010- | DAILY HERALD | ADVERTISING | $62.10 | |
| 304528 | 101-0501-522010- | DAILY HERALD | ADVERTISING | $117.45 | |
| | | | | | **$83.78** |
| 304583 | 101-0501-530050- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $83.78 | |
| | | | | | **$2,007.31** |
| 304605 | 101-0501-522100- | SEBIS DIRECT INC | PRINTING SERVICES | $822.88 | |
| 304605 | 505-0501-522100- | SEBIS DIRECT INC | PRINTING SERVICES | $1,184.43 | |
| | | | | | **$63.96** |
| 304634 | 101-0501-522150- | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $26.00 | |
| 304634 | 101-0501-522150- | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $37.96 | |
| | | | | | **$5,391.32** |
| 902175 | 101-0501-522050- | CITIBANK | OCT 2023 POSTAGE | $5,391.32 | |
| | | | | | **$6,510.00** |
| 902181 | 505-0501-522050- | SEBIS DIRECT INC | POSTAGE REPLENISHMENT | $6,510.00 | |
| | | | **DEPARTMENT 0501 TOTAL:** | $14,376.84 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 0601 | **INFORMATION TECHNOLOGY ADMIN** | | | | |
| | | | | | **$210.00** |
| | 625-0601-533050- | SIMPLEMDM | EQUIPMENT MAINTENANCE | $123.00 | |
| | 625-0601-522030- | CHIPOTLE MEXICAN GRILL INC | MEETING SUPPLIES | $87.00 | |
| | | | | | **$88.39** |
| 304498 | 625-0601-530050- | AMAZON COM CAPITAL SERVICES | OFFICE SUPPLIES | $88.39 | |
| | | | | | **$4,668.18** |
| 304521 | 625-0601-521650- | COMCAST PROCESSING CENTER | ACCT 907065060 | $4,668.18 | |
| | | | | | **$122.20** |
| 304529 | 401-0601-550150- | DELL MARKETING LP | OFFICE EQUIPMENT | $122.20 | |
| | | | | | **$6,800.00** |
| 304541 | 625-0601-522020- | GIS CONSORTIUM | DUES | $6,800.00 | |
| | | | | | **$64.99** |
| 304597 | 625-0601-521650- | RCN | ACCT 0201444077001 | $64.99 | |
| | | | | | **$84.99** |
| 304598 | 625-0601-521650- | RCN | ACCT 0201411183401 | $84.99 | |
| | | | **DEPARTMENT 0601 TOTAL:** | $12,038.75 | |

# VILLAGE OF ARLINGTON HEIGHTS
# WARRANT REGISTER
# CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 1015 | **BOARDS & COMM DESIGN COMM** | | | | |
| | | | | | **$380.00** |
| 0 | 101-1015-530050- | ACADEMY ENGRAVING CO | PROFESSIONAL SERVICES | $380.00 | |
| | | | **DEPARTMENT 1015 TOTAL:** | $380.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 1017 | **BOARDS & COMM DISABLED CITIZNS** | | | | |
| | | | | | **$190.67** |
| | 101-1017-520240- | MARIANO'S | DISABILITY COMMISSION | $77.67 | |
| | 101-1017-520240- | CROWN TROPHY | MISCELLANEOUS SUPPLIES | $113.00 | |
| | | | **DEPARTMENT 1017 TOTAL:** | $190.67 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 1018 | **BOARDS & COMM SPECIAL EVENTS** | | | | |
| | | | | | **$1,018.64** |
| | 515-1018-540550- | DEO CONSULTING, INC. | AUTUMN HARVEST SUPPLIES | $807.30 | |
| | 515-1018-540550- | GARIBALDIS | AUTUMN HARVEST SUPPLIES | $105.67 | |
| | 515-1018-540550- | GARIBALDIS | AUTUMN HARVEST SUPPLIES | $105.67 | |
| | | | | | **$422.65** |
| 304535 | 515-1018-540550- | FASTSIGNS | EVENT SUPPLIES | $422.65 | |
| | | | | | **$65.23** |
| 304539 | 515-1018-540550- | GAUGHAN, COLLEEN | EVENT SUPPLIES | $65.23 | |
| | | | | | **$350.00** |
| 304564 | 515-1018-540550- | XAVIER LIPANI | EVENT SUPPLIES | $350.00 | |
| | | | | | **$2,045.00** |
| 304574 | 515-1018-540550- | NADEAU'S ICE SCULPTURES | EVENT SERVICES | $2,045.00 | |
| | | | **DEPARTMENT 1018 TOTAL:** | $3,901.52 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 2005 | **SPECIAL EVENTS METROPOLIS THTR** | | | | |
| | | | | | **$5,166.32** |
| | 515-2005-550550- | DELL MARKETING LP | METROPOLIS EQUIPMENT | $972.32 | |
| | 515-2005-550550- | EBAY | METROPOLIS EQUIPMENT | $4,194.00 | |
| | | | | | **$4,260.00** |
| 304558 | 515-2005-550550- | JRLX, INC | METROPOLIS EQUIPMENT | $4,260.00 | |
| | | | **DEPARTMENT 2005 TOTAL:** | $9,426.32 | |

# VILLAGE OF ARLINGTON HEIGHTS
# WARRANT REGISTER
# CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 3001 | **POLICE DEPT ADMIN** | | | | |
| | | | | | **$2,806.09** |
| | 101-3001-522030- | NATIONAL ORGANIZATION FOR VICTIM ASSISTANCE (NOVA) | TRAVEL & TRAINING | $350.00 | |
| | 101-3001-522030- | INTL ASSOC CHIEFS OF POLICE | TRAVEL & TRAINING | $600.00 | |
| | 101-3001-522030- | AIRGAS USA LLC | EQUIPMENT MAINTENANCE | $159.64 | |
| | 101-3001-522150- | AMAZON COM CAPITAL SERVICES | REFUND | ($46.69) | |
| | 101-3001-533050- | GRAND FRAME INC | MISCELLANEOUS SUPPLIES | $1,078.35 | |
| | 101-3001-533250- | AMAZON COM CAPITAL SERVICES | POLICE EQUIPMENT & SUPPLIES | $77.98 | |
| | 101-3001-533250- | AMAZON COM CAPITAL SERVICES | POLICE EQUIPMENT & SUPPLIES | $31.32 | |
| | 101-3001-533250- | AMAZON COM CAPITAL SERVICES | POLICE EQUIPMENT & SUPPLIES | $87.54 | |
| | 101-3001-533250- | AMAZON COM CAPITAL SERVICES | POLICE EQUIPMENT & SUPPLIES | $11.76 | |
| | 101-3001-533250- | AMAZON COM CAPITAL SERVICES | POLICE EQUIPMENT & SUPPLIES | $23.56 | |
| | 101-3001-533250- | TORTORICE'S PIZZERIA | MISCELLANEOUS SUPPLIES | $127.00 | |
| | 101-3001-533250- | PANERA | MEETING SUPPLIES | $59.08 | |
| | 101-3001-533250- | NINOS PIZZERIA & CATERING | MEETING SUPPLIES | $122.24 | |
| | 101-3001-533250- | NINOS PIZZERIA & CATERING | MEETING SUPPLIES | $124.31 | |
| | | | | | **$50.00** |
| 304513 | 101-3001-521650- | BIO ONE CHICAGO | EQUIPMENT MAINTENANCE | $50.00 | |
| | | | | | **$34.08** |
| 304517 | 101-3001-521020- | CANON SOLUTIONS AMERICA | OFFICE MACHINES & ACCESS | $34.08 | |
| | | | | | **$320.00** |
| 304524 | 101-3001-521650- | COMPASSION FUNERAL SERVICES INC | PROFESSIONAL SERVICES | $320.00 | |
| | | | | | **$50.00** |
| 304534 | 101-3001-521650- | EXPERIAN | OFFICE EQUIPMENT | $50.00 | |
| | | | | | **$528.30** |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304542 | 101-3001-521650- | GOLF ROSE PET LODGE | VETERINARY SERVICES | $46.80 | |
| 304542 | 101-3001-521650- | GOLF ROSE PET LODGE | VETERINARY SERVICES | $58.00 | |
| 304542 | 101-3001-521650- | GOLF ROSE PET LODGE | VETERINARY SERVICES | $423.50 | |
| | | | | | **$120.00** |
| 304544 | 101-3001-522020- | GREATER COOK CTY POLICE CAPTS | DUES | $30.00 | |
| 304544 | 101-3001-522020- | GREATER COOK CTY POLICE CAPTS | DUES | $30.00 | |
| 304544 | 101-3001-522020- | GREATER COOK CTY POLICE CAPTS | DUES | $30.00 | |
| 304544 | 101-3001-522020- | GREATER COOK CTY POLICE CAPTS | DUES | $30.00 | |
| | | | | | **$539.50** |
| 304550 | 101-3001-521650- | IDI | OFFICE EQUIPMENT | $126.00 | |
| 304550 | 101-3001-521650- | IDI | OFFICE EQUIPMENT | $413.50 | |
| | | | | | **$72.50** |
| 304559 | 101-3001-530350- | KEHM JAMES | REIMBURSEMENT | $72.50 | |
| | | | | | **$1,131.05** |
| 304561 | 101-3001-521020- | LEES FOODSERVICE PARTS & REPAIRS | SERVICE EQUIPMENT | $1,131.05 | |
| | | | | | **$355.00** |
| 304579 | 101-3001-522030- | NORTH EAST MULTI REGIONAL TRAINING | TRAVEL & TRAINING | $100.00 | |
| 304579 | 101-3001-522030- | NORTH EAST MULTI REGIONAL TRAINING | TRAVEL & TRAINING | $255.00 | |
| | | | | | **$511.89** |
| 304583 | 101-3001-522150- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $174.96 | |
| 304583 | 101-3001-522150- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $336.93 | |
| | | | | | **$2,058.11** |
| 304594 | 101-3001-521650- | PETTY CASH/POLICE | MISCELLANEOUS SUPPLIES | $10.43 | |
| 304594 | 101-3001-522020- | PETTY CASH/POLICE | DUES | $20.00 | |
| 304594 | 101-3001-522020- | PETTY CASH/POLICE | DUES | $80.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304594 | 101-3001-522030- | PETTY CASH/POLICE | RENTAL VEHICLE | $1,947.68 | |
| 304599 | 101-3001-530350- | ROMAG, BRANDI | REIMBURSEMENT | $600.00 | **$600.00** |
| 304620 | 101-3001-521650- | THOMSON REUTERS-WEST PAYMENT CENTER | MONTHLY FEES- FINAL BILL | $594.26 | **$594.26** |
| 304622 | 101-3001-522100- | TOTAL PRINT SOLUTIONS | PRINTING SERVICES | $125.00 | **$125.00** |
| 304625 | 101-3001-521020- | ULTRA STROBE COMMUNICATIONS INC | EQUIPMENT MAINTENANCE | $1,078.49 | **$1,078.49** |
| 304627 | 101-3001-522050- | UPS STORE #4073 | POSTAGE | $24.32 | **$24.32** |
| 304631 | 101-3001-521650- | WALGREEN COMPANY | MISCELLANEOUS SUPPLY | $124.13 | **$124.13** |
| | | | **DEPARTMENT 3001 TOTAL:** | $11,122.72 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 3003 | **POLICE DEPT CRIMINAL INVEST** | | | | |
| | | | | | **$168.00** |
| 304493 | 231-3003-540010- | ACEK9 | DUES | $168.00 | |
| | | | **DEPARTMENT 3003 TOTAL:** | $168.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 3501 | **FIRE ADMIN** | | | | |
| | | | | | **$1,371.68** |
| | 101-3501-521020- | MUNICIPAL EMERGENCY SERVICES | FIRE EQUIPMENT & SUPPLY | $65.49 | |
| | 101-3501-521020- | ZOOM VIDEO COMMUNICATIONS, INC | OFFICE EQUIPMENT | $149.90 | |
| | 101-3501-521020- | ZOOM VIDEO COMMUNICATIONS, INC | OFFICE EQUIPMENT | $499.00 | |
| | 101-3501-533450- | POTBELLY SANDWICH SHOP | EVENT SUPPLIES | $395.29 | |
| | 101-3501-522020- | IL DEPT OF PUBLIC HEALTH | PARAMEDIC LICENSE RENEWAL | $41.00 | |
| | 101-3501-522030- | BEHRENS LANDSCAPING | TRAVEL & TRAINING | $221.00 | |
| | | | | | **$104.99** |
| 304498 | 101-3501-530050- | AMAZON COM CAPITAL SERVICES | FIRE EQUIPMENT & SUPPLY | ($34.33) | |
| 304498 | 101-3501-530050- | AMAZON COM CAPITAL SERVICES | FIRE EQUIPMENT & SUPPLY | $59.33 | |
| 304498 | 101-3501-533450- | AMAZON COM CAPITAL SERVICES | FIRE EQUIPMENT & SUPPLY | ($87.99) | |
| 304498 | 101-3501-533450- | AMAZON COM CAPITAL SERVICES | FIRE EQUIPMENT & SUPPLY | $167.98 | |
| | | | | | **$332.00** |
| 304547 | 101-3501-522030- | HELLER LUMBER CO | TRAVEL & TRAINING | $332.00 | |
| | | | | | **$164.82** |
| 304549 | 101-3501-531850- | HOME DEPOT CREDIT SERVICES | FIRE EQUIPMENT & SUPPLY | $99.98 | |
| 304549 | 401-3501-550150- | HOME DEPOT CREDIT SERVICES | FIRE EQUIPMENT & SUPPLY | $64.84 | |
| | | | | | **$55.00** |
| 304555 | 101-3501-522020- | ILLINOIS FIRE SERVICE ADMINISTRATIVE PROFESSIONALS | DUES | $55.00 | |
| | | | | | **$75.27** |
| 304583 | 101-3501-530050- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $28.10 | |
| 304583 | 101-3501-530050- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $47.17 | |
| | | | | | **$6,085.00** |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304600 | 101-3501-522030- | ROMEOVILLE FIRE DEPARTMENT | TRAVEL & TRAINING | $385.00 | |
| 304600 | 101-3501-522030- | ROMEOVILLE FIRE DEPARTMENT | TRAVEL & TRAINING | $950.00 | |
| 304600 | 101-3501-522030- | ROMEOVILLE FIRE DEPARTMENT | TRAVEL & TRAINING | $950.00 | |
| 304600 | 101-3501-522030- | ROMEOVILLE FIRE DEPARTMENT | TRAVEL & TRAINING | $950.00 | |
| 304600 | 101-3501-522030- | ROMEOVILLE FIRE DEPARTMENT | TRAVEL & TRAINING | $950.00 | |
| 304600 | 101-3501-522030- | ROMEOVILLE FIRE DEPARTMENT | TRAVEL & TRAINING | $950.00 | |
| 304600 | 101-3501-522030- | ROMEOVILLE FIRE DEPARTMENT | TRAVEL & TRAINING | $950.00 | |
| | | | | | **$32,637.80** |
| 304612 | 101-3501-521160- | STRYKER SALES CORP | OFFICE EQUIPMENT | $9,120.00 | |
| 304612 | 101-3501-521160- | STRYKER SALES CORP | OFFICE EQUIPMENT | $23,517.80 | |
| | | | | | **$6,908.53** |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $7.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $7.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $31.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $49.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $49.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $49.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $57.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $74.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $74.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $76.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $76.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $76.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $78.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $99.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $99.90 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $103.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $135.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $149.85 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $153.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $157.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $157.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $157.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $157.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $157.90 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $165.00 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $165.00 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $184.85 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $185.85 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $185.85 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $185.95 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $236.85 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $236.85 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $264.75 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $470.70 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $1,179.34 | |
| 304621 | 101-3501-530350- | TODAY'S UNIFORMS | CLOTHING & APPAREL | $1,199.34 | |
| | | | | | **$675.00** |
| 304624 | 401-3501-550150- | UKG KRONOS SYSTEMS LLC | PROFESSIONAL SERVICES | $675.00 | |
| | | | | | **$104.00** |
| 304634 | 101-3501-522150- | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $26.00 | |
| 304634 | 101-3501-522150- | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $26.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304634 | 101-3501-522150- | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $26.00 | |
| 304634 | 101-3501-522150- | XEROX CORPORATION | OFFICE MACHINES & ACCESS | $26.00 | |
| | | | | | **$902.64** |
| 304636 | 101-3501-521110- | ZEP MANUFACTURING CO | JANITORIAL SUPPLIES | $902.64 | |
| | | | **DEPARTMENT 3501 TOTAL:** | $49,416.73 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 3701 | **FOREIGN FIRE INSURANCE ADMIN** | | | | |
| 304498 | 227-3701-550150- | AMAZON COM CAPITAL SERVICES | FIRE EQUIPMENT & SUPPLY | $91.33 | **$91.33** |
| 304537 | 227-3701-522030- | FORDE, JOSEPH | TUITION REIMBURSEMENT | $150.00 | **$150.00** |
| 304593 | 227-3701-522030- | PETERSON, RAGNAR | TUITION REIMBURSEMENT | $390.00 | **$390.00** |
| | | | **DEPARTMENT 3701 TOTAL:** | $631.33 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 4001 | **PLANNING PLANNING** | | | | |
| | | | | | **$3,097.22** |
| | 101-4001-521650- | APPLE STORE | OFFICE EQUIPMENT | $2.99 | |
| | 101-4001-522030- | TORTORICE'S PIZZERIA | MEETING SUPPLIES | $98.21 | |
| | 101-4001-540400- | DLT SOLUTIONS | SUBSCRIPTION RENEWAL | $2,996.02 | |
| 304528 | 101-4001-540410- | DAILY HERALD | ADVERTISING | $375.00 | **$375.00** |
| 304535 | 101-4001-540410- | FASTSIGNS | PRINTING SERVICES | $479.65 | **$479.65** |
| 304562 | 101-4001-521650- | LEGRAND REPORTING & VIDEO SERVICES | TRANSCRIBING SERVICES | $506.50 | **$506.50** |
| 304583 | 101-4001-530050- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $58.55 | **$58.55** |
| 304613 | 101-4001-540410- | SUBURBAN FAMILY MAGAZINE | ADVERTISING | $695.00 | **$695.00** |
| | | | **DEPARTMENT 4001 TOTAL:** | $5,211.92 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 4501 | **BUILDING ADMIN** | | | | |
| | | | | | **$3,475.98** |
| | 101-4501-522020- | INTL CODE COUNCIL INC | DUES | $66.00 | |
| | 101-4501-522030- | NORTHWEST BOCA | TRAVEL & TRAINING | $840.00 | |
| | 101-4501-522030- | NORTHWEST BOCA | TRAVEL & TRAINING | $840.00 | |
| | 101-4501-522030- | NORTHWEST BOCA | TRAVEL & TRAINING | $600.00 | |
| | 101-4501-522030- | INTL CODE COUNCIL INC | TRAVEL & TRAINING | $483.00 | |
| | 101-4501-530010- | INTL CODE COUNCIL INC | TRAVEL & TRAINING | $520.00 | |
| | 101-4501-530050- | AMAZON.COM | OFFICE SUPPLIES | $12.99 | |
| | 101-4501-522020- | INTL CODE COUNCIL INC | CERTIFICATE RENEWAL | $110.00 | |
| | 101-4501-522030- | JEWEL OSCO 3422 | MISCELLANEOUS SUPPLIES | $3.99 | |
| | | | | | **$3,464.38** |
| 304529 | 101-4501-530050- | DELL MARKETING LP | OFFICE EQUIPMENT | $3,464.38 | |
| | | | | | **$100.00** |
| 304551 | 101-4501-522020- | IL FIRE INSPECTORS ASSOC | TRAVEL & TRAINING | $100.00 | |
| | | | | | **$164.00** |
| 304614 | 101-4501-522100- | SUMMIT PRINT SOLUTIONS | PRINTING SERVICES | $164.00 | |
| | | | **DEPARTMENT 4501 TOTAL:** | $7,204.36 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7001 | **HEALTH ADMIN** | | | | |
| | | | | | **$4,521.61** |
| | 101-7001-520240- | AMAZON.COM | TRAVEL & TRAINING | $102.90 | |
| | 101-7001-530050- | JIMMY JOHNS | MISCELLANEOUS SUPPLIES | $41.40 | |
| | 101-7001-530050- | AMAZON.COM | OFFICE SUPPLIES | $17.76 | |
| | 101-7001-530050- | AMAZON.COM | OFFICE SUPPLIES | $12.90 | |
| | 101-7001-530050- | AMAZON.COM | OFFICE SUPPLIES | $14.89 | |
| | 101-7001-540530- | COMED | RESIDENT ASSISTANCE | $569.63 | |
| | 101-7001-540530- | MARIANO'S | RESIDENT ASSISTANCE | $641.70 | |
| | 101-7001-540530- | MATTRESS FIRM | RESIDENT ASSISTANCE | $1,565.19 | |
| | 101-7001-540530- | LYFT | RESIDENT ASSISTANCE | $18.02 | |
| | 101-7001-540530- | COMFORT INN & SUITES | RESIDENT ASSISTANCE | $98.56 | |
| | 101-7001-540530- | COMFORT INN & SUITES | RESIDENT ASSISTANCE | $295.68 | |
| | 101-7001-540530- | COMFORT INN & SUITES | RESIDENT ASSISTANCE | $75.00 | |
| | 101-7001-540530- | COMFORT INN & SUITES | RESIDENT ASSISTANCE | $295.68 | |
| | 101-7001-521650- | J2 CLOUD SERVICES LLC | OFFICE EQUIPMENT | $32.58 | |
| | 101-7001-522030- | IL ENVIRONMENTAL HEALTH ASSOC | TRAVEL & TRAINING | $700.00 | |
| | 101-7001-522030- | UIC PARKING SERVICES | TRAVEL & TRAINING | $15.00 | |
| | 101-7001-522030- | THE BOARD OF TRUSTEES OF THE UNIVERSITY OF ILLINOI | TRAVEL & TRAINING | $15.00 | |
| | 101-7001-540530- | LYFT | MISCELLANEOUS SERVICES | $9.72 | |
| | | | | | **$165.00** |
| 304499 | 101-7001-522400- | AMERICAN TAXI | MISCELLANEOUS SERVICES | $5.50 | |
| 304499 | 101-7001-522400- | AMERICAN TAXI | MISCELLANEOUS SERVICES | $27.50 | |
| 304499 | 101-7001-522400- | AMERICAN TAXI | MISCELLANEOUS SERVICES | $132.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304502 | 101-7001-520250- | ARLINGTON CENTER FOR RECOVERY | PROFESSIONAL SERVICES | $690.00 | **$690.00** |
| 304525 | 101-7001-521100- | CORELOGIC SOLUTIONS LLC | PROFESSIONAL SERVICES | $220.00 | **$220.00** |
| 304563 | 101-7001-520250- | LEMKE, SHERRY | PROFESSIONAL SERVICES | $100.00 | **$100.00** |
| 304583 | 101-7001-530050- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $13.98 | **$127.89** |
| 304583 | 101-7001-530050- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $17.94 | |
| 304583 | 101-7001-530050- | ODP BUSINESS SOLUTIONS | OFFICE SUPPLIES | $95.97 | |
| | | | **DEPARTMENT 7001 TOTAL:** | $5,824.50 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7007 | **HEALTH SENIOR SERVICES** | | | | |
| | | | | | **$925.23** |
| | 101-7007-531650- | AMAZON.COM | PROGRAM SUPPLIES | $19.98 | |
| | 101-7007-531650- | AMAZON.COM | MISCELLANEOUS SUPPLIES | $7.98 | |
| | 101-7007-531650- | AMAZON.COM | MISCELLANEOUS SUPPLIES | $24.98 | |
| | 101-7007-531650- | AMAZON.COM | PROGRAM SUPPLIES | $69.58 | |
| | 101-7007-531650- | VOLGISTICS INC | OFFICE EQUIPMENT | $61.00 | |
| | 101-7007-521650- | SURVEY MONKEY | MISCELLANEOUS SERVICES | $468.00 | |
| | 101-7007-521650- | HANDSON CHICAGO | MISCELLANEOUS SERVICES | $30.00 | |
| | 101-7007-530050- | AMAZON.COM | OFFICE SUPPLIES | $44.94 | |
| | 101-7007-531650- | AMAZON.COM | MISCELLANEOUS SUPPLIES | $27.98 | |
| | 101-7007-531650- | AMAZON.COM | MISCELLANEOUS SUPPLIES | $97.30 | |
| | 101-7007-531650- | AMAZON.COM | MISCELLANEOUS SUPPLIES | $73.49 | |
| | | | | | **$150.00** |
| 304512 | 101-7007-531650- | BILLINGTON, CHARLES | PROGRAM INSTRUCTIONAL FEES | $150.00 | |
| | | | | | **$250.00** |
| 304514 | 101-7007-531650- | BLENDERFULMUSIC | PROGRAM INSTRUCTIONAL FEES | $250.00 | |
| | | | | | **$51.32** |
| 304517 | 101-7007-522150- | CANON SOLUTIONS AMERICA | OFFICE MACHINES & ACCESS | $51.32 | |
| | | | | | **$450.00** |
| 304623 | 101-7007-531650- | TRI L CO MUSIC | PROGRAM INSTRUCTIONAL FEES | $450.00 | |
| | | | **DEPARTMENT 7007 TOTAL:** | $1,826.55 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7101 | **PUBLIC WORKS ADMIN** | | | | |
| | | | | | **$9,457.00** |
| | 101-7101-522020- | INTERNATIONAL SOCIETY OF ARBORICULTURE | DUES | $120.00 | |
| | 101-7101-522030- | HARPER COLLEGE | TRAVEL & TRAINING | $944.00 | |
| | 101-7101-522030- | APWA ILLINOIS PUBLIC SERVICE | TRAVEL & TRAINING | $195.00 | |
| | 101-7101-531650- | THURINGER MEATS | EVENT SUPPLIES | $825.24 | |
| | 101-7101-531650- | PANERA | TAX REFUND | ($24.13) | |
| | 101-7101-531650- | PANERA | EVENT SUPPLIES | $367.86 | |
| | 101-7101-531650- | GORDON FOOD SERVICE | EVENT SUPPLIES | $510.28 | |
| | 101-7101-531650- | SAMS CLUB | EVENT SUPPLIES | $146.16 | |
| | 101-7101-531650- | JEWEL OSCO 3422 | EVENT SUPPLIES | $13.96 | |
| | 101-7101-531650- | NINOS PIZZERIA & CATERING | EVENT SUPPLIES | $937.11 | |
| | 101-7101-531650- | NORTHWEST DONUTS INC | EVENT SUPPLIES | $88.54 | |
| | 401-7101-550150- | BERLANDS HOUSE OF TOOLS | TOOLS | $1,989.54 | |
| | 401-7101-550150- | BERLANDS HOUSE OF TOOLS | TOOLS | $589.10 | |
| | 101-7101-522020- | DEPT OF FINANCIAL & PROF REGULATION | DUES | $61.35 | |
| | 101-7101-522020- | IL DEPT OF FINANCIAL & PROFESSIONAL REGULATION | DUES | $61.35 | |
| | 101-7101-522020- | INTERNATIONAL SOCIETY OF ARBORICULTURE | DUES | $190.00 | |
| | 101-7101-522020- | INTERNATIONAL SOCIETY OF ARBORICULTURE | DUES | $190.00 | |
| | 101-7101-522020- | INTERNATIONAL SOCIETY OF ARBORICULTURE | DUES | $190.00 | |
| | 101-7101-522020- | INTERNATIONAL SOCIETY OF ARBORICULTURE | DUES | $190.00 | |
| | 101-7101-522020- | AMERICAN SOCIETY OF CIVIL ENGINEERS | DUES | $291.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | 101-7101-522020- | AMERICAN SOCIETY OF CIVIL ENGINEERS | DUES | $291.00 | |
| | 101-7101-522030- | APWA | TRAVEL & TRAINING | $44.52 | |
| | 101-7101-522030- | APWA | TRAVEL & TRAINING | $44.52 | |
| | 101-7101-522030- | APWA | TRAVEL & TRAINING | $60.00 | |
| | 101-7101-522030- | HOLIDAY INN EFFINGHAM | TRAVEL & TRAINING | $666.40 | |
| | 101-7101-531650- | SAMS CLUB | EVENT SUPPLIES | $473.20 | |
| 304492 | 101-7101-531550- | ABT ELECTRONICS | VEH MAINTENANCE SUPPLY | $1,031.97 | **$1,031.97** |
| 304494 | 101-7101-531750- | ACTIVE ELECTRICAL SUPPLY CO | STREET SUPPLY | $2,970.00 | **$2,970.00** |
| 304495 | 101-7101-531550- | ADDISON BUILDING MATERIAL CO | BUILDING MAINTENANCE SUPPLY | $163.02 | **$163.02** |
| 304497 | 101-7101-521550- | ALEXANDER EQUIPMENT CO INC | LANDSCAPING SERVICES | $193.20 | **$193.20** |
| 304500 | 101-7101-531800- | AMERICAN TRAFFIC SAFETY MATERIALS | STREET SUPPLY | $1,437.94 | **$1,437.94** |
| 304501 | 101-7101-521020- | AQUALAB WATER TREATMENT INC | SERVICE BUILDING MAINTENANCE | $285.00 | **$285.00** |
| 304504 | 101-7101-531800- | ARLINGTON SIGNS & BANNERS | STREET SUPPLY | $970.00 | **$970.00** |
| 304505 | 101-7101-522700- | AT & T | ACCT 84725535058159 | $928.61 | **$928.61** |
| 304506 | 101-7101-522700- | AT & T | ACCT 84759060006156 | $1,190.16 | **$1,190.16** |
| | | | | | **$1,197.93** |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304507 | 101-7101-522700- | AT & T | ACCT 8310010134261 | $1,197.93 | |
| | | | | | **$777.27** |
| 304508 | 101-7101-522700- | AT & T | ACCT 8310010146347 | $777.27 | |
| | | | | | **$45,158.88** |
| 304509 | 401-7101-550200- | AVI-SPL LLC | PROFESSIONAL SERVICES | $45,158.88 | |
| | | | | | **$3,258.75** |
| 304510 | 426-7101-550250- | BAXTER & WOODMAN | PROFESSIONAL SERVICES | $3,258.75 | |
| | | | | | **$1,599.95** |
| 304511 | 101-7101-531550- | BERKHEIMER CO INC | BUILDING MAINTENANCE SUPPLY | $21.35 | |
| 304511 | 101-7101-531550- | BERKHEIMER CO INC | BUILDING MAINTENANCE SUPPLY | $183.84 | |
| 304511 | 101-7101-531550- | BERKHEIMER CO INC | BUILDING MAINTENANCE SUPPLY | $390.56 | |
| 304511 | 101-7101-531550- | BERKHEIMER CO INC | BUILDING MAINTENANCE SUPPLY | $413.46 | |
| 304511 | 101-7101-531550- | BERKHEIMER CO INC | BUILDING MAINTENANCE SUPPLY | $590.74 | |
| | | | | | **$16,930.73** |
| 304516 | 101-7101-521360- | C C CARTAGE INC | DISPOSAL SERVICES | $1,693.70 | |
| 304516 | 101-7101-521360- | C C CARTAGE INC | DISPOSAL SERVICES | $3,953.94 | |
| 304516 | 101-7101-521360- | C C CARTAGE INC | DISPOSAL SERVICES | $6,404.43 | |
| 304516 | 101-7101-521620- | C C CARTAGE INC | DISPOSAL SERVICES | $243.89 | |
| 304516 | 101-7101-521620- | C C CARTAGE INC | DISPOSAL SERVICES | $569.36 | |
| 304516 | 101-7101-521620- | C C CARTAGE INC | DISPOSAL SERVICES | $922.24 | |
| 304516 | 101-7101-531900- | C C CARTAGE INC | DISPOSAL SERVICES | $441.72 | |
| 304516 | 101-7101-531900- | C C CARTAGE INC | DISPOSAL SERVICES | $1,031.18 | |
| 304516 | 101-7101-531900- | C C CARTAGE INC | DISPOSAL SERVICES | $1,670.27 | |
| | | | | | **$7,953.15** |
| 304520 | 401-7101-550300- | CHRISTOPHER B BURKE LTD | PROFESSIONAL SERVICES | $7,953.15 | |
| | | | | | **$2,640.00** |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304526 | 101-7101-521110- | CRYSTAL MAINTENANCE & MGMT SRVS | SERVICE BUILDING MAINTENANCE | $2,640.00 | |
| | | | | | **$72,700.00** |
| 304527 | 426-7101-550250- | CULY CONTRACTING | CONSTRUCTION SERVICES | $72,700.00 | |
| | | | | | **$18,398.00** |
| 304530 | 101-7101-521020- | DOUGLAS FLOOR COVERING, INC. | SERVICE BUILDING MAINTENANCE | $18,398.00 | |
| | | | | | **$67,000.00** |
| 304531 | 401-7101-550200- | EFRAIM CARLSON & SON, INC | SERVICE BUILDING MAINTENANCE | $67,000.00 | |
| | | | | | **$3,270.98** |
| 304536 | 101-7101-531450- | FERGUSON FACILITIES SUPPLY HP# 3400 | JANITORIAL SUPPLIES | $3,270.98 | |
| | | | | | **$4,498.92** |
| 304538 | 101-7101-531650- | FULL COMPASS SYSTEMS INC | OTHER EQUIP & SUPPLIES | $4,498.92 | |
| | | | | | **$1,266.84** |
| 304543 | 101-7101-531650- | GRAINGER W W INC | OTHER EQUIP & SUPPLIES | $1,266.84 | |
| | | | | | **$3,138.70** |
| 304546 | 101-7101-521020- | HAYES MECHANICAL | SERVICE BUILDING MAINTENANCE | $297.18 | |
| 304546 | 101-7101-521020- | HAYES MECHANICAL | SERVICE BUILDING MAINTENANCE | $297.18 | |
| 304546 | 101-7101-521020- | HAYES MECHANICAL | SERVICE BUILDING MAINTENANCE | $1,228.72 | |
| 304546 | 101-7101-521020- | HAYES MECHANICAL | SERVICE BUILDING MAINTENANCE | $1,315.62 | |
| | | | | | **$732.00** |
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $60.00 | |
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $60.00 | |
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $65.00 | |
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $88.00 | |
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $88.00 | |
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $104.00 | |

# VILLAGE OF ARLINGTON HEIGHTS
## WARRANT REGISTER
## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $120.00 | |
| 304557 | 101-7101-521110- | INTL EXTERMINATORS INC | SERVICE BUILDING MAINTENANCE | $147.00 | |
| | | | | | **$2,902.25** |
| 304565 | 101-7101-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $10.62 | |
| 304565 | 101-7101-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $37.01 | |
| 304565 | 101-7101-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $99.67 | |
| 304565 | 101-7101-531650- | LOWES COMMERCIAL SERVICES | MISCELLANEOUS SUPPLY | $36.04 | |
| 304565 | 101-7101-531650- | LOWES COMMERCIAL SERVICES | MISCELLANEOUS SUPPLY | $224.18 | |
| 304565 | 101-7101-531650- | LOWES COMMERCIAL SERVICES | MISCELLANEOUS SUPPLY | $38.93 | |
| 304565 | 101-7101-531650- | LOWES COMMERCIAL SERVICES | MISCELLANEOUS SUPPLY | $271.00 | |
| 304565 | 101-7101-531650- | LOWES COMMERCIAL SERVICES | MISCELLANEOUS SUPPLY | $384.50 | |
| 304565 | 101-7101-531650- | LOWES COMMERCIAL SERVICES | MISCELLANEOUS SUPPLY | $546.09 | |
| 304565 | 101-7101-531650- | LOWES COMMERCIAL SERVICES | MISCELLANEOUS SUPPLY | $1,026.37 | |
| 304565 | 101-7101-531700- | LOWES COMMERCIAL SERVICES | TRAFFIC SUPPLIES | $227.84 | |
| | | | | | **$153.95** |
| 304570 | 101-7101-530350- | MENARDS-LONG GROVE | CLOTHING & APPAREL | $73.97 | |
| 304570 | 101-7101-530350- | MENARDS-LONG GROVE | CLOTHING & APPAREL | $79.98 | |
| | | | | | **$4,798.38** |
| 304572 | 101-7101-520050- | MIOVISION TECHNOLOGIES | PROFESSIONAL SERVICES | $4,798.38 | |
| | | | | | **$9,530.00** |
| 304577 | 401-7101-550200- | NATL DECORATING SERVICE INC | SERVICE BUILDING MAINTENANCE | $4,550.00 | |
| 304577 | 401-7101-550200- | NATL DECORATING SERVICE INC | SERVICE BUILDING MAINTENANCE | $4,980.00 | |
| | | | | | **$1,546.42** |
| 304578 | 101-7101-531900- | NEENAH FOUNDRY COMPANY | STREET SUPPLY | $1,546.42 | |
| | | | | | **$25.94** |
| 304582 | 101-7101-531550- | NORTHWEST ELECTRICAL SUPPLY | BUILDING MAINTENANCE SUPPLY | $25.94 | |

# VILLAGE OF ARLINGTON HEIGHTS
## WARRANT REGISTER
## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | CO | | | |
| 304584 | 101-7101-530390- | OFFEN PETROLEUM LLC | FUEL | $22,344.70 | **$22,344.70** |
| 304587 | 401-7101-550300- | ANN WALKER | RESIDENT REIMBURSEMENT | $494.00 | **$494.00** |
| 304591 | 426-7101-550250- | RICKY SLUPINSKI | ENHANCED SEWER REBATE | $11,250.00 | **$11,250.00** |
| 304595 | 101-7101-521150- | POTHOLE PROS INC | CONSTRUCTION SERVICES | $3,728.00 | **$3,728.00** |
| 304596 | 101-7101-522030- | RAINFOCUS, LLC | TRAVEL & TRAINING | $1,300.00 | **$1,300.00** |
| 304601 | 101-7101-531850- | RUSSO | SMALL TOOLS & EQUIPMENT | $1,055.76 | **$1,055.76** |
| 304602 | 101-7101-531850- | RUSSO'S POWER EQUIPMENT INC | SMALL TOOLS & EQUIPMENT | $527.88 | **$527.88** |
| 304603 | 101-7101-521150- | SCHROEDER ASPHALT | STREET SUPPLY | $94,085.23 | **$94,085.23** |
| 304606 | 101-7101-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $7.58 | **$325.19** |
| 304606 | 101-7101-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $9.99 | |
| 304606 | 101-7101-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $15.99 | |
| 304606 | 101-7101-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $17.99 | |
| 304606 | 101-7101-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $32.53 | |
| 304606 | 101-7101-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $51.94 | |
| 304606 | 101-7101-531650- | SHERWIN ACE HARDWARE | MISCELLANEOUS SUPPLY | $39.96 | |
| 304606 | 101-7101-531650- | SHERWIN ACE HARDWARE | MISCELLANEOUS SUPPLY | $45.16 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304606 | 101-7101-531650- | SHERWIN ACE HARDWARE | MISCELLANEOUS SUPPLY | $19.98 | |
| 304606 | 101-7101-531750- | SHERWIN ACE HARDWARE | STREET SUPPLIES | $33.16 | |
| 304606 | 101-7101-531850- | SHERWIN ACE HARDWARE | SMALL TOOLS & EQUIPMENT | $20.97 | |
| 304606 | 101-7101-531850- | SHERWIN ACE HARDWARE | SMALL TOOLS & EQUIPMENT | $29.94 | |
| | | | | | **$4,822.72** |
| 304609 | 101-7101-531550- | STANDARD PIPE & SUPPLY INC | BUILDING MAINTENANCE SUPPLY | $4,822.72 | |
| | | | | | **$1,916.51** |
| 304610 | 101-7101-531550- | STANDARD PIPE AND SUPPLY INC | SERVICE BUILDING MAINTENANCE | $1,916.51 | |
| | | | | | **$137.08** |
| 304615 | 101-7101-531550- | TEMPERATURE EQUIPMENT CORP | BUILDING MAINTENANCE SUPPLY | $137.08 | |
| | | | | | **($85.02)** |
| 304626 | 101-7101-521110- | UNIFIRST CORPORATION | SERVICE BUILDING MAINTENANCE | ($85.02) | |
| | | | | | **$13,342.32** |
| 304629 | 101-7101-521020- | US UPFITTERS | SERVICE BUILDING MAINTENANCE | $13,342.32 | |
| | | | | | **$35,870.50** |
| 304632 | 101-7101-521550- | WEST CENTRAL MUNICIPAL CONF | LANDSCAPING SERVICES | $35,870.50 | |
| | | | | | **$139.31** |
| 304633 | 101-7101-530390- | WEX BANK | FUEL | $139.31 | |
| | | | | | **$920.00** |
| 304636 | 101-7101-531450- | ZEP MANUFACTURING CO | JANITORIAL SUPPLIES | $920.00 | |
| | | | | | **$1,740.42** |
| 304638 | 101-7101-530350- | ZORO TOOLS INC | CLOTHING & APPAREL | $419.58 | |
| 304638 | 101-7101-530350- | ZORO TOOLS INC | CLOTHING & APPAREL | $1,320.84 | |
| | | | | | **$581.19** |
| 802338 | 101-7101-522700- | AT & T | ACCT 84725961248940 | $57.13 | |
| 802338 | 101-7101-522700- | AT & T | ACCT 84757754536603 | $87.24 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 802338 | 101-7101-522700- | AT & T | ACCT 84743978686650 | $113.67 | |
| 802338 | 101-7101-522700- | AT & T | ACCT 84757757951551 | $323.15 | |
| | | | | | **$1,306.73** |
| 802339 | 101-7101-521500- | COMMONWEALTH EDISON COMPANY | ACCT 2278061084 | $89.15 | |
| 802339 | 101-7101-521500- | COMMONWEALTH EDISON COMPANY | ACCT 5492508009 | $100.25 | |
| 802339 | 101-7101-521500- | COMMONWEALTH EDISON COMPANY | ACCT 4103039009 | $302.82 | |
| 802339 | 101-7101-521500- | COMMONWEALTH EDISON COMPANY | ACCT 8572043011 | $361.07 | |
| 802339 | 101-7101-521500- | COMMONWEALTH EDISON COMPANY | ACCT 2985063029 | $453.44 | |
| | | | **DEPARTMENT 7101 TOTAL:** | $483,908.46 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7201 | **WATER AND SEWER ADMIN** | | | | |
| | | | | | **$1,075.09** |
| | 505-7201-521650- | APPLE STORE | OFFICE EQUIPMENT | $0.99 | |
| | 505-7201-531650- | FISHER SCIENTIFIC COMPANY LLC | WATER SUPPLIES | $60.00 | |
| | 505-7201-522020- | AMERICAN WATER WORKS ASSN | DUES | $150.00 | |
| | 505-7201-522030- | APWA | TRAVEL & TRAINING | $60.00 | |
| | 505-7201-522030- | COUNTRY INN & SUITES | TRAVEL & TRAINING | $527.25 | |
| | 505-7201-522700- | COMCAST CABLE | COMCAST BILL | $276.85 | |
| | | | | | **$3,864.40** |
| 304491 | 505-7201-531650- | ABBOTT RUBBER CO INC | SEWER SUPPLY | $3,864.40 | |
| | | | | | **$1,506.64** |
| 304496 | 505-7201-531600- | ALEXANDER CHEMICAL CORP | WATER SUPPLY | $1,506.64 | |
| | | | | | **$2,431.25** |
| 304510 | 505-7201-520050- | BAXTER & WOODMAN | PROFESSIONAL SERVICES | $2,431.25 | |
| | | | | | **$24,682.56** |
| 304516 | 505-7201-521360- | C C CARTAGE INC | DISPOSAL SERVICES | $1,937.59 | |
| 304516 | 505-7201-521360- | C C CARTAGE INC | DISPOSAL SERVICES | $4,523.29 | |
| 304516 | 505-7201-521360- | C C CARTAGE INC | DISPOSAL SERVICES | $7,326.65 | |
| 304516 | 505-7201-521620- | C C CARTAGE INC | DISPOSAL SERVICES | $514.88 | |
| 304516 | 505-7201-521620- | C C CARTAGE INC | DISPOSAL SERVICES | $1,201.99 | |
| 304516 | 505-7201-521620- | C C CARTAGE INC | DISPOSAL SERVICES | $1,946.94 | |
| 304516 | 505-7201-531900- | C C CARTAGE INC | DISPOSAL SERVICES | $1,016.22 | |
| 304516 | 505-7201-531900- | C C CARTAGE INC | DISPOSAL SERVICES | $2,372.35 | |
| 304516 | 505-7201-531900- | C C CARTAGE INC | DISPOSAL SERVICES | $3,842.65 | |
| | | | | | **$230.00** |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| 304518 | 505-7201-520050- | CENTRAL LAKE COUNTY JOINT ACTION WATER AGENCY | PROFESSIONAL SERVICES | $230.00 | |
| | | | | | **$64.44** |
| 304522 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 0248116083 | $64.44 | |
| | | | | | **$79.25** |
| 304523 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 0705092066 | $79.25 | |
| | | | | | **$1,441.14** |
| 304532 | 505-7201-521020- | EJ EQUIPMENT INCORPORATED | EQUIPMENT MAINTENANCE | $1,003.04 | |
| 304532 | 505-7201-531650- | EJ EQUIPMENT INCORPORATED | SEWER SUPPLY | $438.10 | |
| | | | | | **$12,000.00** |
| 304548 | 505-7201-522300- | HERBERT AND ANN MUSOLF | RESIDENT REIMBURSEMENT | $12,000.00 | |
| | | | | | **$1,084.62** |
| 304565 | 505-7201-531020- | LOWES COMMERCIAL SERVICES | METER SUPPLY | $54.97 | |
| 304565 | 505-7201-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $4.58 | |
| 304565 | 505-7201-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $18.56 | |
| 304565 | 505-7201-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $44.42 | |
| 304565 | 505-7201-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $46.40 | |
| 304565 | 505-7201-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $48.88 | |
| 304565 | 505-7201-531550- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $208.96 | |
| 304565 | 505-7201-531550- | LOWES COMMERCIAL SERVICES | SMALL TOOLS & EQUIPMENT | $113.92 | |
| 304565 | 505-7201-531850- | LOWES COMMERCIAL SERVICES | SMALL TOOLS & EQUIPMENT | $147.11 | |
| 304565 | 505-7201-531850- | LOWES COMMERCIAL SERVICES | SMALL TOOLS & EQUIPMENT | $167.12 | |
| 304565 | 505-7201-531850- | LOWES COMMERCIAL SERVICES | SMALL TOOLS & EQUIPMENT | $229.70 | |
| | | | | | **$1,139.98** |
| 304570 | 505-7201-531070- | MENARDS-LONG GROVE | SEWER SUPPLY | $234.88 | |
| 304570 | 505-7201-531070- | MENARDS-LONG GROVE | SEWER SUPPLY | $905.10 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | | | | **$138.18** |
| 304575 | 505-7201-531650- | NAPA AUTO PARTS | WATER SUPPLY | $5.33 | |
| 304575 | 505-7201-531650- | NAPA AUTO PARTS | WATER SUPPLY | $132.85 | |
| | | | | | **$88,759.65** |
| 304603 | 505-7201-521300- | SCHROEDER ASPHALT | STREET SUPPLY | $88,759.65 | |
| | | | | | **$609.10** |
| 304606 | 505-7201-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $5.25 | |
| 304606 | 505-7201-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $7.99 | |
| 304606 | 505-7201-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $13.99 | |
| 304606 | 505-7201-531550- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $15.95 | |
| 304606 | 505-7201-531650- | SHERWIN ACE HARDWARE | MISCELLANEOUS SUPPLIES | $35.95 | |
| 304606 | 505-7201-531650- | SHERWIN ACE HARDWARE | MISCELLANEOUS SUPPLIES | $62.97 | |
| 304606 | 505-7201-531850- | SHERWIN ACE HARDWARE | SMALL TOOLS & EQUIPMENT | $467.00 | |
| | | | | | **$6.15** |
| 304611 | 505-7201-531550- | STEINER ELECTRIC | BUILDING MAINTENANCE SUPPLY | $6.15 | |
| | | | | | **$992.13** |
| 304618 | 505-7201-531650- | THE SEWER BOSS | SEWER SUPPLY | $992.13 | |
| | | | | | **$212.32** |
| 304630 | 505-7201-530350- | USA BLUEBOOK | CLOTHING & APPAREL | $212.32 | |
| | | | | | **$3,535.11** |
| 304637 | 505-7201-531010- | ZIEBELL WATER SERVICE PRODUCTS | WATER SUPPLY | $908.31 | |
| 304637 | 505-7201-531010- | ZIEBELL WATER SERVICE PRODUCTS | WATER SUPPLY | $2,626.80 | |
| | | | | | **$114.86** |
| 802338 | 505-7201-522700- | AT & T | ACCT 84743746858567 | $57.43 | |
| 802338 | 505-7201-522700- | AT & T | ACCT 84743746842777 | $57.43 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | | | | **$1,654.69** |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 0117046072 | $46.08 | |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 0087155164 | $52.54 | |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 0645171017 | $69.09 | |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 1104021044 | $98.99 | |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 0831076049 | $101.87 | |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 3973144001 | $138.78 | |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 1284169036 | $245.66 | |
| 802339 | 505-7201-521500- | COMMONWEALTH EDISON COMPANY | ACCT 1257044037 | $901.68 | |
| | | | | | **$14,402.86** |
| 802340 | 505-7201-521500- | CONSTELLATION NEW ENERGY INC | ACCT 1050214 | $652.67 | |
| 802340 | 505-7201-521500- | CONSTELLATION NEW ENERGY INC | ACCT 1050216 | $849.80 | |
| 802340 | 505-7201-521500- | CONSTELLATION NEW ENERGY INC | ACCT 1060230 | $3,263.37 | |
| 802340 | 505-7201-521500- | CONSTELLATION NEW ENERGY INC | ACCT 1050221 | $9,637.02 | |
| | | | **DEPARTMENT 7201 TOTAL:** | $160,024.42 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7302 | **PARKING VAIL ST. GARAGE OPER** | | | | |
| | | | | | **$198.27** |
| 304565 | 235-7302-531650- | LOWES COMMERCIAL SERVICES | BUILDING MAINTENANCE SUPPLY | $198.27 | |
| | | | | | **$3,333.00** |
| 304571 | 235-7302-521020- | MID AMERICAN ELEVATOR CO INC | SERVICE BUILDING MAINTENANCE | $464.00 | |
| 304571 | 235-7302-521020- | MID AMERICAN ELEVATOR CO INC | SERVICE BUILDING MAINTENANCE | $545.00 | |
| 304571 | 235-7302-521020- | MID AMERICAN ELEVATOR CO INC | SERVICE BUILDING MAINTENANCE | $654.00 | |
| 304571 | 235-7302-521020- | MID AMERICAN ELEVATOR CO INC | SERVICE BUILDING MAINTENANCE | $1,670.00 | |
| | | | | | **$9.18** |
| 304606 | 235-7302-531650- | SHERWIN ACE HARDWARE | BUILDING MAINTENANCE SUPPLY | $9.18 | |
| | | | | | **$1,957.53** |
| 802340 | 235-7302-521500- | CONSTELLATION NEW ENERGY INC | ACCT 1050215 | $1,957.53 | |
| | | | **DEPARTMENT 7302 TOTAL:** | $5,497.98 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7303 | **PARKING NORTH GARAGE OPER** | | | | |
| | | | | | **$1,181.00** |
| 304571 | 235-7303-521020- | MID AMERICAN ELEVATOR CO INC | SERVICE BUILDING MAINTENANCE | $451.00 | |
| 304571 | 235-7303-521020- | MID AMERICAN ELEVATOR CO INC | SERVICE BUILDING MAINTENANCE | $730.00 | |
| | | | **DEPARTMENT 7303 TOTAL:** | $1,181.00 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7304 | **PARKING EVERGREEN ST GAR OPER** | | | | |
| 304592 | 235-7304-521110- | PAUL DAVIS RESTORATION OF SE WI, INC | SERVICE BUILDING MAINTENANCE | $1,070.17 | **$1,070.17** |
| 802340 | 235-7304-521500- | CONSTELLATION NEW ENERGY INC | ACCT 1050222 | $1,024.20 | **$1,024.20** |
| | | | **DEPARTMENT 7304 TOTAL:** | $2,094.37 | |

# VILLAGE OF ARLINGTON HEIGHTS
## WARRANT REGISTER
## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 7501 | **MUNICIPAL FLEET SVCS ADMIN** | | | | |
| | | | | | **($216.60)** |
| | 621-7501-521070- | ILLINOIS TOLLWAY | IPASS AUTO REPLENISH | $40.00 | |
| | 621-7501-531500- | ETRAILER.COM | REFUND | ($256.60) | |
| | | | | | **$3,191.95** |
| 304497 | 621-7501-531510- | ALEXANDER EQUIPMENT CO INC | VEH MAINTENANCE SUPPLY | $3,191.95 | |
| | | | | | **$187.47** |
| 304503 | 621-7501-531510- | ARLINGTON HTS FORD | VEH MAINTENANCE SUPPLY | $33.47 | |
| 304503 | 621-7501-531510- | ARLINGTON HTS FORD | VEH MAINTENANCE SUPPLY | $154.00 | |
| | | | | | **$448.51** |
| 304519 | 621-7501-531510- | CHICAGO PARTS AND SOUND LLC | VEH MAINTENANCE SUPPLY | ($420.06) | |
| 304519 | 621-7501-531510- | CHICAGO PARTS AND SOUND LLC | VEH MAINTENANCE SUPPLY | ($33.00) | |
| 304519 | 621-7501-531510- | CHICAGO PARTS AND SOUND LLC | VEH MAINTENANCE SUPPLY | ($11.00) | |
| 304519 | 621-7501-531510- | CHICAGO PARTS AND SOUND LLC | VEH MAINTENANCE SUPPLY | $223.05 | |
| 304519 | 621-7501-531510- | CHICAGO PARTS AND SOUND LLC | VEH MAINTENANCE SUPPLY | $344.76 | |
| 304519 | 621-7501-531510- | CHICAGO PARTS AND SOUND LLC | VEH MAINTENANCE SUPPLY | $344.76 | |
| | | | | | **$192.67** |
| 304543 | 621-7501-531510- | GRAINGER W W INC | VEH MAINTENANCE SUPPLY | $192.67 | |
| | | | | | **$151.00** |
| 304552 | 621-7501-521070- | IL SECRETARY OF STATE | PLATE RENEWAL | $151.00 | |
| | | | | | **$151.00** |
| 304553 | 621-7501-521070- | IL SECRETARY OF STATE | PLATE RENEWAL | $151.00 | |
| | | | | | **$151.00** |
| 304554 | 621-7501-521070- | IL SECRETARY OF STATE | PLATE RENEWAL | $151.00 | |
| | | | | | **$1,836.39** |
| 304560 | 621-7501-531510- | LEAHY-WOLF COMPANY | VEH MAINTENANCE SUPPLY | $1,836.39 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | | | | **$15,601.74** |
| 304566 | 621-7501-521080- | MAACO COLLISION REPAIR & PAINTING | EQUIPMENT MAINTENANCE | $6,956.43 | |
| 304566 | 621-7501-521080- | MAACO COLLISION REPAIR & PAINTING | EQUIPMENT MAINTENANCE | $8,645.31 | |
| | | | | | **$1,639.17** |
| 304567 | 621-7501-531510- | MACQUEEN EMERGENCY GROUP | VEH MAINTENANCE SUPPLY | $488.21 | |
| 304567 | 621-7501-531510- | MACQUEEN EMERGENCY GROUP | VEH MAINTENANCE SUPPLY | $535.40 | |
| 304567 | 621-7501-531510- | MACQUEEN EMERGENCY GROUP | VEH MAINTENANCE SUPPLY | $615.56 | |
| | | | | | **$658.45** |
| 304568 | 621-7501-531510- | MASTER HITCH INC | VEH MAINTENANCE SUPPLY | $658.45 | |
| | | | | | **$41.46** |
| 304569 | 621-7501-531510- | MC MASTER CARR SUPPLY CO | VEH MAINTENANCE SUPPLY | $41.46 | |
| | | | | | **$282.54** |
| 304573 | 621-7501-531510- | MONROE TRUCK EQUIPMENT | VEH MAINTENANCE SUPPLY | $282.54 | |
| | | | | | **$4,353.47** |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | ($222.72) | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $8.89 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $29.32 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $44.32 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $125.37 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $276.10 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $289.30 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $349.41 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $425.48 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $1,385.80 | |
| 304575 | 621-7501-531510- | NAPA AUTO PARTS | VEH MAINTENANCE SUPPLY | $1,642.20 | |

# VILLAGE OF ARLINGTON HEIGHTS
## WARRANT REGISTER
## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | | | | **$217.42** |
| 304576 | 621-7501-521070- | NAPLETONS ARLINGTON HEIGHTS | VEH MAINTENANCE SERVICE | $217.42 | |
| | | | | | **$822.90** |
| 304580 | 621-7501-521070- | NORTHWEST AUTO WASH | SERVICE BUILDING MAINTENANCE | $371.15 | |
| 304580 | 621-7501-521070- | NORTHWEST AUTO WASH | SERVICE BUILDING MAINTENANCE | $451.75 | |
| | | | | | **$186.39** |
| 304604 | 621-7501-531510- | SCRUBBER CITY INC | VEH MAINTENANCE SUPPLY | $186.39 | |
| | | | | | **$528.01** |
| 304607 | 621-7501-531510- | SLE TECHNOLOGIES, INC | VEH MAINTENANCE SUPPLY | $528.01 | |
| | | | | | **$3,243.01** |
| 304608 | 621-7501-531510- | STANDARD EQUIPMENT CO | VEH MAINTENANCE SUPPLY | $53.84 | |
| 304608 | 621-7501-531510- | STANDARD EQUIPMENT CO | VEH MAINTENANCE SUPPLY | $62.25 | |
| 304608 | 621-7501-531510- | STANDARD EQUIPMENT CO | VEH MAINTENANCE SUPPLY | $816.90 | |
| 304608 | 621-7501-531510- | STANDARD EQUIPMENT CO | VEH MAINTENANCE SUPPLY | $2,310.02 | |
| | | | | | **$295.77** |
| 304616 | 621-7501-531510- | TERMINAL SUPPLY CO | VEH MAINTENANCE SUPPLY | $295.77 | |
| | | | | | **$157.16** |
| 304626 | 621-7501-530350- | UNIFIRST CORPORATION | CLOTHING & APPAREL | $78.58 | |
| 304626 | 621-7501-530350- | UNIFIRST CORPORATION | CLOTHING & APPAREL | $78.58 | |
| | | | | | **$96.00** |
| 304628 | 621-7501-531510- | US AUTOFORCE | VEH MAINTENANCE SUPPLY | $96.00 | |
| | | | | | **$804.00** |
| 304635 | 621-7501-531510- | ZARNOTH BRUSH WORKS INC | VEH MAINTENANCE SUPPLY | $804.00 | |
| | | | | | **$294.14** |
| 304638 | 621-7501-531510- | ZORO TOOLS INC | VEH MAINTENANCE SUPPLY | $42.21 | |
| 304638 | 621-7501-531510- | ZORO TOOLS INC | VEH MAINTENANCE SUPPLY | $251.93 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| | | | **DEPARTMENT 7501 TOTAL:** | $35,315.02 | |

# VILLAGE OF ARLINGTON HEIGHTS

## WARRANT REGISTER

## CHECK DATE: 11/30/2023

| CHECK # | ACCOUNT # | VENDOR NAME/# | DESCRIPTION | AMOUNT | TOTAL AMOUNT |
|---|---|---|---|---|---|
| Department 9003 | **CAPITAL EQUIPMENT** | | | | |
| | | | | | **$51,614.52** |
| 304540 | 621-9003-550050- | GERALD NISSAN OF AURORA, INC | VEHICLE | $25,807.26 | |
| 304540 | 621-9003-550050- | GERALD NISSAN OF AURORA, INC | VEHICLE | $25,807.26 | |
| | | | | | **$253,302.00** |
| 304619 | 621-9003-550050- | THOMAS DODGE CHRYSLER JEEP OF HIGHLAND, INC | VEHICLE | $253,302.00 | |
| | | | **DEPARTMENT 9003 TOTAL:** | $304,916.52 | |
| | | | **WARRANT TOTAL:** | **$1,621,040.67** | |

**Village Board**
**12/4/2023**

**Item:** Proposed 2024 Budget

**Department**: Finance

A Public Hearing on the proposed budget is required by State Statute to provide for formal public comment on the budget. This is the final step of the budget process that started in June with the review of the 2024 Budget Ceilings. The Proposed 2024 Budget was reviewed at two separate public meetings held in November. The proposed budget incorporates a business plan that reflects the Village Board's goals and objectives.

The Proposed 2024 Budget can be found on the Village's web page under the Village Budget and Financials link. Any Board amendments to the proposed budget would be shown under the 2023 Budget Ordinance under the Legal section of this Agenda. However, no such amendments have been made for the 2024 Budget.

**Village Board**
**12/4/2023**

**Item:** Ordinance - Code Amendment Chapter 13 Supplemental Alcoholic Beverage Class Liquor License

**Department**: Village Manager's Office

Background

At the October 16, 2023 Village Board meeting, discussion took place regarding the creation of a new type of liquor license classification that would allow a package liquor store the ability to serve a limited number of drinks to be consumed as part of an educational class.

The creation of a new supplemental liquor license would attract a new business seeking to open a package liquor and cocktail kit supply store, "Cocktail Boutique", in Arlington Heights. Their business model envisions an upscale boutique providing all the ingredients needed to host an at-home cocktail party in the form of packaged products. Additionally, the store would like to regularly host ticketed cocktail mixology classes to educate and broaden their attendees' comfort level of at-home cocktail preparation.

In addition, an existing liquor license holder who has a package liquor license classification also expressed interest in being able to offer limited on-premise consumption for educational classes for those that want to learn more about wine or champagne.

At the October 16 meeting there was consensus by the Village Board in support of modifying the liquor code to create a new liquor classification to allow limited on-premise consumption for certain establishments as part of an educational class or event. Staff was directed to draft a new Ordinance.

The attached draft Ordinance will create a new supplemental alcoholic beverage educational class liquor license classification. The new supplemental license will authorize the retail sale of alcoholic liquor for consumption on the premises, by holders of a Class "B" or Class "BB" license, but only in accordance with the following:

-Class "B"/"BB" Supplemental licenses may only be issued to holders of Class "B or Class "BB" licensees that are engaged in the primary business of package liquor stores.

-Alcoholic beverages may be sold for consumption on the premises only as part of a ticketed alcoholic beverage educational class or workshop.
-The class or workshop must be conducted within a designated portion of the licensed premises that is separated from the primary area in which the licensee conducts retail sales of alcoholic liquor.
-All class and workshop instructors must be BASSET-certified, in compliance with Section 13-204 of this Code.
-Not more than three servings of alcoholic liquor may be sold or served by the licensee to any person for consumption on the premises on any calendar day.
-No person may be permitted to attend more than one ticketed class or workshop on any calendar day.
-No alcoholic liquor may be sold for consumption on the premises before 9:00a.m. or after 10:00p.m. on any day.
-The licensee must provide, or offer for sale, food for consumption on the premises.
-Class "BB" licensees may not sell or serve any alcoholic liquor other than beer and wine.

The annual license fee for this "B/BB" Supplemental classification will be $650.00

Recommendation
Staff is recommending that the Village Board approve the Ordinance amending Chapter 13 of the Municipal Code to create a supplemental alcoholic beverage educational class liquor license classification as drafted.

**ATTACHMENTS:**

| **Description** | **Type** |
|---|---|
| Supplemental Liquor License Ordinance | Ordinance |

AN ORDINANCE AMENDING CHAPTER 13 OF THE MUNICIPAL CODE
OF THE VILLAGE OF ARLINGTON HEIGHTS TO CREATE
A SUPPLEMENTAL ALCOHOLIC BEVERAGE EDUCATIONAL CLASS
LIQUOR LICENSE CLASSIFICATION

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

WHEREAS, Chapter 13 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (*"Village Code"*), sets forth rules and regulations for the licensing and sale of alcoholic liquor in the Village; and

WHEREAS, Section 13-501 of the Village Code establishes the classifications of liquor licenses allowed within the Village; and

WHEREAS, the President and Board of Trustees desire to amend various sections of Chapter 13 of the Village Code to create a new supplemental liquor license classification for alcoholic beverage educational classes; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village and its residents to amend the Village Code pursuant to this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. CLASSIFICATION. Section 13-501 of the Village Code is hereby amended further to add a new subsection 13-501.g, with existing subsections 13-501.g through 13-501.u re-lettered as 13-501.h through 13-501.v, respectively:

"**Section 13-501 Classification**. Licenses issued hereunder shall be divided into one of the following classes:

* * *

**g. Class "B"/"BB" Supplemental licenses, which shall authorize the retail sale of alcoholic liquor for consumption on the premises, by holders of a Class "B" or Class "BB" license, but only in accordance with the following:**

**1. Class "B"/"BB" Supplemental licenses may only be issued to holders of Class "B" or Class "BB" licensees that are engaged in the primary business of package liquor stores.**

**2. Alcoholic beverages may be sold for consumption on the premises only as part of a ticketed alcoholic beverage educational class or workshop.**

**3.** **The class or workshop must be conducted within a designated portion of the licensed premises that is separated from the primary area in which the licensee conducts retail sales of alcoholic liquor.**

**4.** **All class and workshop instructors must be BASSET-certified, in compliance with Section 13-204 of this Code.**

**5.** **Not more than three servings of alcoholic liquor may be sold or served by the licensee to any person for consumption on the premises on any calendar day.**

**6.** **No person may be permitted to attend more than one ticketed class or workshop on any calendar day.**

**7.** **No alcoholic liquor may be sold for consumption on the premises before 9:00 a.m. or after 10:00 p.m. on any day.**

**8.** **The licensee must provide, or offer for sale, food for consumption on the premises.**

**9.** **Class "BB" licensees may not sell or serve any alcoholic liquor other than beer and wine.**

SECTION 3. FEES AND NUMBER OF LICENSES. Section 13-502 of the Village Code is hereby amended further to read as follows:

"**Section 13-502 Fees and Number of Licenses.**

| Class of License | Annual License Fee | Number of Licenses Authorized |
|---|---|---|
| *** | | |
| **B/BB Supplemental** | **$650.00** | **0** |
| *** | | |

SECTION 4. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 5. EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

**Village Board**
**12/4/2023**

**Item:** Report of the Committee of the Whole Meeting of November 13, 2023

**Department**: Village Manager's Office

Report of the Committee of the Whole Meeting of November 13, 2023

A. Arlington Heights Memorial Library Budget Review

Trustee Bertucci moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole recommend to the Board of Trustees that the Board acknowledge with thanks the proposed budget for the Arlington Heights Memorial Library.

**Village Board**
**12/4/2023**

**Item:** Report of the Committee of the Whole Meeting of November 15, 2023

**Department**: Village Manager's Office

## Report of the Committee of the Whole Meeting of November 15, 2023

C. Final Recommendation of the Committee of the Whole to the Board of Trustees for the 2023 Property Tax Levy payable in 2024

Trustee Grasse moved, seconded by Trustee Schwingbeck that the Committee-of-the-Whole recommend to the Village Board of Trustees to authorize staff to prepare the Village's and the Arlington Heights Memorial Library's 2023 Tax Levy Ordinance reflecting an estimated total tax levy of $52,871,000 or a 0% increase over the 2022 tax levy for the Village and Library portion of the levy.

**Village Board**
**12/4/2023**

**Item:** Report of the Committee of the Whole Meeting of November 15, 2023

**Department**: Village Manager's Office

Report of the Committee of the Whole Meeting of November 15, 2023

D. Final Recommendation of the Committee of the Whole to the Board of Trustees for the 2024 Budget.

Trustee Tinaglia moved, seconded by Trustee La Bedz that the Committee-of-the-Whole recommend to the Village Board of Trustees that the Board approve the Proposed 2024 Budget as amended through the review process.

**Village Board**
**12/4/2023**

**Item:** 116-120 W. Eastman Development - PC#23-002

**Department**: Planning & Community Development Department

On November 6th, the Village Board continued the hearing regarding the proposed Eastman development to allow further discussions with the developer regarding their project. Since the board meeting, staff has had conversations and a meeting with the developer to discuss what potential changes the developer may be willing to make. After these conversations the developer has provided the following modifications to their plan:

1. Three units have been removed from the 5th floor of the northwest corner of the building, reducing the northwest corner of the building to four stories. This is the corner of the building directly across from the eastern most single-family home on the north side of St. James Street. For this portion of the building the developer is now proposing the first floor of the building to be set back 10 feet from the right-of-way line. Floors 2-4 would be set back 20 feet in the northwest corner of the building, and floors 5-6 would be set back 50 feet. The northeast portion of the building on the 5th level contains three units and would continue to be set back 20 feet floors 2 through 5.
2. A second-floor amenity space fitness room has been removed on the south portion of the building and replaced with two units.
3. Overall, the unit count has been reduced by one unit from 136 to 135 units. The overall number of bedrooms has been reduced from 158 to 155 (see attached for unit mix changes)
4. The north stair tower has been relocated from the western portion of the building towards the east, further away from the residential homes.
5. In efforts to address some of the concerns relative to potential pool deck, the pool deck has been shifted 4 feet east to provide for a landscape area on the exterior, and a decorative cabana fence buffer has been added to the westside of the second-floor pool deck. The cabana would have an approximate 12’ roof covering.
6. The parking count remains the same, although the ratios for parking increased and the parking surplus over code increases from 27 spaces to 29 spaces. Additionally, the number of tandem stalls has been reduced from 23 to 21.

In addition, staff requested the developer consider removing the asphalt pavement east of their development site in front of the AT & T building and restoring it to grass parkway with potential parkway trees. While this property is not immediately adjacent to their property it would enhance the streetscape along St. James and would improve the aesthetics of the street. The developer has agreed to this improvement when they construct the building if it is feasible. There are four existing man hole covers in the existing right-a-way that is believed to belong to AT & T for infrastructure going into their building. While the area in question is Village public right-a-way, the Village will need to confirm with AT & T that it is practical to remove the asphalt pavement and restore it to parkway. As a result, a proposed additional condition is suggested below.

With the modifications proposed to the number of units and bedrooms, there are a few minor adjustments that would need to be made to the recommendation to align with the newly revised plan. In addition, while the number of units has been reduced from 136 to 135, and the bedroom mix reduced from 158 to 155, the number of required affordable units remains consistent at 7, although the bedroom mix allocation changes slightly.

Modified Recommendation

Below is a modified Staff Development Committee and Plan Commission recommendation to reflect the changes made to the proposed 116 – 120 W. Eastman redevelopment project.

Text that is **bold green** is added text, text that is ~~red strikethrough~~ is deleted text.

Zoning Actions Requested:

1. Planned Unit Development to allow a ~~136~~ **135**-unit multi-family residential development on the subject property
2. Land Use Variation to allow a predominately multi-family residential development in the B-5 District
3. Conceptual Special Use Permit approval for a restaurant on the subject property,
4. The following variations from Chapter 28 of the Municipal Code:
    a. Section 10.2-8, to allow a 22.1’ wide drive aisle where code requires a minimum of 24’ in width.
    b. Section 6.1-5.1, to allow tandem parking stalls.

The Plan Commission voted 7-0 in favor of **APPROVAL** subject to conditions. The Staff Development Committee recommends **APPROVAL** of the application subject to the following modified conditions:

General

1. The outdoor roof deck area along the western side of the building shall be restricted from use between the hours of 10 pm to 10 am Sunday through Thursday and from 11 pm to 10 am on Friday and Saturday. There shall be no building-mounted or permanent speakers/audio system installed on the outdoor pool deck. All personal music and speaker usage on the outdoor deck must end by 9pm on any night. Usage of the outdoor deck area must abide by

these restrictions and the Applicant must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or cause excessive nuisances.

2. All restaurants that desire to operate within the PUD must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.

3. At time of application for building permit, the Applicant must provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking for review and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors, and patrons of the downtown and nearby vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. The petitioner shall provide a truck parking and truck access plan for review and approval by the Village. Emergency access must be maintained at all times during each phase.

4. Conversion of the building from rental to condominium units will require an amendment to the Planned Unit Development and the provision of sufficient parking for such change as determined necessary by the Village.

5. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.

6. The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

   a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for ~~3.2~~ **3.125** units (a maximum of 2.5% of the total number of units) or a total of ~~10.2~~ **10.125** units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.

   b. Ensuring compliance with all other provision of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

7. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

<u>Parking Related</u>

8. Parking within the garage shall be operated as per the below:

   a. Residential parking spaces within the garage shall be leased separately from units and must not automatically be included within any residential lease.

   b. Any tenant desiring 2 parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units). Once all tandem spaces have been leased, no other unit shall be allowed two parking stalls.

c. No more than ~~23~~ **21** units shall lease two spaces within the garage.

d. Studio units shall be prohibited from leasing more than 1 parking space.

e. No residential unit shall lease more than two parking spaces within the garage.

f. Residential guest parking within the garage shall be made available and at no time shall there be less than ~~2~~ **5** stalls assigned as guest parking stalls (ADA stalls cannot count as a guest stall). Garage spaces that are unleased by residential tenants shall be made available for guests and added to the guest parking pool.

9. At the request of the Village, the Applicant must provide details and data on the operation, management, and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the Applicant must work with the Village to modify the Parking Management Plan (dated as received 9/11/23) to address any such issues, to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce the parking conditions and restrictions outlined, and may have the ability to adjust the restrictions outlined in condition #8 so long as the project remains in substantial conformance and the Planned Unit Development continues to adequately accommodate the development's parking demand to the satisfaction and approval of the Village.

Loading Conditions

10. Loading operations are restricted to the following:

a. Commercial/Restaurants: Allowed only between the hours of 7:00am to 5:00pm.

b. Residential: Residents moving in/out must schedule their loading dock time in advance. Move-ins/move-outs will take place in the loading dock on Eastman and be allowed between the hours of 7:00am to 7:00pm. Loading operations will be prohibited between the hours of 7:00pm to 7:00am.

c. Trash: All trash must be loaded onto trucks within the loading area in compliance with loading times in 10.a.

d. All loading/unloading for the commercial space, move-ins/move-outs for the residential tenants, and trash collection shall occur onsite and within the dedicated loading zone. These activities shall be prohibited from occurring on-street.

Traffic/Street Infrastructure Conditions

11. The petitioner shall revise the garage exit from an angled driveway exit on to Highland Ave to a 90-degree exit/intersection with Highland with no or minimal flares, for final review and approval by the Village.

12. Right turn egress from the garage to northbound Highland Avenue shall be prohibited. Should continue right turns be observed by the Village, the petitioner shall propose and implement a solution to correct the issue, which may entail video monitoring of garage movements and fines for residents that break the rules.

13. If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the subject property, the Applicant must work with the Village to modify the site circulation and access

as necessary to mitigate for any such issues.

14. The Applicant shall work with the Village to implement improvements to the following intersections:
    a. St. James/Highland: Stop sign shall be installed at the northbound approach.
    b. Highland/Eastman/Bank Drive Aisle: Stop signs shall be installed at the eastbound approach and the westbound approach (as feasible) at this intersection.

**15. The Petitioner shall remove the blacktop and restore the parkway with grass and parkway trees immediately east of the subject property (see Exhibit A), if determined feasible by the Village.**

Site Related

16. No later than issuance of a building permit, the petitioner shall execute a public access/sidewalk easement along the south side of the building, at the discretion of the Village and as necessary to comply with ADA pathway widths.
17. Final Streetscape along Eastman shall be consistent with Downtown standards and certain modifications may be required at time of building permit (additional sidewalk width, revised tree grates, recessed building doors, etc.) at the discretion of the Village.
18. The garage warning system shall be equipped with afterhours technology to reduce or shut off the noise during overnight times.

Building Related

19. The Applicant must comply with all of the requirements set forth in the August 22, 2023 motion of the Village's Design Commission concerning approval of the design for the building within the Planned Unit Development.
20. All building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, etc.) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within sound attenuation structures. Prior to issuance of a building permit, additional information/manufacturers specifications on sound levels and attenuation and capacity for additional sound attenuation around the units must be provided for Village review.
21. All utility service lines must be underground.
22. The petitioner shall continue to work with the Village on the design of the proposed Fire Department Connection. Said connection shall be a low-profile design, to the satisfaction of the Fire Department, and shall not encroach into the ROW.
23. The location of the northernmost Roof Top Unit (RTU) shall be shifted further south, as feasible, and screened with additional sound buffering panels as determined necessary by the Village.
24. The petitioner shall work with the Village on the proposed lights on the northern building elevation to ensure that they are located at low elevations and are angled towards the ground.

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| Modified Recommendation and Attachments | Report |
| Architectural Plans - Revised 11/29/23 | Exhibits |
| Renderings - Revised 11/29/23 | Exhibits |
| Traffic Study - Revised 11/29/23 | Exhibits |
| PC Staff report 10/11/23 | Board or Commission Report |
| PC Minutes 10/11/23 | Minutes |
| DC Staff Report - 8/22/23 | Board or Commission Report |
| DC Minutes - 8/22/23 | Minutes |
| Housing Commission Minutes - 9/20/23 | Minutes |
| Affordable Housing Plan | Exhibits |
| Aerial | Exhibits |
| Architectural Plans - Revised 10/11/23 | Exhibits |
| Engineering Plans - Revised 10/11/23 | Exhibits |
| Landscape Plan - Revised 10/11/23 | Exhibits |
| Fire Truck Turning Exhibit - Revised 10/11/23 | Exhibits |
| Vehicle Turning Exhibit - Revised 10/11/23 | Exhibits |
| Renderings - Revised per DC approval | Exhibits |
| Parking Management Plan - Updated 10/11/23 | Exhibits |
| Parking Management Plan Graphic - Updated 10/11/23 | Exhibits |
| Photometric Plan | Exhibits |
| Traffic & Parking Study - Updated 10/11/23 | Exhibits |
| Project Description - Original | Exhibits |
| Construction Staging Plan - Original | Exhibits |
| Market Study - Original | Exhibits |
| Preliminary Stormwater Narrative & Calculations - Original | Exhibits |
| Department Comments - Round 4 | Correspondence |
| Department Comments - Round 4 Petitioner Response | Correspondence |
| PC Staff Report - 5/24/23 | Board or Commission Report |
| PC Minutes - 5/24/23 | Minutes |
| Department Comments - Round 1 | Correspondence |
| Department Comments - Round 1 Petitioner Response | Correspondence |
| Department Comments - Round 2 | Correspondence |
| Department Comments - Round 2 Petitioner Response | Correspondence |
| Department Comments - Round 3 | Correspondence |
| Department Comments - Round 3 Petitioner Response | Correspondence |

Novus Transmittal – 116 – 120 W Eastman Redevelopment - PC 23-002

On November 6th, the Village Board continued the hearing regarding the proposed Eastman development to allow further discussions with the developer regarding their project. Since the board meeting, staff has had conversations and a meeting with the developer to discuss what potential changes the developer may be willing to make. After these conversations the developer has provided the following modifications to their plan:

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Modified Recommendation

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4. The following variations from Chapter 28 of the Municipal Code:
    a. Section 10.2-8, to allow a 22.1' wide drive aisle where code requires a minimum of 24' in width.
    b. Section 6.1-5.1, to allow tandem parking stalls.

The Plan Commission voted 7-0 in favor of APPROVAL subject to conditions. The Staff Development Committee recommends APPROVAL of the application subject to the following modified conditions:

General

1. The outdoor roof deck area along the western side of the building shall be restricted from use between the hours of 10 pm to 10 am Sunday through Thursday and from 11 pm to 10 am on Friday and Saturday. There shall be no building-mounted or permanent speakers/audio system installed on the outdoor pool deck. All personal music and speaker usage on the outdoor deck must end by 9pm on any night. Usage of the outdoor deck area must abide by these restrictions and the Applicant must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or cause excessive nuisances.
2. All restaurants that desire to operate within the PUD must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.
3. At time of application for building permit, the Applicant must provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking for review and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors, and patrons of the downtown and nearby vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. The petitioner shall provide a truck parking and truck access plan for review and approval by the Village. Emergency access must be maintained at all times during each phase.
4. Conversion of the building from rental to condominium units will require an amendment to the Planned Unit Development and the provision of sufficient parking for such change as determined necessary by the Village.
5. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.
6. The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:
    a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for ~~3.2~~ 3.125 units (a maximum of 2.5% of the total number of units) or a total of ~~10.2~~ 10.125 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
    b. Ensuring compliance with all other provision of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.
7. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

Parking Related

8. Parking within the garage shall be operated as per the below:
    a. Residential parking spaces within the garage shall be leased separately from units and must not automatically be included within any residential lease.
    b. Any tenant desiring 2 parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units). Once all tandem spaces have been leased, no other unit shall be allowed two parking stalls.
    c. No more than ~~23~~ 21 units shall lease two spaces within the garage.
    d. Studio units shall be prohibited from leasing more than 1 parking space.
    e. No residential unit shall lease more than two parking spaces within the garage.
    f. Residential guest parking within the garage shall be made available and at no time shall there be less than ~~2~~ 5 stalls assigned as guest parking stalls (ADA stalls cannot count as a guest stall). Garage spaces that are unleased by residential tenants shall be made available for guests and added to the guest parking pool.
9. At the request of the Village, the Applicant must provide details and data on the operation, management, and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the Applicant must work with the Village to modify the Parking Management Plan (dated as received 9/11/23) to address any such issues, to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce the parking conditions and restrictions outlined, and may have the ability to adjust the restrictions outlined in condition #8 so long as the project remains in substantial conformance and the Planned Unit Development continues to adequately accommodate the development's parking demand to the satisfaction and approval of the Village.

Loading Conditions

10. Loading operations are restricted to the following:
    a. Commercial/Restaurants: Allowed only between the hours of 7:00am to 5:00pm.
    b. Residential: Residents moving in/out must schedule their loading dock time in advance. Move-ins/move-outs will take place in the loading dock on Eastman and be allowed between the hours of 7:00am to 7:00pm. Loading operations will be prohibited between the hours of 7:00pm to 7:00am.
    c. Trash: All trash must be loaded onto trucks within the loading area in compliance with loading times in 10.a.
    d. All loading/unloading for the commercial space, move-ins/move-outs for the residential tenants, and trash collection shall occur onsite and within the dedicated loading zone. These activities shall be prohibited from occurring on-street.

Traffic/Street Infrastructure Conditions

11. The petitioner shall revise the garage exit from an angled driveway exit on to Highland Ave to a 90-degree exit/intersection with Highland with no or minimal flares, for final review and approval by the Village.
12. Right turn egress from the garage to northbound Highland Avenue shall be prohibited. Should continue right turns be observed by the Village, the petitioner shall propose and implement a solution to correct the issue, which may entail video monitoring of garage movements and fines for residents that break the rules.
13. If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the subject property, the Applicant must work with the Village to modify the site circulation and access as necessary to mitigate for any such issues.

14. The Applicant shall work with the Village to implement improvements to the following intersections:
    a. St. James/Highland: Stop sign shall be installed at the northbound approach.
    b. Highland/Eastman/Bank Drive Aisle: Stop signs shall be installed at the eastbound approach and the westbound approach (as feasible) at this intersection.
15. The Petitioner shall remove the blacktop and restore the parkway with grass and parkway trees immediately east of the subject property (see Exhibit A), if determined feasible by the Village.

Site Related

16. No later than issuance of a building permit, the petitioner shall execute a public access/sidewalk easement along the south side of the building, at the discretion of the Village and as necessary to comply with ADA pathway widths.
17. Final Streetscape along Eastman shall be consistent with Downtown standards and certain modifications may be required at time of building permit (additional sidewalk width, revised tree grates, recessed building doors, etc.) at the discretion of the Village.
18. The garage warning system shall be equipped with afterhours technology to reduce or shut off the noise during overnight times.

Building Related

19. The Applicant must comply with all of the requirements set forth in the August 22, 2023 motion of the Village's Design Commission concerning approval of the design for the building within the Planned Unit Development.
20. All building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, etc.) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within sound attenuation structures. Prior to issuance of a building permit, additional information/manufacturers specifications on sound levels and attenuation and capacity for additional sound attenuation around the units must be provided for Village review.
21. All utility service lines must be underground.
22. The petitioner shall continue to work with the Village on the design of the proposed Fire Department Connection. Said connection shall be a low-profile design, to the satisfaction of the Fire Department, and shall not encroach into the ROW.
23. The location of the northernmost Roof Top Unit (RTU) shall be shifted further south, as feasible, and screened with additional sound buffering panels as determined necessary by the Village.
24. The petitioner shall work with the Village on the proposed lights on the northern building elevation to ensure that they are located at low elevations and are angled towards the ground.

# SUMMARY OF EASTMAN MODIFICATIONS

**Development Modifications Chart**

| | May, 2023 Proposal | 11/6/23 Proposal | Revised Proposal |
|---|---|---|---|
| **Total Number of Units** | 150 | 136 | 135 |
| **Studio** | 22 | 47 | 46 |
| **1-Bdrm** | 113 | 67 | 69 |
| **2-Bdrm** | 15 | 22 | 20 |
| **Commercial (sq. ft.)** | 2,000 SF | 1,875 SF | 1,875 SF |
| **Height (Story's and Feet)** | 7-story (82') | 6-story (76.8') | 6-story (76.8') |
| **Overall Number of Bedrooms** | 165 | 158 | 155 |
| **Bedrooms Per Unit** | 1.1 | 1.16 | 1.15 |
| **Setbacks** | | | |
| **First floor to North** | 0.6' | 10' | 10' |
| **Upper Story Setbacks to North** | 3rd floor 20' setback | 2nd to 5th floor 20' setback<br>6th floor 50' setback | 2nd to 4th floor 20' setback<br>5th & 6th floor 50' setback |
| **South** | 0.9' | 0.7' | 0.7' |
| **East** | 0' | 0' | 0' |
| **West** | 6.1' | 6.1' | 6.1' |
| **Underground Parking** | 1 level (partial) | 1 level (full) | 1 level (full) |
| **Total Number of Parking Stalls** | 215 | 175 | 175 |
| **Residential Parking Stalls** | 201* | 167* | 167* |
| **Commercial Parking Stalls** | 14 | 8** | 8** |
| **Res. Parking Stalls Per Unit** | 1.34 | 1.23 | 1.24 |
| **Res. Parking Stalls Per Bedroom** | 1.22 | 1.06 | 1.08 |

*Tandam stalls are included in this total

Per code, 6 parking spaces are required for the commercial uses

Per code, 140 parking stalls are required for the residential uses

**Parking At B-5 Requirements**

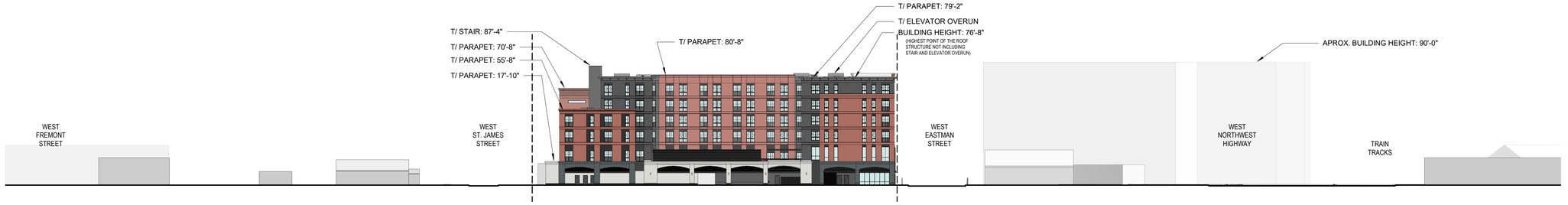
| Use | | Square Footage / # of Units | Parking Ratio | Required Parking |
|---|---|---|---|---|
| Residential | | 135 | | |
| | Studio/1 Bedroom | 115 | 1 per unit | 115 |
| | 2 Bedroom | 20 | 1.25 per unit | 25 |
| Commercial | | 1,967 | | |
| | Restaurant - 1st Flr. (seating area) | 1,171 | 1 Space per 200 sq. ft. of seating area | 6 |
| | | | **Total Required** | 146 |
| | | | **Standard Garage Spaces Provided (Residential)** | 146 |
| | | | **Tandem Garage Spaces Provided (Residential)** | 21 |
| | | | **Total Garage Spaces Provided (Residential)** | 167 |
| | | | **Total Exterior Surface Parking Stalls Provided (Commercial)** | 8 |
| | | | **Total Provided On-site** | 175 |
| | | | **Surplus / (Deficit)** | **29** |

November 17, 2023

**Exhibit A** – Parkway Restoration Area

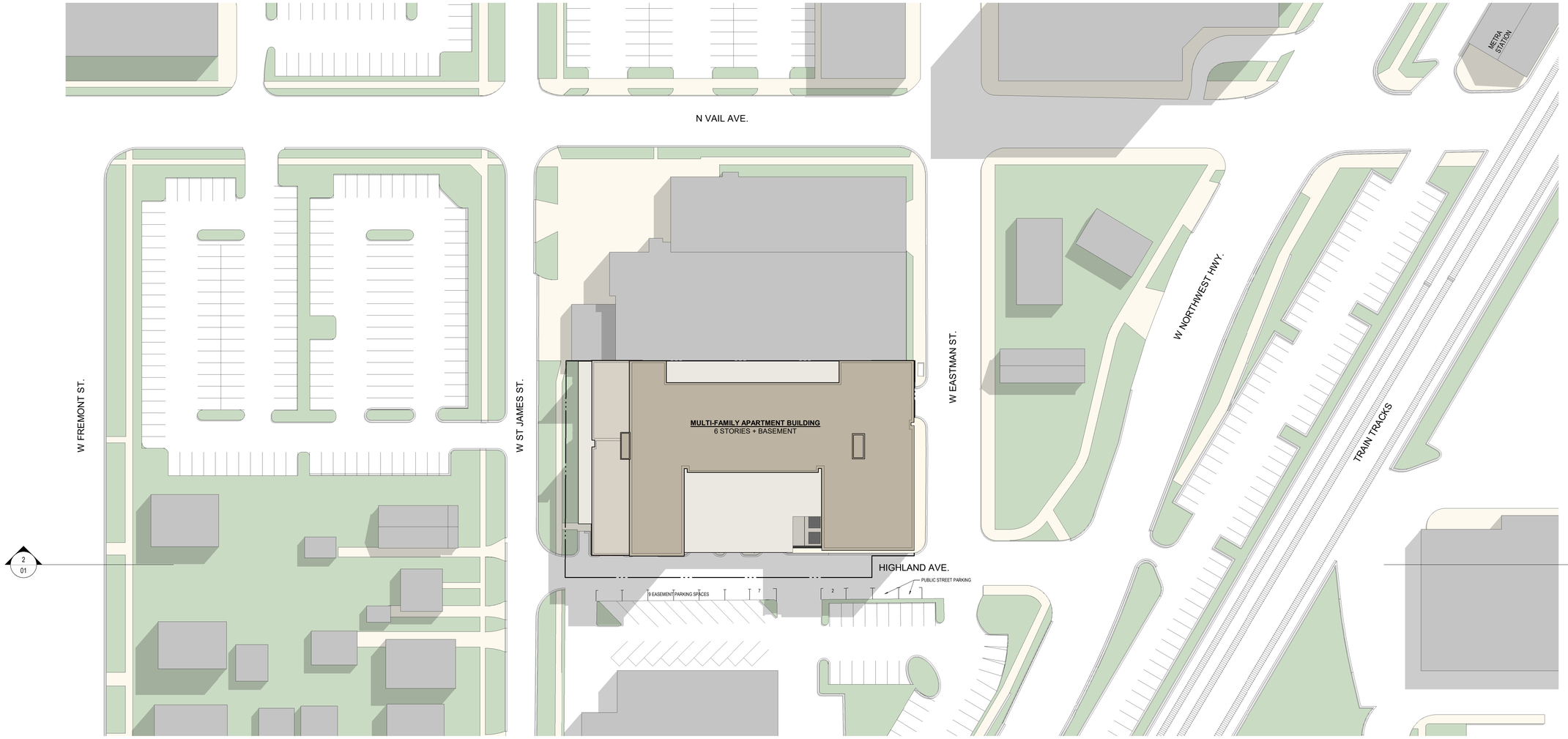
**Parkway to be restored in this area**






2/01 SITE CROSS SECTION

SCALE: 1" = 40'-0"




1/01 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

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Chicago, IL 60661

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SCALE: 1" = 40'

0 10' 20' 40' 80'

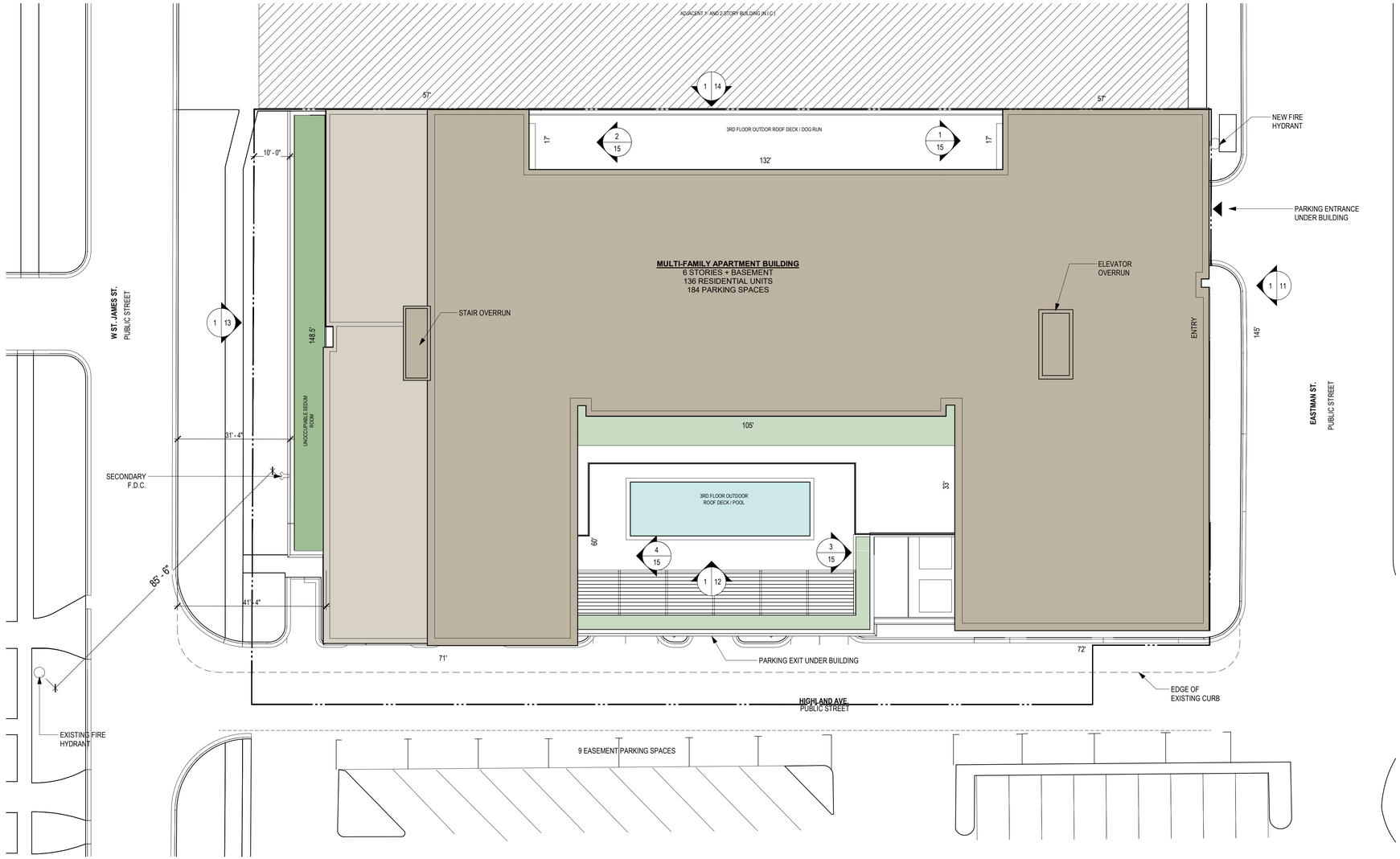
PROJECT

COMPASSPOINT DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008

01




1/02 SITE PLAN
SCALE: 1/16" = 1'-0"

## ZONING SUMMARY

| | | |
|---|---|---|
| **PROPOSED ZONING DISTRICT:** | **B-5** | |
| **ZONING DESCRIPTION:** | | |
| **SITE AREA:** | **43,584 SF** | |
| | **ORDINANCE REQUIREMENT** | **PROPOSED** |
| **FAR** | N/A | |
| **AREA / DWELLING UNIT:**<br>1 Bedroom<br>2 Bedroom | 300 sf lot area / DU<br>400 sf lot area / DU | |
| **FRONT YARD**<br>Adjacent Residential Minimum:5 FT.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **SIDE YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft. if abutting street or alley | 0'-0" | 0'-0" |
| **REAR YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **HEIGHT (W/ GROUND FLOOR RETAIL)** | 90'-0" | 80'-8" T/PARAPET<br>76'- 8" T/STRUCTURE |
| **PARKING** STUDIO & 1 BEDROOM UNITS<br>2-BR UNIT<br>LOADING | 1 space / unit<br>1.25 space / unit<br>(1) 10'x35'x14'H | 167 |
| TOTAL RESIDENTIAL PARKING SPACES | 143 | |
| RESTAURANT | 1 space / 200sf seating<br>8 req'd spaces | 8+9 easement |
| **TOTAL:** | 151 | 184 |

## DEVELOPMENT SUMMARY

**BUILDING AREA**

| | GROSS | NET (RESIDENTIAL) | PARKING |
|---|---|---|---|
| TOTAL: | | | |
| LEVEL LL | 35,669 | -- | 34,238 |
| LEVEL 01 | 32,048 | -- | 24,541 |
| LEVEL 02 | 26,521 | 14,192 | |
| LEVEL 03 | 26,521 | 19,558 | |
| LEVEL 04 | 26,521 | 19,558 | |
| LEVEL 05 | 26,521 | 19,558 | |
| LEVEL 06 | 22,243 | 17,195 | |
| **TOTAL:** | **196,044** | **90,061** | **58,779** |

**PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LOWER LEVEL | 106 | 0 | 106 |
| LEVEL 01 | 61 | 8<br>+ 9 EASEMENT SPACES | 78 |
| TOTAL PROVIDED | 167 | 17 | 184 |
| TOTAL REQ'D | 143 | 8 | 151 |

(1.22 SPACES/UNIT)

**BIKE PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LEVEL 01 | 15 | 0 | 15 |
| TOTAL PROVIDED | 15 | 0 | 15 |
| TOTAL REQ'D | 15 | 0 | 15 |

## UNIT MATRIX

| | STUDIO | 1-BED | 2-BED | TOTALS |
|---|---|---|---|---|
| **LEVEL 2** | 12 | 9 | 3 | 24 |
| **LEVEL 3** | 10 | 15 | 5 | 30 |
| **LEVEL 4** | 10 | 15 | 5 | 30 |
| **LEVEL 5** | 8 | 16 | 3 | 27 |
| **LEVEL 6** | 6 | 14 | 4 | 24 |
| **TOTALS** | 46 | 69 | 20 | 135 |

**TOTAL BEDROOMS: 155** (PREVIOUS DESIGN: 158)


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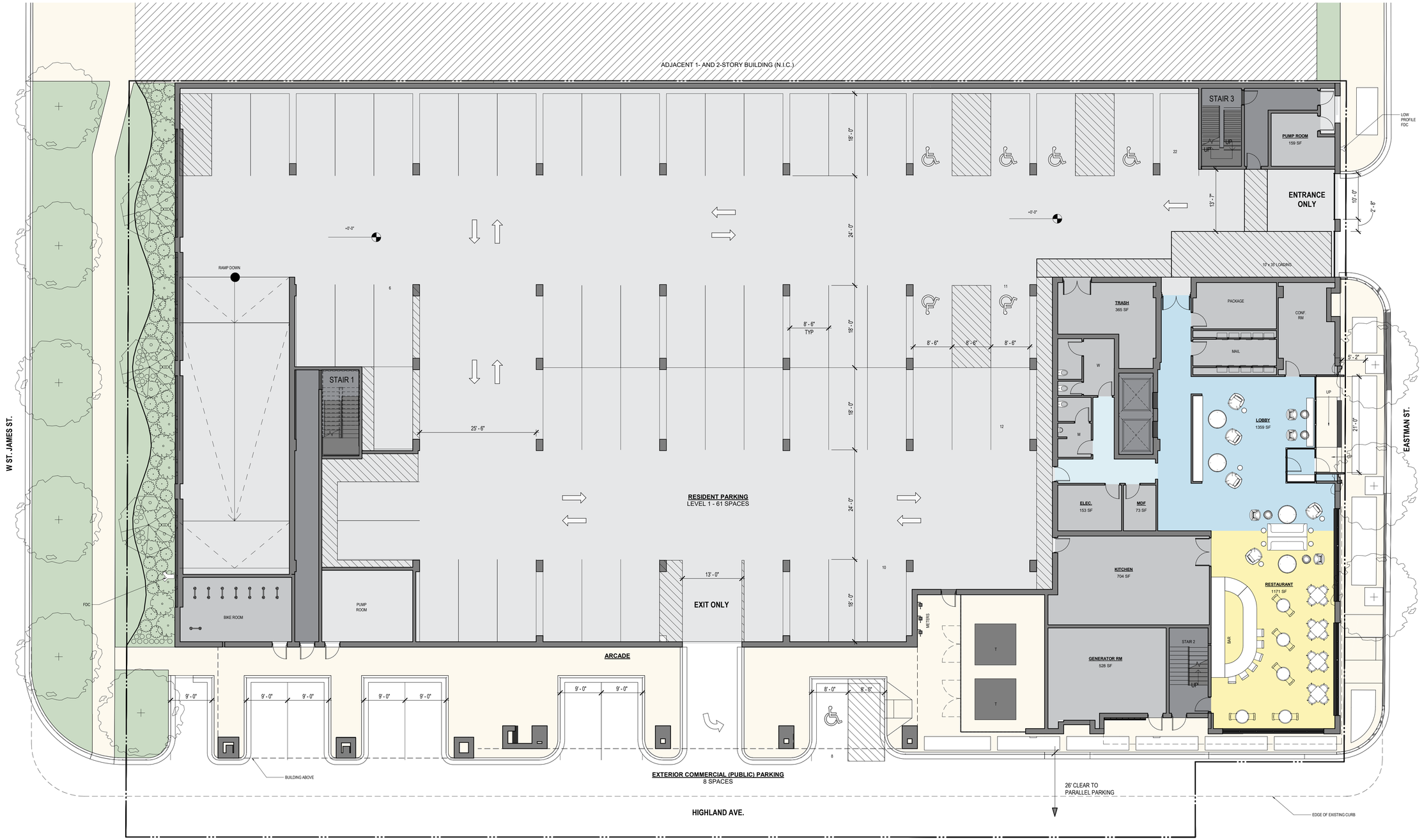
SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008




1/03 1ST FLOOR PLAN
SCALE: 1" = 10'-0"


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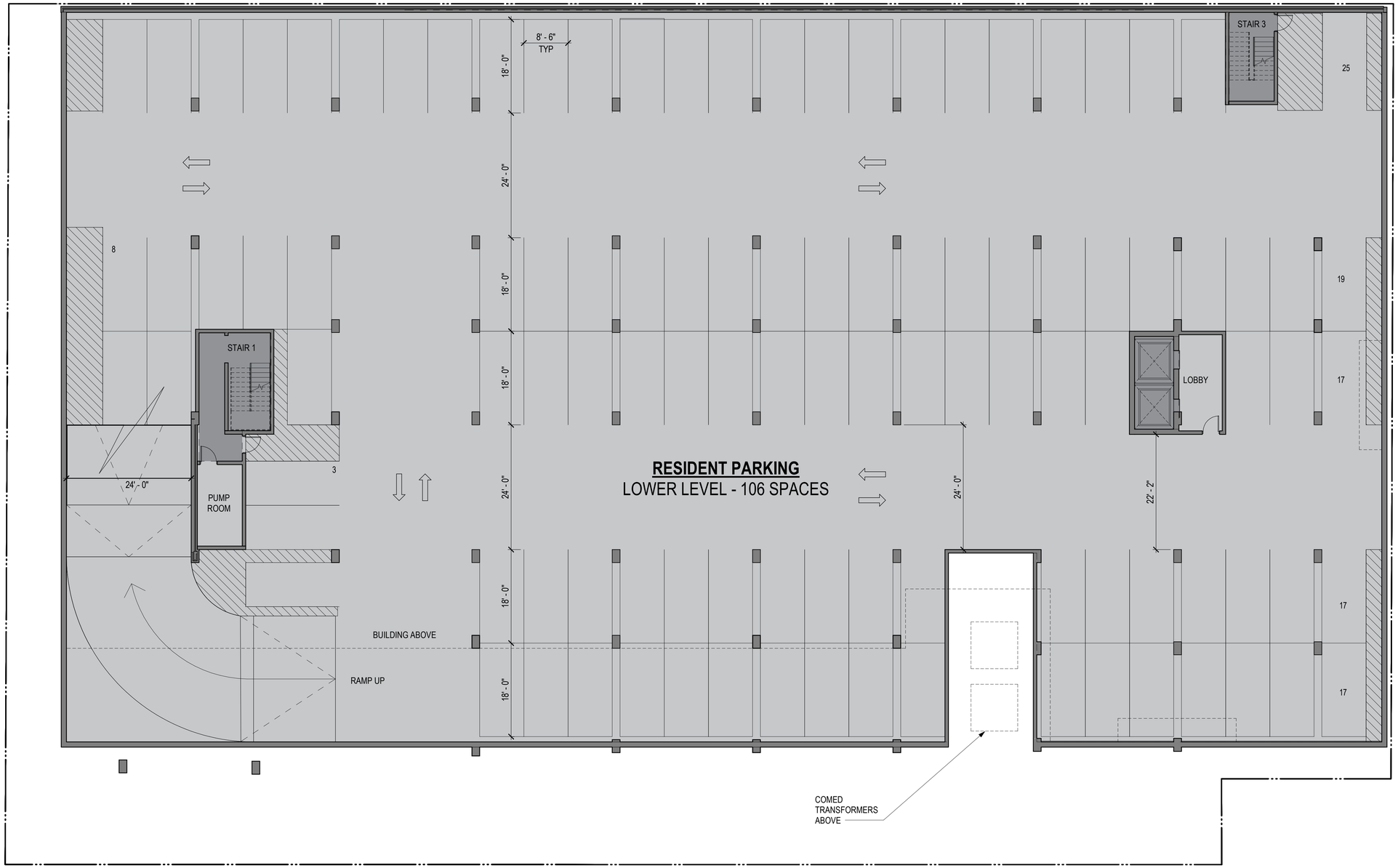
SCALE: 1" = 10'
0 2.5' 5' 10' 20'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
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11/28/23 Project #: 22008




1/04 BASEMENT FLOOR PLAN
SCALE: 1" = 10'-0"

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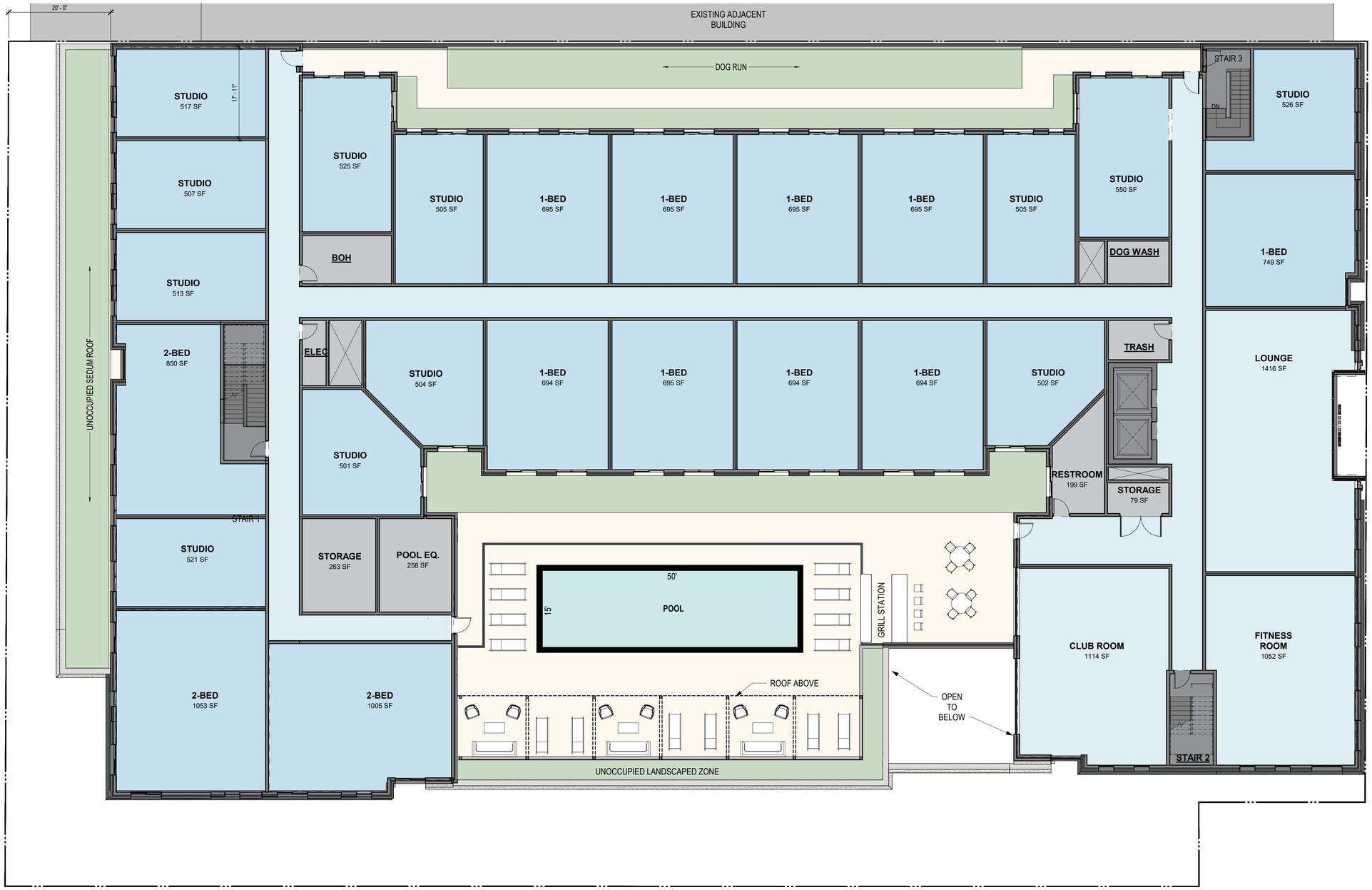
SCALE: 1" = 10'
0 2.5' 5' 10' 20'

PROJECT

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ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008




1/05 2ND FLOOR PLAN - 25 UNITS

SCALE: 1" = 10'-0"

22 UNITS

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SCALE: 1" = 10'

0 2.5' 5' 10' 20'

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ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008




1/06 TYPICAL FLOOR PLAN (3RD - 4TH) — 30 UNITS
SCALE: 1" = 10'-0"

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Chicago, IL 60661

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SCALE: 1" = 10'
0 2.5' 5' 10' 20'

PROJECT

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ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008




1/07 5TH FLOOR — 27 UNITS
SCALE: 1" = 10'-0"

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PROJECT

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

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11/28/23 Project #: 22008




1/08 6TH FLOOR PLAN
SCALE: 1" = 10'-0"

24 UNITS

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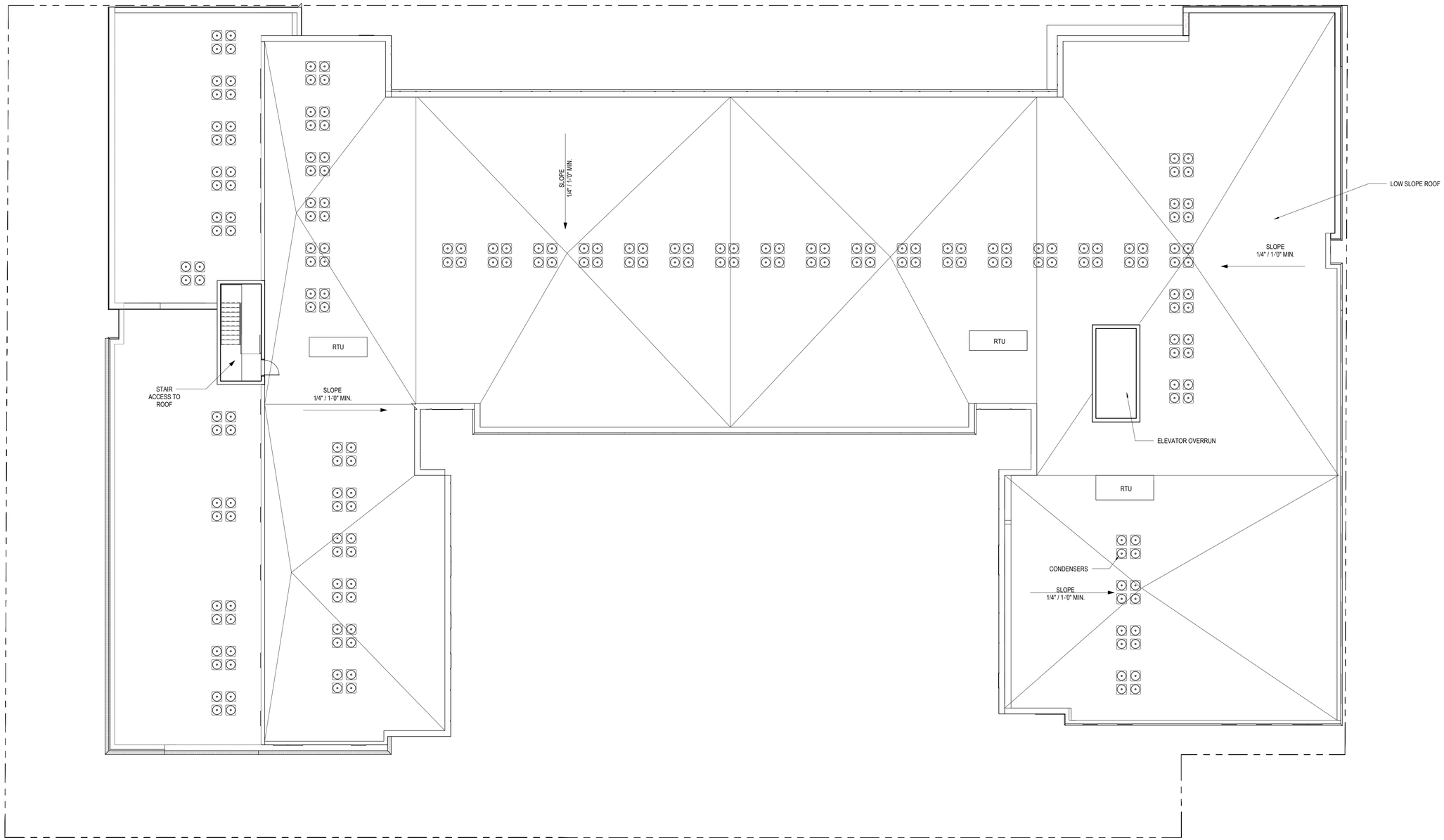
SCALE: 1" = 10'
0 2.5' 5' 10' 20'

PROJECT

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ARLINGTON HEIGHTS MULTI-FAMILY

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11/28/23 Project #: 22008




1/09 ROOF PLAN
SCALE: 1" = 10'-0"

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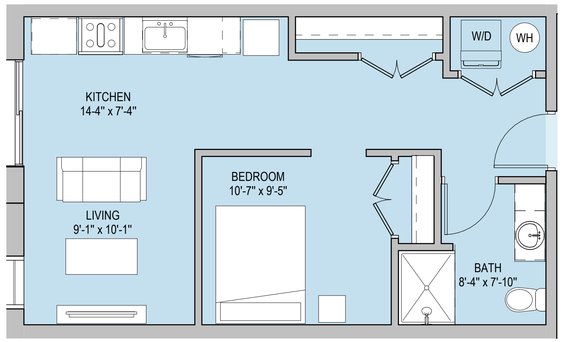
SCALE: 1" = 10'
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PROJECT

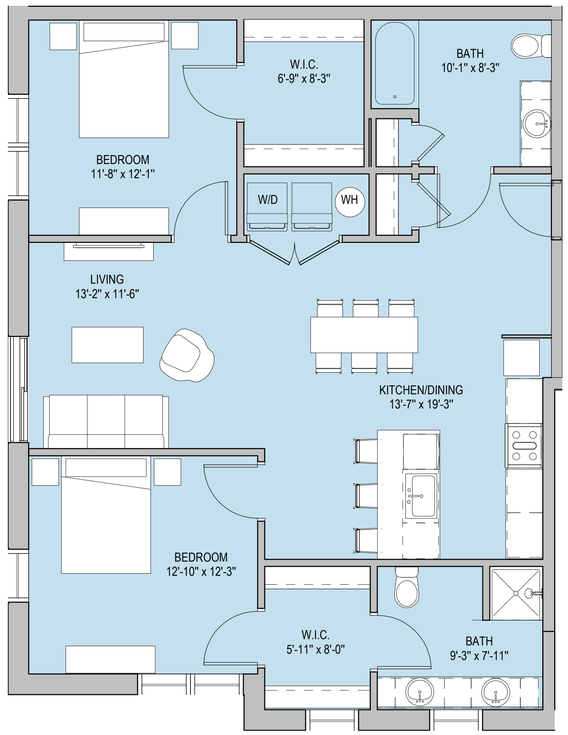
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ARLINGTON HEIGHTS MULTI-FAMILY

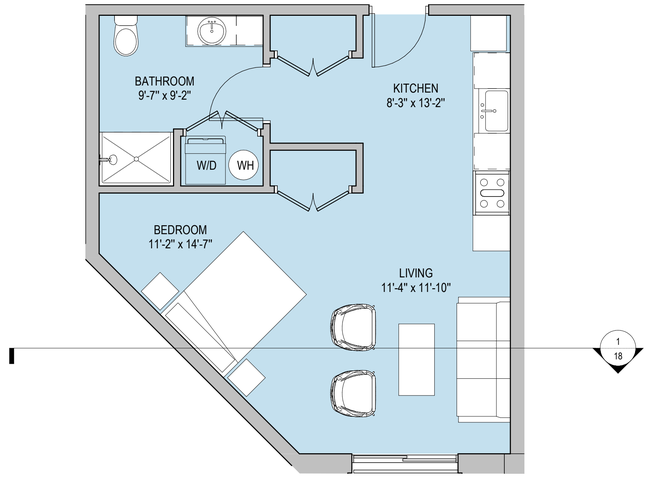
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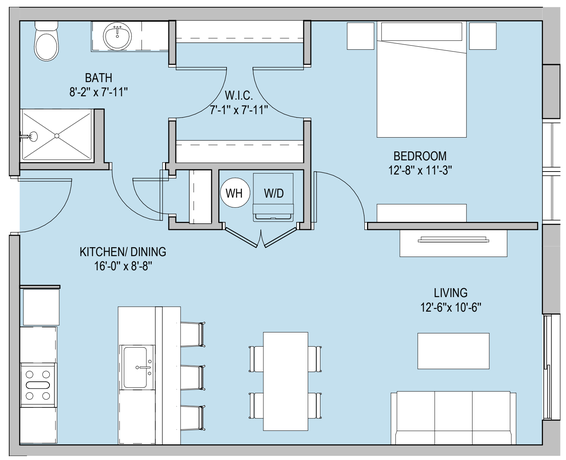

4/10 TYPICAL STUDIO UNIT PLAN
SCALE: 1/4" = 1'-0"




2/10 TYPICAL TWO BEDROOM UNIT PLAN
SCALE: 1/4" = 1'-0"




3/10 TYPICAL INTERIOR STUDIO
SCALE: 1/4" = 1'-0"




1/10 TYPICAL ONE BEDROOM UNIT PLAN
SCALE: 1/4" = 1'-0"

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**OKW ARCHITECTS**
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SCALE: 1/4" = 1' 0"
0' 1' 2' 4' 8'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008

## MATERIAL LIST

| | |
|---|---|
| **Red Brick** | Endicott Brick, Norman Size - Color: 'Medium Ironspot 77' |
| **Red Mortar** | Solomon Colors, 44X Deep Red |
| **Charcoal Brick** | Endicott Brick, Norman Size - Color: 'Manganese Ironspot' |
| **Charcoal Mortar** | Spec Mix, SM8000 - Black |
| **Gray Brick** | Interstate Brick, Norman Size - Color: 'Platinum' |
| **Gray Mortar** | Spec Mix, SM330 - Burlywood |
| **Stone Base** | Shouldice - Architectural, color: Colby |
| **Glass/Alum storefront** | Black finish |
| **Vinyl Windows** | Black finish |
| **Balcony Railings** | Prefinished Alum. Railing - Black |
| **Wall coping** | Pre-finished Alum. Coping |
| **Wall Louvers** | Prefinished Alum. - Black |
| **Red Stucco** | Sto Stucco - Color to match Red Brick |
| **Charcoal Gray Stucco** | Sto Stucco - Charcoal Gray |
| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




1/11 SOUTH ELEVATION
SCALE: 1" = 10'-0"


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SCALE: 1" = 10'
0 2.5' 5' 10' 20'

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ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
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| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




1/12 WEST ELEVATION
SCALE: 1" = 10'-0"


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SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008

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| **Dark Gray Stucco** | Sto Stucco - Black |
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1/13 NORTH ELEVATION
SCALE: 1" = 10'-0"


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SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008

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| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




1/14 EAST ELEVATION
SCALE: 1" = 10'-0"


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SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

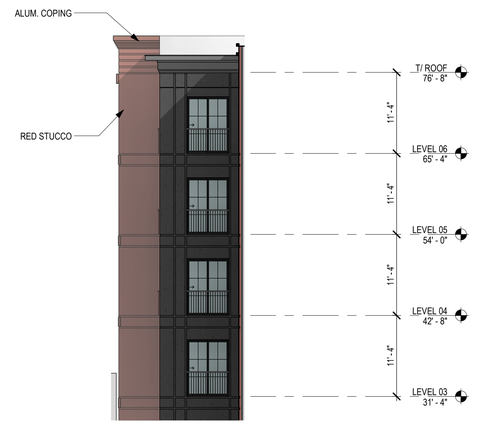
116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008

## MATERIAL LIST

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3/15 SOUTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"




1/15 NORTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"




4/15 SOUTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"




2/15 NORTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"


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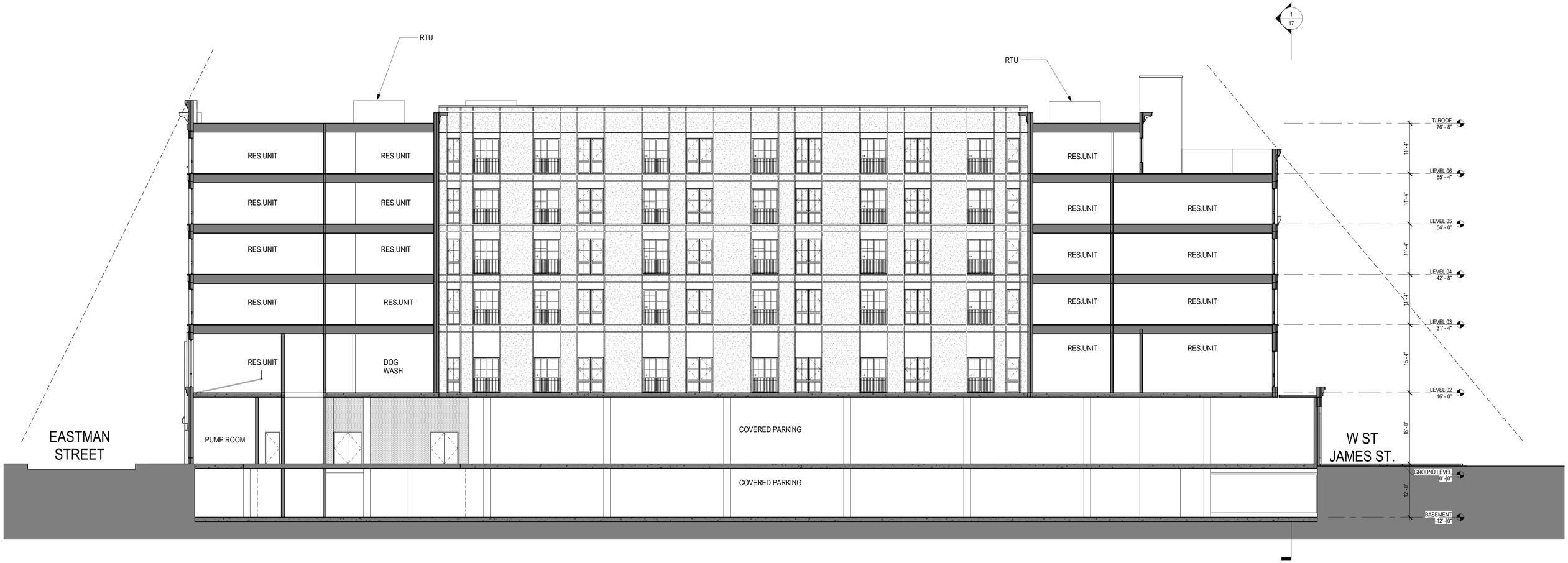
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Chicago, IL 60661


SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008




1/16 NORTH-SOUTH BUILDING SECTION
SCALE: 1" = 10'-0"

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Chicago, IL 60661

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

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ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
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11/28/23 Project #: 22008




1/17 EAST-WEST BUILDING SECTION

SCALE: 1" = 10'-0"


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600 W. Jackson, Suite 250
Chicago, IL 60661

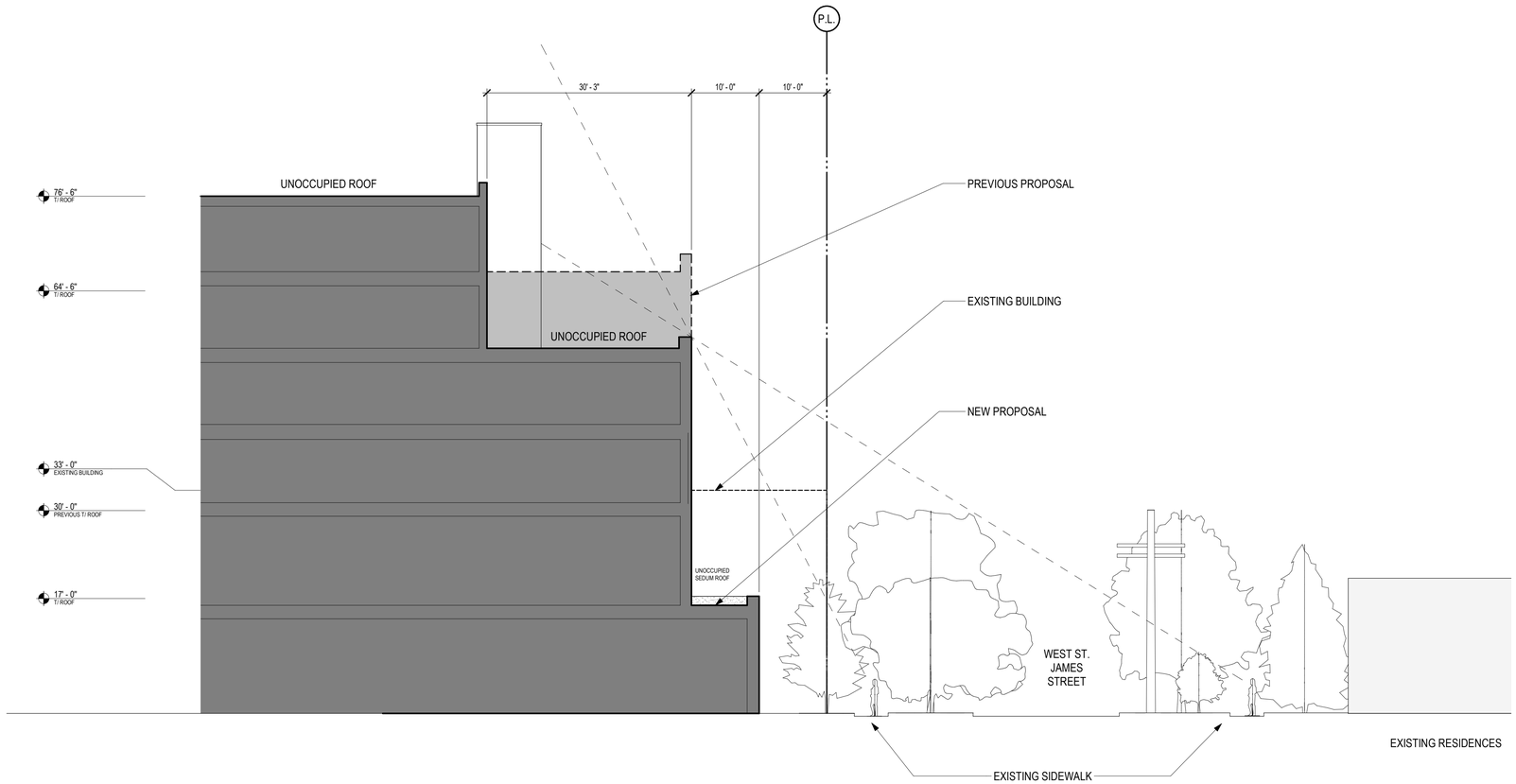

SCALE: 1" = 10'

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COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008




1/18 WEST ST. JAMES STREET SECTION

SCALE: 1" = 10'-0"

OKW Architects

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600 W. Jackson, Suite 250
Chicago, IL 60661

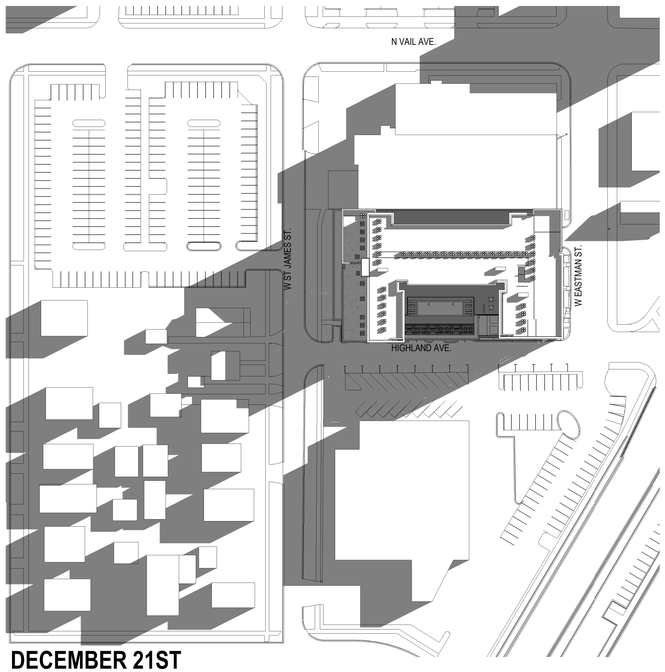
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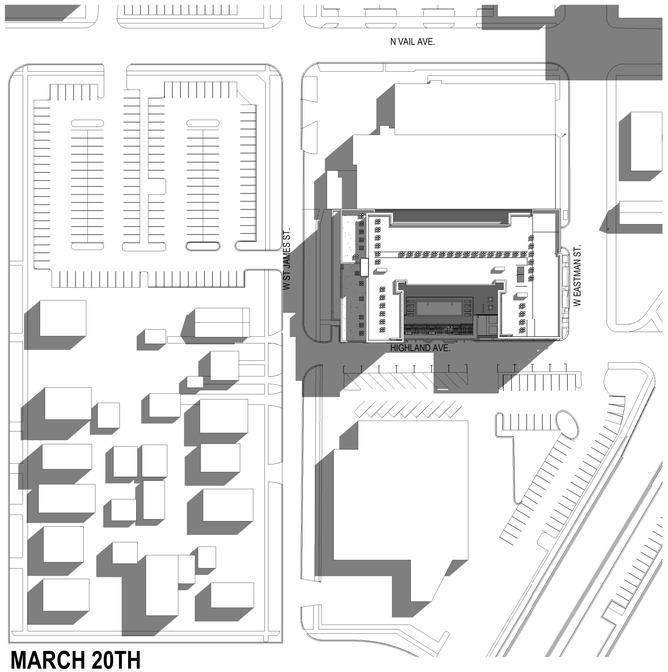
COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

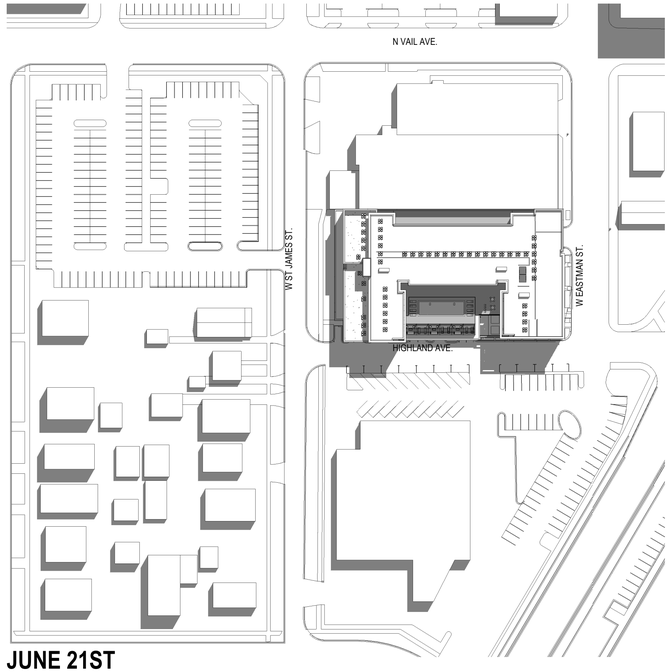
116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008



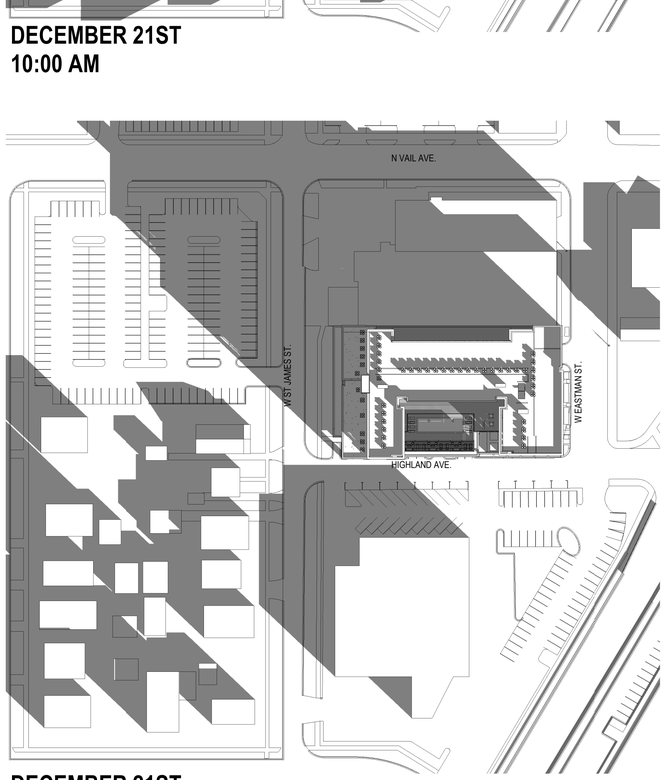

**DECEMBER 21ST**
**10:00 AM**



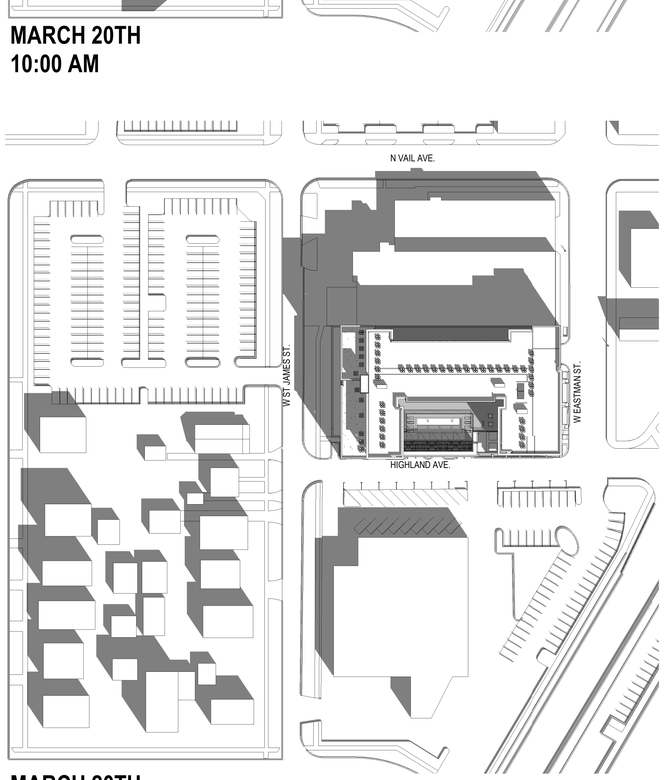

**MARCH 20TH**
**10:00 AM**



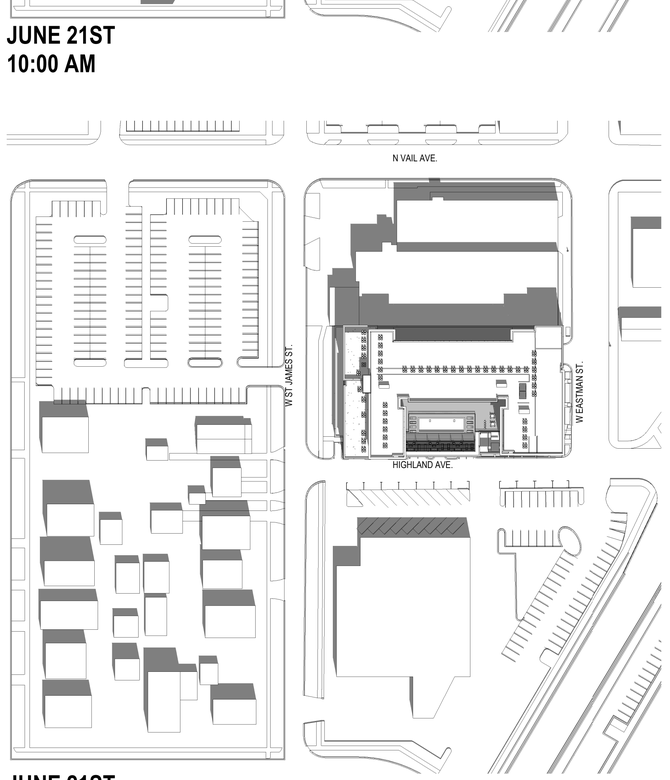

**JUNE 21ST**
**10:00 AM**




**DECEMBER 21ST**
**3:00 PM**




**MARCH 20TH**
**3:00 PM**




**JUNE 21ST**
**3:00 PM**

# SUN STUDIES

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1" = 80'
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COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
11/28/23 Project #: 22008

# VIEW FROM NORTHWEST HWY




OKW Architects

**OKW ARCHITECTS**
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Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# VIEW FROM ST. JAMES ST.



**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# VIEW FROM ST. JAMES ST.




OKW Architects

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600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# VIEW FROM ST. JAMES ST.




**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# VIEW FROM HIGHLAND AVE.



**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

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DEVELOPMENT, LLC

# VIEW FROM POOL DECK



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# EASTMAN AVE. ENTRANCE




OKW Architects

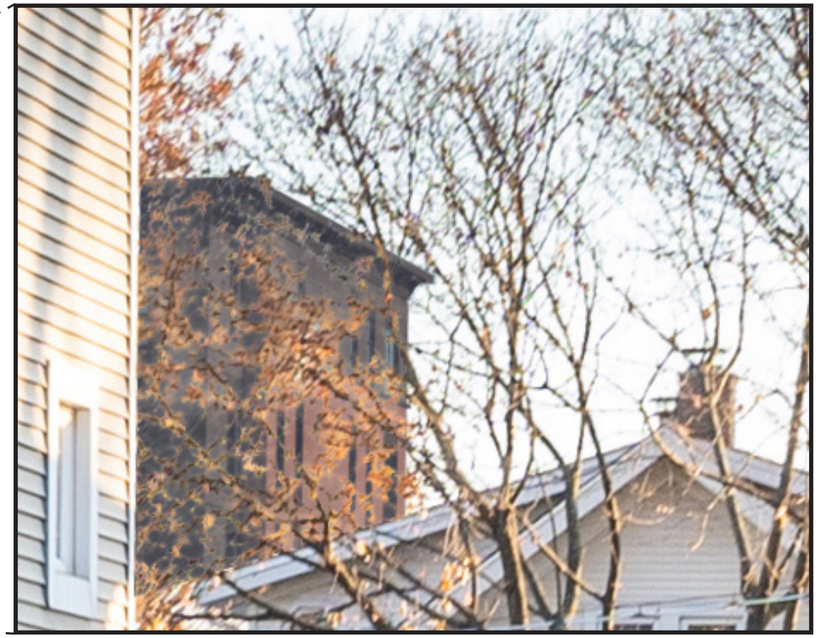
**OKW ARCHITECTS**
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DEVELOPMENT, LLC

# VISIBILITY FROM FREMONT ST.

## LATE FALL - LEAFLESS TREES





**SUMMER MONTHS - NO VISIBILITY**

OKW Architects

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Chicago, IL 60661

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# VISIBILITY FROM ST. JAMES ST.


EXISTING BUILDING - FALL


PROPOSED BUILDING - FALL


PROPOSED BUILDING - SUMMER


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


COMPASSPOINT DEVELOPMENT, LLC

# Memorandum

**TO:** Joe Taylor
Compasspoint Development LLC

**FROM:** Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

**DATE:** November 28, 2023

**RE**: Mylo Arlington Heights Apartments
Site Plan Changes
Arlington Heights, Illinois

This memorandum summarizes the recent changes to the apartment project on Eastman Street and it's impact on the traffic and parking study results. The most recent traffic study is dated August 1st. 2023.

**Traffic**

As a result of the site plan changes, the number of apartments decrease from 136 to 135 units and the restaurant space from 1,885 square feet to 1,878 square feet. The impact on site generated traffic volumes from these changes is less than a half a vehicular trip per hour. The trip estimates in the August study would not materially change as well as the conclusion that the area roadways can accommodate the project. **Table 1** summarizes the trip generation volumes.

**Table 1**
**Proposed Site Trip Generation Estimates**

| Use | ITE LUC | Size | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| Apartments | 221 | 135 units | 12 | 38 | **50** | 32 | 21 | **53** |
| Restaurant | 931 | 1,878 sq. ft. | 1 | 1 | **2** | 12 | 7 | **19** |
| **Total** | | | **13** | **39** | **52** | **44** | **28** | **72** |

**Parking**

The parking requirements for the project were revised based on the Village of Arlington Zoning Code. The resulting zoning code requirement is 146 spaces (see **Table 2**). The requirement is lower due to the reduction of one unit and converting two 2-bedrooms to two 1-bedroom units.

**Table 2**
**Arlington Heights Zoning Code Requirements**

| Use | Size | Zoning Code Requirement | Unit % | Required Parking | Provided Parking |
|---|---|---|---|---|---|
| **Apartment** | 46 – Studio units | 1.0 spaces per 1-bedroom unit | **35%** | **46** | **167** |
| | 69 1-bedroom units | | **49%** | **69** | |
| | 20 2-bedroom units | 1.25 spaces per 2-bedroom unit | **16%** | **25** | |
| **Restaurant** | 1,170 square feet public seating area | 1 space per 200 square feet of public seating area | | **6** | **17** |
| | | | **Total Spaces** | **146** | **184** |

The proposed site plan still provides the same number of parking spaces, 184, as the 136 unit plan for one less unit or three less bedrooms. The parking spaces for the apartments and restaurant exceeds the requirement by two additional spaces.

**Parking Recommendation**

The residential parking demand for the development was based on the previously mentioned sources on a per unit and per bedroom basis. **Table 3** summarizes the parking sources from the original study and the parking demand based on 135 units. The proposed parking supply exceed the Village Zoning Code requirements by 27 spaces (19%), the census vehicle ownership data, and the surveyed data of similar units. One hundred and sixty-seven residential spaces will more than adequately serve the needs of the residential portion of the development.

**Table 3**
**Apartment Parking Summary**

| Parking Data | Apartment Spaces for 135 units | Spaces per unit | Spaces per Bedroom |
|---|---|---|---|
| **Census Data – Village wide** | 178 | **1.32** | 0.76 |
| **Local Apartment Data** | 176 | **1.30** | 0.93 |
| **Eastman Proposed Parking Supply** | 167 | **1.24** | 1.08 |
| **Arlington 425 Data** | 162 | **1.20** | 0.85 |
| **Institute of Transportation Engineers** | 161 | **1.19** | 1.08 |
| **Census – Downtown** | 159 | **1.18** | 0.71 |
| **Zoning Code Requirement** | 140 | **1.04** | 0.90 |

**Conclusion**

The small reduction in the number of apartments and restaurant space will have no impact on the August 1, 2023 traffic and parking study results.

*VILLAGE OF ARLINGTON HEIGHTS*

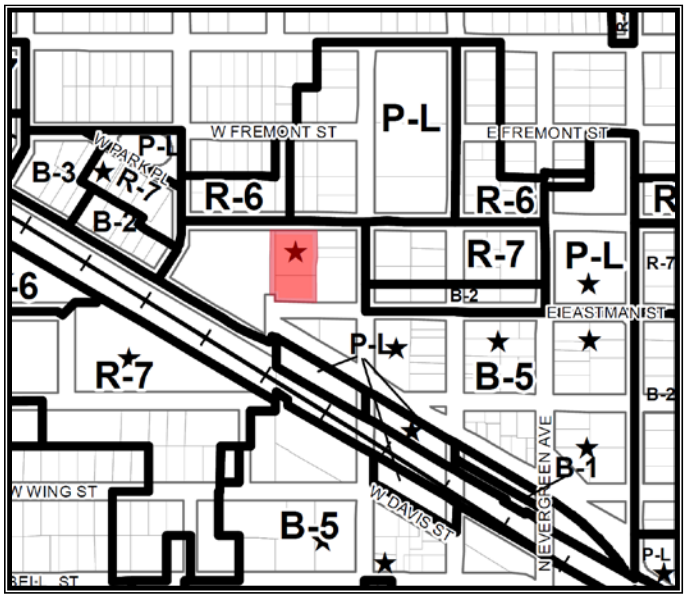
# STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 23-002 **REVISED PROPOSAL***
***Project Title**: 116-120 W Eastman Redevelopment*
***Address**: 116-120 W. Eastman Street*
***PIN's**: 03-29-316-001, 03-29-316-008*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: October 11, 2023*
***Date Prepared**: October 6, 2023*

***Petitioner**: Mylo Residential Arlington Heights Property, LLC*
*Joe Taylor*
***Address**: 202 S. Cook Street – Suite 210*
*Barrington, IL 60010*

***Existing Zoning**: B-5 Downtown District*
***Comprehensive Plan**: Mixed-Use*




***SURROUNDING LAND USES***

| Direction | Existing Zoning | Existing Use | Comprehensive Plan |
|---|---|---|---|
| **North** | R-6: Multiple-Family Dwelling District<br>P-L: Public Lands District | Single-family homes, at-grade parking lot. | Single-Family Attached |
| **South** | B-5: Downtown District | Single-story retail sales building | Mixed-Use |
| **East** | B-5: Downtown District | Two-story office building | Mixed-Use |
| **West** | B-5: Downtown District | Village Bank & Trust | Mixed-Use |

*Requested Action:*

1. Planned Unit Development to allow a 136-unit multi-family residential development on the subject property.
2. Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
3. Conceptual Special Use Permit approval for a restaurant on the subject property.

*Variations Required:*

- Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22.1' wide drive aisle where code requires a minimum of 24' in width.
- Chapter 28 of the Municipal Code, Section 10.2-9, to allow tandem parking spaces.

**Project History:**

On May 24, 2023, the petitioner appeared before the Plan Commission requesting approval of a 7-story multi-family residential development including 150 units and limited ground floor commercial space. The Plan Commission voted 2-4 in favor of a recommendation of approval, meaning the motion failed and the project would move forward to the Village Board without a recommendation from the Plan Commission. The Plan Commission meeting minutes from the hearing are provided, along with the previous Staff Development Committee report for reference and further details.

The petitioner opted not to move forward with the project as originally proposed. In the weeks subsequent to the Plan Commission hearing, the petitioner met with staff and the neighbors and has made significant modifications to their plans, which have changed many of the primary development attributes and warrant a re-review by the Plan Commission. The primary areas of change are summarized below:

- Reduced Building Height: The size of the building was shortened from 7-story to 6-story.
- Reduced Number of Units: Reduction of 14 units from 150 to 136.
- Revised Building Architecture: Building architecture was switched from a more contemporary design to a more traditional design.
- Increased 1st Floor Building Setback (north): Increased setback from less than 1-foot to 10 feet.
- Introduced Additional Upper Story Setbacks (north): Building is now setback 20-feet from the northern property line at the 2nd level. Previously this 20-foot setback did not occur until the 3rd level.
- Top Floor Setback (north): Added a 50-foot upper story setback to the 6th floor. The top floor of the previous proposal did not include a top floor setback.
- Revised Garage Access: Ingress to the garage now comes via Eastman, egress discharges to Highland.

The chart below displays a side-by-side comparison of key development attributes:

| | Original Proposal | Revised Proposal |
|---|---|---|
| **Total Number of Units** | 150 | 136 |
| **Studio** | 22 | 47 |
| **1-Bdrm** | 113 | 67 |
| **2-Bdrm** | 15 | 22 |
| **Commercial (sq. ft.)** | 2,000 SF | 1,875 SF |
| **Height (Story's and Feet)** | 7-story (82') | 6-story (76.8') |
| **Overall Number of Bedrooms** | 165 | 158 |
| **Bedrooms Per Unit** | 1.1 | 1.16 |
| **Setback - North** | 0.6' | 10' |
| **Setback - South** | 0.9' | 0.7' |
| **Setback - East** | 0' | 0' |
| **Setback - West** | 6.1' | 6.1' |
| **Upper Story Setbacks to North** | 3rd floor 20' setback | 2nd floor 20' setback, 6th floor 50' setback |
| **Underground Parking** | 1 level (partial) | 1 level (full) |
| **Total Number of Parking Stalls** | 215 | 175 |
| **Residential Parking Stalls** | 201 | 167 |
| **Commercial Parking Stalls** | 14 | 8 |
| **Res. Parking Stalls Per Unit** | 1.34 | 1.23 |
| **Res. Parking Stalls Per Bedroom** | 1.22 | 1.06 |

As noted, the petitioner revised the circulation into/out of the garage so that vehicles can only enter the garage from Eastman and only exit on Highland (this exit movement will be restricted to left-turn only), which addresses vehicle light glare towards the neighborhood to the north. The reduction to the overall number of units has eliminated the need for the density variation originally requested. The Staff Development Committee acknowledges that the revised plans represent a substantial effort on the part of the developer to address concerns raised at the Plan Commission and neighborhood to the north. There are many areas of this project where staff's analysis remains the same as originally outlined within the Staff Report from the May 24th hearing. The goal of this report is to highlight and discuss the areas of difference between the current and previous proposal, while also affirming areas of previous analysis and outlining a modified recommendation.

**Project Background:**

The existing site attributes are summarized within the original staff report. The petitioner is now proposing a six story multi-family rental building with 136 residential units and ground floor commercial space. The development would consist of 22 two-bedroom units (16%), 67 one-bedroom units (49%), and 47 studio units (35%). The ground floor includes approximately 1,875 square feet of commercial space for a proposed restaurant user. No commercial space is contemplated along the northern side of the building. On the 2nd floor, the building would be recessed on the western elevation to create a west facing pool deck including lounge chairs and a barbeque station. Additional building setbacks would be located on the north side of the site, where the structure would taper back above the 1st floor so that floors two through five are setback no less than 20' from the northern property line. Additionally, the 6th floor would be further setback to provide a 50' upper story setback from the northern property line.

A full basement has been added for 106 below grade parking stalls and the first floor of the building would include 61 parking stalls for a total of 175 interior garage spaces to be be used by the residential tenants. Along Highland Avenue, the streetscape would be altered to include 8 surface parking stalls, which would be for customers/employees of the restaurant and guests of the residential tenants. In sum, the development would include 183 private parking stalls.

The entrance into the garage would come from Eastman Street, and the garage exit would be onto the shared private street (Highland Avenue). Exit movements would be limited to left-turns only. Access into/out of the garage would be controlled by a garage door and sound/light pedestrian warning system. There would be one curb cut along Eastman located at the southeast which would provide access to the garage and also to a 10' x 35' loading zone at the southeast corner of the building. Fifteen bike parking spaces would be located within a storage room inside the garage.

**Downtown Master Plan and Building Height:**

The modified development is still compatible with the Downtown Master Plan. Please refer to the analysis within the original Staff Report for specificity.

**Zoning and Comprehensive Plan**

The reduction in proposed units, from 150 to 136, eliminates the need for the previously requested density variation. However, in revising the partial below grade parking level to be a full below grade level of parking, it has created the need for the following variation:

- **Chapter 28 of the Municipal Code, Section 10.2-8, to allow a 22.1' wide drive aisle where code requires a minimum of 24' in width.**

With regards to this variation, the petitioner has submitted written responses to the four criteria necessary for variation approval, which has been transmitted to the Plan Commission and are included within their response to Round 4 comments. The four standards for approval are:

- **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.**

With regards to the proposed variation, the Staff Development Committee concurs with the petitioner that the necessary criteria for approval have been met and notes the following:

- The garage will not be open to the public will be restricted to residential tenants and their guests.
- Reductions to the minimum required width of drive aisles within multi-family garage structures can be found at several other locations within in the vicinity.
- The area where the drive aisle reduces below code requirements is at the end of a dead-end parking row and would only impact a small percentage of parking stalls.

The previous analysis as contained within the original Staff Report relative to the Comprehensive Plan, compatibility of the PUD, tandem parking stall variation, and conceptual Special Use Permit for a restaurant remains unchanged. The Staff Development Committee is supportive of this application.

**Market Study**

The conclusions within the original Staff Report are still applicable to the revised project at 136-units.

**Neighborhood Meeting**

On August 6, 2023, the petitioner met with members of HANA (Historic Arlington Heights Neighborhood Association) to present their proposed modifications. According to the petitioner, many of the individuals who attended were supportive of the changes to the building, although some residents were still seeking further changes.

**Design Commission**

The petitioner appeared before the Design Commission on August 22, 2023 to discuss the complete redesign of the building architecture. The Design Commission voted 5-0 in favor of a recommendation of approval of the building architecture, subject to five required modifications. Details on these modifications can be found within the minutes of the Design Commission, which are included in this transmittal. The petitioner has provided conceptual elevations showing how they intend to modify the building to address the Design Commission motion. On a preliminary basis, it appears that the proposed building modifications will comply with the Design Commission requirements.

**Housing Commission & Affordable Housing**

Per the Village's Inclusionary Housing Ordinance, 7.5% of the units within the development must be on-site units meeting the provisions of the Inclusionary Housing Ordinance (IHO) relative to affordability. The

developer has two options to comply with this requirement; 1) provide all 7.5% of units as on-site affordable units, or 2) provide a minimum of 5% of the units as onsite affordable units and pay a fee for the remaining 2.5% of affordable units required-but-not-provided onsite.

On September 20, 2023, the petitioner re-appeared before the Housing Commission, which resulted in a recommendation of approval of the project as noted in the recommendation.

**Impact on School Districts**

Given the decrease to the overall number of units and bedrooms proposed, the previous analysis on the anticipated impact to School District #25 and #214 remains unchanged; the proposed development will not create a substantial undue burden on the local school system.

**Construction Staging**

The increased building setback along St. James allows more construction elements to be managed onsite, allowing the construction fence at the north side of the site to be slightly shifted southwards. Construction details and a staging plan will need to be finalized and provided for review and approval by the Village, prior to building permit issuance.

**Site & Building Analysis:**

The most notable changes are the increased setback along the north side of the site and the additional upper-story building setbacks. With regards to many of the site elements, such as usage of the rooftop pool, streetscape along Eastman, pedestrian warning at the garage exit, and building mounted infrastructure/mechanical, the original staff report remains unchanged.

The Staff Development Committee has concerns regarding the garage egress which discharges at an angle, potentially creating a conflict with northbound traffic on Highland. This configuration is meant to discourage northbound egress from the garage, however, the configuration does not align with best practices for intersection engineering. A traditional 90-degree alignment with Highland Avenue would eliminate this concern and right-hand turns can be restricted via signage. The Staff Development Committee has recommended a condition of approval below to modify the proposed intersection to a standard 90-degree alignment.

**Infrastructure**

Stormwater detention will be required to comply with applicable Village and MWRD standards, and an underground detention vault has been proposed underneath the private portion of Highland Avenue. As part of building permit issuance, the Village will verify that the structural design of the vault will be sufficient to carry the load of anticipated trucks and fire engines.

In order to provide water to the site, an 8-inch watermain will need to be extended along St. James Street from Vail Avenue west to the development, which expense shall be borne by the developer and shall require an Illinois Environmental Protection Agency (IEPA) permit.

**Parking and Traffic:**

The petitioner has provided a revised traffic and parking study by a certified traffic engineer. With regards to traffic, the analysis within the original Staff Report remains unchanged as the number of proposed units has decreased. The revised traffic study contemplated the potential change in traffic movements given the modified site ingress/egress points and found that this would not result in a significant change to the Level

of Service at the intersections analyzed within the study. Staff concurs with the conclusion that the street network can accommodate the traffic from the proposed project and future traffic growth.

The development will include 167 garage parking spaces (includes 22 tandem style spaces) which will be used for residential and guest parking. Eight exterior parking stalls are proposed on the eastern side of private Highland Avenue. The site also has access to nine additional stalls on the western side of private Highland Avenue via a perpetual easement. The eight spaces on the exterior of the site will be used by employees and customers of the commercial tenant, as well as for guest parking for the residential tenants. A surplus of off-street parking spaces is proposed relative to code requirements and no parking variation is necessary.

| **Parking At B-5 Requirements** | | | |
|---|---|---|---|
| **Use** | **Square Footage / # of Units** | **Parking Ratio** | **Required Parking** |
| Residential | 136 | | |
| Studio/1 Bedroom | 114 | 1 per unit | 114 |
| 2 Bedroom | 22 | 1.25 per unit | 27.5 |
| Commercial | 1,967 | | |
| Restaurant - 1st Flr. (seating area) | 1,171 | 1 Space per 200 sq. ft. of seating area | 6 |
| | | **Total Required** | 148 |
| | | **Standard Garage Spaces Provided (Residential)** | 145 |
| | | **Tandem Garage Spaces Provided (Residential)** | 22 |
| | | **Total Garage Spaces Provided (Residential)** | 167 |
| | | **Total Exterior Surface Parking Stalls Provided (Commercial)** | 8 |
| | | **Total Provided On-site** | 175 |
| | | **Surplus / (Deficit)** | **27** |

The Village has found demand for multi-family residential rental properties within the downtown core to be around 1.3 parking spaces per residential unit. This is consistent with the most recent approval for the Arlington 425 project, which is a 319-unit multi-family rental project in downtown Arlington Heights. Additionally, the 4 N. Douglas apartment project, which is in the R-7, Multi-Family Dwelling District and currently under construction just outside of the downtown fringe (but walkable to downtown), is providing parking at a rate of 1.5 parking spaces per residential unit. As originally proposed, the Eastman development would have provided 1.34 parking stalls per residential unit and 1.22 parking stalls per bedroom. The revised concept proposes 1.23 parking stalls per unit and 1.06 parking stalls per bedroom. In order to ensure that adequate onsite parking is present, the Staff Development Committee is recommending the following conditions of approval relative to operation and management of the garage:

1. **Residential parking spaces within the garage shall be leased separately from units and shall not automatically be included within any residential lease**. Parking spaces should not be assigned to specific units, it would not be prudent to automatically assign a parking space to a tenant who does not have a car as this would preclude that space from being available to other tenants.
2. **Any tenant desiring two parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units). Once all tandem spaces have been leased, no other unit shall be allowed two parking stalls.** This will ensure that the second space within a tandem parking space is utilized, which is necessary to accommodate for expected residential parking demand. Restricting

the total number of units that can lease two parking stalls will help to ensure that there is two guest parking stalls.

3. **No more than 23 units shall lease two spaces within the garage**. This restriction will ensure that every residential unit has access to at least one parking space.
4. **Studio units shall be prohibited from leasing more than 1 parking space.** This will help to preserve the parking supply to ensure each unit has access to a parking space.
5. **No residential unit shall lease more than two parking spaces within the garage.** This restriction will ensure that every residential unit has access to at least one parking space.
6. **Residential guest parking within the garage shall be made available and at no time shall there be less than 2 stalls assigned as guest parking stalls (ADA stalls cannot count as a guest stall). Garage spaces that are unleased by residential tenants shall be made available for guests and added to the guest parking pool.** This restriction will open up the garage for residential guest parking, and at a minimum, will permit at least 2 guest parking stalls within the garage will be available. Unleased residential spaces will be made available for residential guest parking.

At the request of the Village, the petitioner must provide details and data on the operation, management, and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the petitioner must work with the Village to modify the parking plan to address any such issues, to the satisfaction of the Village. The petitioner must use good faith efforts to implement and enforce the parking conditions and restrictions outlined above.

A total of 17 on-street private parking stalls are provided for the approximately 1,875 square foot restaurant space and for residential guest parking. In addition to the 17 off-street parking spaces, there are 20 on-street spaces along Highland and Eastman, which are not heavily used. The Staff Development Committee continues to believe that the proposed development will not have a detrimental commercial parking impact.

**Loading:**

Per code, one loading zone is required for the proposed development which will be located at the southeast side of the building. This loading zone shall be utilized for residential move-ins/move-outs, loading/unloading for the commercial space, and trash collection. These activities shall be prohibited from occurring on-street. All residential move-ins/outs and commercial deliveries must occur between the hours stipulated in the recommendation. As mentioned in the original staff report, the Village is analyzing the possibility of an on-street drop-off/pick-up zone in front of the building, which could be used for residential deliveries/parcel services.

**RECOMMENDATION**

The Staff Development Committee has reviewed the requested Planned Unit Development to allow a 136-unit multi-family residential development on the subject property, Land Use Variation to allow a predominately multi-family residential development in the B-5 District, and Conceptual Special Use Permit approval for a restaurant on the subject property, along with the following variations from Chapter 28 of the Municipal Code:

1. Section 10.2-8, to allow a 22.1’ wide drive aisle where code requires a minimum of 24’ in width.
2. Section 10.2-9, to allow tandem parking stalls.

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

**General**

1. The outdoor roof deck area along the western side of the building shall be restricted from use between the hours of 10 pm to 10 am Sunday through Thursday and from 11 pm to 10 am on Friday and Saturday. There shall be no building-mounted or permanent speakers/audio system installed on the outdoor pool deck. All personal music and speaker usage on the outdoor deck must end by 9pm on any night. Usage of the outdoor deck area must abide by these restrictions and the Applicant must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or cause excessive nuisances.
2. All restaurants that desire to operate within the PUD must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.
3. At time of application for building permit, the Applicant must provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking for review and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors, and patrons of the downtown and nearby vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. The petitioner shall provide a truck parking and truck access plan for review and approval by the Village. Emergency access must be maintained at all times during each phase.
4. Conversion of the building from rental to condominium units will require an amendment to the Planned Unit Development and the provision of sufficient parking for such change as determined necessary by the Village.
5. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.
6. The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:
    a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
    b. Ensuring compliance with all other provision of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.
7. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

**Parking Related**

8. Parking within the garage shall be operated as per the below:
    a. Residential parking spaces within the garage shall be leased separately from units and must not automatically be included within any residential lease.
    b. Any tenant desiring 2 parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units). Once all tandem spaces have been leased, no other unit shall be allowed two parking stalls.
    c. No more than 23 units shall lease two spaces within the garage.

d. Studio units shall be prohibited from leasing more than 1 parking space.
e. No residential unit shall lease more than two parking spaces within the garage.
f. Residential guest parking within the garage shall be made available and at no time shall there be less than 2 stalls assigned as guest parking stalls (ADA stalls cannot count as a guest stall). Garage spaces that are unleased by residential tenants shall be made available for guests and added to the guest parking pool.

9. At the request of the Village, the Applicant must provide details and data on the operation, management, and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the Applicant must work with the Village to modify the Parking Management Plan (dated as received 9/11/23) to address any such issues, to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce the parking conditions and restrictions outlined, and may have the ability to adjust the restrictions outlined in condition #8 so long as the project remains in substantial conformance and the Planned Unit Development continues to adequately accommodate the development's parking demand to the satisfaction and approval of the Village.

**Loading Conditions**

10. Loading operations are restricted to the following:
    a. Commercial/Restaurants: Allowed only between the hours of 7:00am to 5:00pm.
    b. Residential: Residents moving in/out must schedule their loading dock time in advance. Move-ins/move-outs will take place in the loading dock on Eastman and be allowed between the hours of 7:00am to 7:00pm. Loading operations will be prohibited between the hours of 7:00pm to 7:00am.
    c. Trash: All trash must be loaded onto trucks within the loading area in compliance with loading times in 10.a.
    d. All loading/unloading for the commercial space, move-ins/move-outs for the residential tenants, and trash collection shall occur onsite and within the dedicated loading zone. These activities shall be prohibited from occurring on-street.

**Traffic/Street Infrastructure Conditions**

11. The petitioner shall revise the garage exit from an angled driveway exit on to Highland Ave to a 90-degree exit/intersection with Highland with no or minimal flares, for final review and approval by the Village.
12. Right turn egress from the garage to northbound Highland Avenue shall be prohibited. Should continued right turns be observed by the Village, the petitioner shall propose and implement a solution to correct the issue, which may entail video monitoring of garage movements and fines for residents that break the rules.
13. If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the subject property, the Applicant must work with the Village to modify the site circulation and access as necessary to mitigate for any such issues.
14. The Applicant shall work with the Village to implement improvements to the following intersections:
    a. St. James/Highland: Stop sign shall be installed at the northbound approach.
    b. Highland/Eastman/Bank Drive Aisle: Stop signs shall be installed at the eastbound approach and the westbound approach (as feasible) at this intersection.

**Site Related**

15. No later than issuance of a building permit, the petitioner shall execute a public access/sidewalk easement along the south side of the building, at the discretion of the Village and as necessary to comply with ADA pathway widths.
16. Final Streetscape along Eastman shall be consistent with Downtown standards and certain modifications may be required at time of building permit (additional sidewalk width, revised tree grates, recessed building doors, etc.) at the discretion of the Village.
17. The garage warning system shall be equipped with afterhours technology to reduce or shut off the noise during overnight times.

**Building Related**

18. The Applicant must comply with all of the requirements set forth in the August 22, 2023 motion of the Village's Design Commission concerning approval of the design for the building within the Planned Unit Development.
19. All building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, etc.) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within sound attenuation structures. Prior to issuance of a building permit, additional information/manufacturers specifications on sound levels and attenuation and capacity for additional sound attenuation around the units must be provided for Village review.
20. All utility service lines must be underground.
21. The petitioner shall continue to work with the Village on the design of the proposed Fire Department Connection. Said connection shall be a low-profile design, to the satisfaction of the Fire Department, and shall not encroach into the ROW.
22. The location of the northernmost Roof Top Unit (RTU) shall be shifted further south, as feasible, and screened with additional sound buffering panels as determined necessary by the Village.
23. The petitioner shall work with the Village on the proposed lights on the northern building elevation to ensure that they are located at low elevations and are angled towards the ground.

_____ October 6, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Head

APPROVED

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

COMMISSION

RE: 116-120 WEST EASTMAN DEVELOPMENT - PC #23-002
PLANNED UNIT DEVELOPMENT, LAND USE VARIATION FOR MULTI-FAMILY IN B-5, CONCEPTUAL RESTAURANT SPECIAL USE PERMIT, 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 11th day of OCTOBER, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

CHAIRPERSON DAWSON: All right, well, let's just go ahead and get started then. Call to order.

Bruce, you want to do the honors of banging the gavel for me?

(Gavel pounded.)

COMMISSIONER GREEN: Oh, yes. Here we go.

CHAIRPERSON DAWSON: Thank you.

Stand for the Pledge of Allegiance please.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, we have, our first order of business is roll call, thank you.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, we have minutes from the last meeting on the agenda. Do we have any questions, comments, a motion for approval?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: And I'll second it.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any abstentions? Opposed?

COMMISSIONER JENSEN: Yes, I wasn't here that night.

CHAIRPERSON DAWSON: All right, great.

All right, so then with that, we have the first item on our agenda. Have all the public notices been given?

MR. HUBBARD: Yes, they have.

CHAIRPERSON DAWSON: All right, and who is presenting this evening? Everyone who's going to speak and present, I'm going to swear you all in at once. So, come on up.

(Witnesses sworn.)

CHAIRPERSON DAWSON: Terrific, all right. Whoever will be giving the first presentation, if you want to stand up and state your name and spell your last name for the

record and go ahead?

MR. CITRON: Thank you. My name is Bernard Citron, I'm with the law firm of Thompson Coburn. I represent Joe Taylor/Mylo who is the Applicant here today. We're happy to be back in front of you. We hope that you are equally as happy as you see the project as it has evolved. We've tried to meet with Staff, we have met with the neighbors. We believe we've gone a very, very long way in terms of bringing this project to a point where it addressed a lot of the concerns if not all the concerns that were raised at the prior hearing.

So, I'm going to stop talking and call Katie Lambert up from OKW who's going to walk through our presentation today if it's okay, and we can go into a much longer one, but our presentation today since we've given you the project, you understand it's a mixed-use, highly-amenitized building in Downtown Arlington Heights, I'm not going to go through a lot of that again. What we are here to emphasize is where this project has ended up today, the reduction in height, the reduction in density and all those things that we've done.

So, with that, Katie?

CHAIRPERSON DAWSON: Great, and then again, state your name and spell your last name for the record.

MS. LAMBERT: Hi there. Katie Lambert, L-a-m-b-e-r-t, and I'm a partner at OKW Architects. Again, excited to be back in front of you all and we're looking forward to talking some more about the changes to this project.

(Slight pause for some technical difficulties.)

MS. LAMBERT: All right, so again, project site, we won't bore you with this, but again, we are basically between Eastman and St. James on Highland, part of the B-5 zoning district.

These are existing conditions on the site, and I think that we have all agreed that we can really exceed the look of everything that is there today.

This slide is really pretty important. This identifies all of the changes that we've been working as a team and in collaborating with the neighbors association to implement. So, just to kind of run through this summary, we've reduced the unit count from 150 to 136, so our unit count is well below the density that's allowable on site. We've reduced the building height by one level throughout and actually be two levels along St. James Street. Parking, we have submerged a full level of parking below grade, so there is only one level of parking at grade.

We are implementing various setbacks along the north. None of these are required, there's a zero-foot setback allowable in the B-5, but we have chosen based on kind of communication with the neighbors to implement a 10-foot setback at level 1, 20-foot setback levels 2 through 5, and then a full 50-foot setback at the sixth floor. Then the last point is really that we have changed the aesthetic of the building dramatically, looking at using brick as the primary facade material in order to really better complement the rest of the Downtown Arlington Heights fabric.

So, again, this is kind of a slide that tries to encompass those changes. If you can sort of see that shadowy building, that represents the building that we previously came to Plan Commission with. So, again, it was really a six over two. We're currently looking at a building that is more like 4.5/5 over one with a full level of parking submerged.

Site plan, a couple of changes in terms of the access points. Previously, the ingress and egress had been along Highland. We are now proposing ingress into the parking along Eastman in order to really keep it away from the neighbors as much as

possible. Egress from the parking we're proposing would be southbound only along Highland. We're really trying to avoid both traffic cutting through the St. James as well as headlights in the evening, you know, bothering any of those residents.

So, this is a summary of where we are today: 136 units; again, two levels of enclosed parking, one of which is fully below grade; five levels, really more like 4.5 levels of residential units and amenities; total of 184 parking spaces that includes both residential as well as commercial as well as guest, and it's a combination of the garage spaces as well as some parking along Highland; and then you have a restaurant at grade still on the project.

So, again, this shows the first floor plan. The major changes are really, as we were just talking about, to the parking access points. We are showing that exit from the parking garage going southbound on Highland. I know that will be one of the things that we'll want to discuss, is the geometry of that. But really it was the team's intent in working with the neighbors to make sure that we're intentionally directly traffic away from St. James.

Then this is the new below-grade basement parking plan. So, again, a plan, a level that did not exist previously, but as a result of our collaboration with the neighbors, we have implemented a full level of basement parking. I know the Staff report referred to the variance to that 22-foot drive aisle. The only location we have that is at that elevator corner, and really the purpose of it is just to make sure that we're maximizing the parking count. The same for the tandem spaces as well.

So, this level shows the second floor. Again, as we talked about previously, a highly-amenitized building. Basically, the amenity courtyard with a pool is in the same location it previously had been in the center and on the west side of the building. You know, it's really positioned we think to keep any kind of, you know, noise from daytime parties and stuff away from St. James and blocked from the residence.

Then not too many changes to the upper levels except to this top floor, level 6. Again, this shows really that big step backwards, basically 50 feet from that north property line to the wall of the building, trying to keep again as much of the residential activity as far from St. James as we can.

MR. CITRON: Katie, wasn't there, and I just realized this sitting here now --

CHAIRPERSON DAWSON: If you're going to speak, can you come up to the podium?

MR. CITRON: We also don't have access from the units to that, remember?

MS. LAMBERT: Correct.

MR. CITRON: So, we should point that out also because that was a concern that people had raised, so why don't you --

MS. LAMBERT: Correct. I think the last time we were here, the second floor units on the north, we had really talked about having their own private patios. That's been removed from the scope of this project so that it would be again kind of green planting along the outside of those units with no occupiable space out there.

So, again, this is an aerial that really shows how the building sits within the context of the Arlington Heights Downtown District, you know, it really shows I think pretty well that the scale and density seem to make a lot of sense.

Then this really is a slide that shows the design as it stands today. We brought this design to the Design Commission in August and received a unanimous approval. Really, I think what we explained to them is that our focus was on creating a building that was primarily brick. We have some, you know, relatively crisp articulation, but we found ways to

incorporate interesting types of detail throughout the building. So, you can really see that when you look at that top cornice above the gray stucco at the sixth floor. I think the entry with the brick arches in various stepping forms is another kind of good example of how we're incorporating different types of detail throughout.

Then this is the view from the north showing, you know, how we're treating the parking garage as well. The idea of the parking garage this time around is going to be fully enclosed. Last time that we came to you, I think we had a garage that was going to be primarily open air and there was a lot of concern about the lights from the parking garage being visible to residents. So, we made the decision that a mechanically ventilated, fully enclosed garage makes the most sense for this project, but we're really being intentional about trying to introduce a level of detail and articulation to that parking base. So, the intent is that it would be fully brick in a different color, but that we would have these moments of openings with decorative metal to really kind of bring out some architectural interest.

Then this view I think really speaks well to this idea of detail. We're showing a corbel above that first floor, and you can see the restaurant space in this area. Then above the corbel, we would have storefront windows at that second floor amenity, and then windows above. But between each of the levels of windows, we would have some detail in terms of soldier course brick, various reveals and step-backs, to really just introduce a lot of interest.

Since the Design Commission, we've been working hand in hand with Staff to address a couple of the recommendations that came along with our approval. So, these are slides to show some in-progress work that includes a little bit more architectural interest on the east facade, studying flattening some of those arches because that was a recommendation from the Commission, and then some window alignments with the piers as well.

So, again, these are the elevations as they stand today. They are probably going to be updated as we confirm really the final condition I think with Staff. With that, I will pass it off to Kathryn.

CHAIRPERSON DAWSON: So, again, state your name and spell your last name for the record please.

MS. TALTY: Hi, everybody. My name is Kathryn Talty, T-a-l-t-y. I am the landscape architect on the project. Thank you for hearing us tonight.

So, this is the landscape plan that we've landed on, and I think this really shows how we've taken advantage of that additional setback off of St. James. We have utilized the entire 10 feet to create kind of a soft ornamental planting that's very residential in feel in that it has kind of curvilinear beds and a multitude of planting types along with your standard street tree planting closer to St. James. Along the foundation of the building, we use a mix of shrubs, evergreen shrubs and ornamental trees that have multi-season interest throughout the year. As we move over to the south side of the building, you can see in that case we have utilized the traditional streetscaping standards of Arlington Heights where we have trees within the parkway and planted in tree grates.

So, this sheet shows you the proposed plant types that we are suggesting primarily to be along the St. James frontage, along our foundation. So, you can see that there is a multitude of different plant types and plants that have interest throughout the year.

Okay, with that, I will hand this off to Steve, the traffic engineer.

MR. CORCORAN: Thank you. Good evening. Steve Corcoran, C-o-r-c-o-r-a-n, with Eriksson Engineering, and prepared the traffic and parking study and updated it based on all the changes that have been discussed tonight.

Number one, we're reducing our units from 150 to 136, so we proportionally decreased, a high decrease of traffic, roughly five percent. We also made changes for the access with the entry now off of Eastman, so really there is no entry traffic using Highland, and then exiting onto Highland from the parking garage but then heading southbound back toward Northwest Highway. They are not going to be able to turn right to go up to St. James. Then also at St. James, even though the site plan shows it's open, that's going to be signed Do Not Enter and it's going to be only for emergency access, for fire trucks and ambulances. So, no traffic is supposed to be using that driveway per the plan.

We've also looked at the new parking or the revised parking plan. We still meet code. I think we exceed code by 36 spaces versus what's required, versus what we're proposing. We are providing 1.23 parking spaces per unit or for the residential, which again, that exceeds the zoning code, and then we also exceed the code for the commercial. So, we're providing plenty of parking. Then, as we discussed before, even if there's concerns about parking, there's plenty of on-street parking on Eastman today as well as within the commuter lot to the north. Thank you.

MR. CITRON: Our team is here to answer any questions that would come up on this. We I think meet or exceed all the standards for this development on this site, but I'll let, I don't know if, Sam, is it your turn next or is it the public? I'm not sure.

MR. HUBBARD: Typically, it would be the Staff presentation.

CHAIRPERSON DAWSON: Right, but I have a question for you first.

MR. CITRON: Sure.

CHAIRPERSON DAWSON: So, have you read the Staff report?

MR. CITRON: Yes.

CHAIRPERSON DAWSON: And do you agree with the conditions of approval?

MR. CITRON: Yes, we do.

CHAIRPERSON DAWSON: Terrific. Thank you so much for your presentation.

Sam?

MR. HUBBARD: Thank you. Let me get this ready.

All right, so just to kind of set the stage for the meeting this evening, I'll kind of summarize where we're at in the process. So, on May 24th of this year, the Petitioner appeared before the Plan Commission requesting approval of a seven-story, multi-family residential building, including 150 rental units and limited ground floor commercial space. The Plan Commission ultimately voted two in favor and four against a recommendation of approval, meaning the motion failed and the project was set to move forward to the Village Board for consideration without a recommendation from the Plan Commission.

Subsequent to that meeting, Petitioner opted not to move forward with the Village Board meeting and the project as they had originally proposed it. They met with Staff, they met with the neighborhood, and they made significant modifications to their plans. The modifications were so significant that they do warrant another review with the Plan Commission, the Design Commission and the Housing Commission. The Design Commission and the Housing Commission meetings have occurred, and now they are back before the Plan Commission for consideration of their revised proposal.

So, that kind of brings us up to speed on where we're at this evening. I would remind the Plan Commission that the Staff Development Committee was supportive of

the original proposal in recommending approval subject to several conditions, and that was at the 150-unit density. Similarly, we are supportive of the reduced intensity development at 136 units, and we are recommending approval subject to several conditions.

This slide outlines the approvals requested. The PUD approval is changed from 150-unit multi-family building to 136-unit. The variation for the lack of significant ground floor retail still remains. Then there is a conceptual special use approval for the future restaurant that will locate there.

There is a need for a new variation as you heard relative to the drive aisle at 22 feet approximately in width where a 24-foot wide drive aisle is required. The Staff Development Committee is supportive of this variation. That reduction in drive aisle occurs at the very end of the garage. It only affects about six spaces, so it's a very minimal impact. We are supportive of that variation.

Additionally, a variation for tandem parking stalls is still required. I would mention that the Staff report and the legal notice that was published in the Daily Herald included the incorrect citation number for this variation. The correct number is shown here, it's Section 10.2-9, to allow tandem parking stalls. However, because the language in the Staff report and the notification outlined that the variation was specific to allowing tandem parking stalls, we believe that the notification is sufficient and are proceeding forward with the project this evening. The Staff report was corrected online, so the correct version is now there.

All right, so on August 22nd, the Petitioners appeared before the Design Commission. They did receive a unanimous recommendation of approval subject to five modifications related to the plans. They have provided some conceptual renderings showing how these modifications would look for Staff review on a conceptual basis. We think that these modifications would satisfy the conditions as required by the Design Commission, so we're confident that they'll be able to address those changes. Those modifications were included in the packet that went to the Plan Commission, so if they were curious they were available for your viewing.

At the Housing Commission on September 20th, the project also received a unanimous recommendation of approval. The project will comply with our Inclusionary Housing regulations. They will provide seven on-site affordable units and be paying a fee in lieu of approximately three units not provided.

Okay, so this slide outlines some of the primary areas of change on the previous proposal. I don't want to go through these in detail, the Petitioner has done a really good job outlining how they have made changes to the plans to address some of the issues raised at the previous hearing. I would mention that regarding a previous analysis of this development and its impact on the neighboring community, a lot of our previous analysis remains unchanged in that regard as this is a less intense form of the development. So, in those areas, our review and analysis remain unchanged, but there were two areas of the modifications that warrant discussion this evening and that's relative to the garage exit and the parking.

So, the garage exit has been designed to be angled and discharge heading southbound on Highland Avenue. This change is, we think, meant to kind of keep those headlight glare away from the single-family homes to the north. Excuse me. However, an exit discharge into what is going to be an oncoming lane, so traffic is going to be heading northbound this way, and this will be discharging pretty much into the oncoming traffic lane, it's just not an ideal situation from a traffic safety standpoint. While we understand there would be stop sign there, our Village engineers did not think that this was a very safe configuration for the exit. So,

we are recommending that the Petitioner modify this exit from an angled exit to a standard 90-degree intersection with Highland Avenue.

Then relative to parking, the revised proposal decreased slightly the parking spaces provided per unit for the residential parking. So, previously, there were a little above 1.3 parking spaces per unit. Now, they're at 1.23 parking spaces per unit. The Village typically sees parking demand in multi-family residential developments within our downtown at about 1.3 parking stalls per unit. The Petitioner has provided data from a number of similar suburban Chicagoland developments that illustrate parking is provided at about 1.2 parking stalls per unit. So, we do believe that parking here is going to be tight. It is not at quite what we would like to see, but we do believe that if the parking is properly managed, that it can be successful.

So, that being said, we have recommended six conditions of approval relative to usage of that residential garage and relative to some of the exterior spaces as well. So, I'm happy to go into detail. Many of these were outlined in the previous presentation when this came before the Plan Commission in May, but they had been tightened up in certain areas given now the slight change and reduction in parking spaces per unit.

That being said, we are recommending approval of this application subject to the conditions as outlined in the Staff report, and I'm happy to go through any of those in detail should the Plan Commissioners wish to hear more. That concludes the presentation, thank you.

CHAIRPERSON DAWSON: Thank you, Sam.

Do I have a motion to approve the Staff report into the record?

COMMISSIONER CHERWIN: So moved.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Okay, great.

With that, would anyone like to ask any questions before we open up to public commentary?

(No response.)

CHAIRPERSON DAWSON: Seeing no questions, I think we're all anxious to get to public commentary so I'm going to open up to public commentary. I believe many of you have been here before. So, what I'll do is I'll go row by row. Just remember that you need to state your first name, spell your last name. We also ask that, you know, you keep it succinct. If it's been stated already, you know, maybe consider just reconfirming what was previously stated, but obviously you're all welcome to come up and speak.

So, I'm going to start with the first row. Okay, if you could state your first name, spell your last name, and then if you are so willing, provide your address.

**PUBLIC COMMENTS FOR PC# 23-002**

MR. GAYNOR: Hi, greetings. I'm Tom Gaynor, I live at 208 West Fremont. Last name is spelled G-a-y-n-o-r. I'm currently serving as the HANA Board President, though my comments are some personal ones but I'm going to try to reflect the tone of the preparate meetings that we've had to share kind of the sentiment of things. So, I'll do my best to represent

but I'm not, I cannot claim I'm the, you know, the voice of, right? We are all residents and have equal voice.

I really want to start out with two comments. One, the blue tape is a nice touch for us people who rehab homes. I think this is just, it makes us feel very comfortable, very nice touch. I also do want to thank the Plan Commission for putting up with us at the last meeting on this project. As you can tell, there was a significant amount of preparation and thought that the neighbors put into that, and we really appreciate your thoughtful consideration in listening. I know you guys are all volunteers, and to me it just is a testament to kind of the quality of the organization that we have here. It's very impressive.

I think the outcome from that meeting was also a terrific recommendation. The fact that you encouraged collaboration was spot on. It's something that we were looking back in August 23rd of last year when we were first introduced to Joe and team and the project. We said we have a very collaborative organization in HANA, we would like to make this project as good as it can be. That's kind of our mantra. At the time, that was acknowledged as an offer, it wasn't really taken up on. That has since flipped 180, thank you, Joe.

I think that as a result, we have a significantly improved project based on the fact that we've got the Staff, the developer and the neighbors all working together to figure out how to make this thing as good as it can be. I think that's something maybe we could bottle going forward. I think the more you can get people collaborating and engaging on this kind of very complex projects, I think it's better than to go up to the Plan Commission with a yea-nay on issues that maybe should have been discussed and hashed out long ago. So, from an efficiency standpoint, I think we'd be, I don't know, happier or so if we had maybe taken a different approach, and that's not a proud moment for any of us I don't think. I think we'd like to move these things along as appropriate, so, you know, just consider that a process improvement if you will.

So, given that, I did have a slide back last time around, we went through a whole bunch of material. I'm going to try to net out what I think the comments that were discussed within the neighbors, I'll try to net them out and maybe I'll click through some of the slides to illustrate. Let me just give you the sum of it, if I could right now.

So, we actually have issues that are I think fundamentally resolved, which is terrific. The design of the building, the materials used I think are very consistent with the tenor of what, you know, the character of what the neighbors are looking for. I don't think you'll ever get two people agreeing on architectural stuff, but we've come a long way from the original design to where we are right now which is a much more classic design. It's going to be a nice complement certainly. Everything we do is going to be an improvement over existing as we know, but I think the work that Katie and team have done to add architectural detail and interest I think is really nice. I think we're going to have a much better-looking building as a result, so thank you for that.

The parking garage was a deal breaker last time around if you recall. There was a huge amount of discussion about open platform, lights, the LEDs glaring all night, noise from car alarms, all that good stuff. So, the idea of sinking the garage, sealing it up just put all those issues to bed. I think that was a terrific move again from a design improvement standpoint.

The traffic and safety aspects that the neighbors brought up dealt with the whole idea of ingress and egress on to St. James. I think Joe and team came up with

the idea of let's put the main entrance on Eastman, which wasn't even something that we had talked about, so he gets five points for that. That's I think a really nice change that's really taking advantage of the boulevard size road we have on Eastman compared to the very narrow St. James. I think that's going to do exactly what the neighbors were looking for was to keep this to the south. We don't want to have our HANA triangle become even more congested and dangerous as a result of, you know, over-doubling the quantity of people and cars on the triangle. So, I think that was a really good move.

Even the party deck, too, was also another nice move, because that was something, I don't know why I call it the party deck, but that second story facing St. James just had too much risk to it. Who knows what could happen there and it's looking right into the bedroom windows of the residents on St. James. So, all of those issues have been fundamentally resolved. So, congrats, well done to you. That was really good.

We do have some ongoing concerns or issues. Part of the fundamental one is that this project is still a lot. We've got, you know, an R-3 zoned street on St. James now, thank you again, for your support of our down-zoning. That was very nice to get your approval thereof. So, in the big scheme of things, going from B-5 to R-3 is really not consistent with the step-down approach that the, you know, the Master Plan or the Comprehensive Plan wants us to adhere to. So, I'm just bringing it up as we have a very special situation here. It's not cookie-cutter, and I really look forward, you know, the Plan Commission to help again to make this project as good as it can be, if there's things we can do to get to the step-down alignment to what the Comprehensive Plan is all about, I think that would be greatly appreciated.

We do have a really tall building still. I know it's come down, thank you, but it's high. I mean, you're across the street from single-story homes. There's really no getting over the fact that this thing is going to tower over the neighborhood. The density is still high, it's 136 people or 136 units. Setback of 10 feet onto St. James is terrific. Everything else on our side of the street is 20. So, setback is certainly an area of opportunity as well, and the step-down is an area that, you know, you essentially have to achieve that step-down within this one building, right, the way it works right now. So, if there's any way to step-down to the neighborhood within one building, that's essentially the challenge we're up against here.

Issues that we would have, for this meeting, saying that guest parking is an ongoing issue. There is no extra parking on our HANA triangle, so you really can't have guest parking spilling over into the streets. There really isn't any overnight or long-term parking on any of those streets, and I don't think that was even, you know, proposed but it's just the reality is that people tend to want to park on the street near wherever they're at. So, the idea of parking across the train tracks is maybe a good idea but that may be a really tough thing to realize.

We talked about this in the past and I think this is not an issue, but I think we really should make sure it's clarified. The AT&T building is right next door on the east side, and at one time we were thinking that when the last dial tone goes away, that building could be up for, you know, a seven-story high rise development as well with zero setback between seven-story high rises that could create just a really awkward situation. It's not a HANA neighborhood issue, it's just something that probably just should be clarified as to if that reality is there or not because I think we would all look silly if we didn't acknowledge that potential.

Now, I'll bring up an issue we can talk about later, but the number of studios changed. It increased quite a bit, so there was a concern as to does that mean there is a potential that these are going to become airbnbs or if there is some aspect that's driving this that could change the makeup of the tenants here. So, we want to make certain that, from a

neighborhood standpoint, there wasn't going to be that kind of a change in the mix, or that change in mix would create some sort of different sort of tenants.

The other issue that was brought up at our prior meetings was the concern about construction in that we want to make certain that the brick foundations of these old houses across the street are going to survive the construction of a high rise here. So, just make certain we're not doing pile-driving and creating a Richter scale kind of issue that could cause some problem.

So, let me just do a couple of clarifying pictures and then I'll be quiet. You guys know about HANA, we went through all this last time. This thing is adjacent to our HANA triangle on the south side. We have that R-6 is now R-3. Thank you again, very much, that got Board approve in August. It's been in our to-do list for 40 years, so it's very great to see that. It was really great to see that Harold acknowledged the fact that we're actually going backwards to, you know, progress the nature of our neighborhood. I thought that was really a nice recognition.

These are the houses. When I talk about the, you know, it's a lot, it's in comparison to all the rest of the triangle where there's 136 folks living there. This one development is going to have, you know, closing in on 250. So, it's just a lot of folks that are going to be in an area that would be six single-family homes if it was R-3. So, that's just, you know, going to be a lot more folks in a very constrained area.

Just to compare with the other apartments down the road, it's a lot compared to some of those, too. So, we get it, it's within code, within building, you know, the zoning and all that such. But it is something that, you know, is going to be impactful and we really want to make sure we're doing the right thing for this very special neighborhood.

The changes on the height and the setback have improved things. This is the sight line kind of stuff which is impressive, you know, not impressive but it's helpful because we show Karen's house across the street, a one-story home, obviously kind of dominated by the size of this thing even still. It probably is even more impactful when you see the full eastern elevation, and I'll block it out. See, just kind of a squint test here shows you the magnitude of scale between this property, this proposed and what's existing. I'm not sure what the solution is and if there's ways to shift some of that mass to the south, that could greatly alleviate this overwhelming feeling of they've got this giant building right across the street.

When I again look at the plan, I think that more setback and maybe somehow doing a step-down thing that is within the building to maybe shift units, essentially shift left on this picture, if there is an opportunity for that, I think that could be a win-win to create, you know, not affect the viability of the project but also respect the fact that this thing is dominating for our neighborhood, all right. We've got, you know, there's further dimensions here.

I think that's probably all I want to talk about. I think we did talk about the studios. So, I will leave it at that. So, thank you for your time and consideration.

CHAIRPERSON DAWSON: Thank you.

All right, anybody else in the front row want to come up and speak?

(No response.)

CHAIRPERSON DAWSON: All right, second row? Just remember to state your first name and spell your last name for the record, and if you're willing, provide your address.

MS. MENZIES: Hi, my name is Vivian Menzies. Last name is M-e-n-z-i-e-s. I live at 212 West Fremont. I've been a resident of Arlington Heights for 72 years, and I've lived in the HANA neighborhood for 47 years. Specifically, I live in the Memorial Park triangle area, and

we've really seen a lot of changes in this neighborhood. When we moved in, it was a bit dated, kind of shabby. We had several vacant homes on our street. Now it's, you know, totally transformed to a highly desirable, very vibrant place to live.

We're really close to Downtown Arlington Heights, and we have had many positive aspects of this that we recognize everyday. We're always near to and very active in the community events, like the Farmer's Market and the Memorial Day Parade. You know, people park right in front of our house for that. We can walk to everything. We can walk to Arlington Al Fresco, the library, the train station. At the same time, there is a really delicate balance between the desire for expansion and growth and the needs of the homeowners who collectively we have invested millions of dollars in our homes.

The Eastman project, the new design is lovely. I think it's great, but I think it's the wrong project for this piece of property. All through the meetings at the Design Commission, we were never able to comment on whether the project itself was a good fit for the property. We were told we had to focus on the design and not if it fit the property.

The design was great. It's an attractive building, but now we're back to what we should have been considering in the first place: Should this project be built in this location adjacent to these single-family homes? To me, the answer is no. The Memorial Park triangle has 50 historic single-family homes with about 134 residents. This project will add 136 units and could be from 136 to 200 or more residents, more than doubling the number of residents in this tiny little area.

The project is out of character in both height and density. The six stories will tower over the homes directly across the street and change the character of the neighborhood forever, and we could really see that on that one slide that shows the mass of that building compared to the single-family homes.

This is a very valuable piece of property, both for its proximity to downtown and its walkability, but also because it's within the very desirable HANA boundaries. Any project that's built here should be no more than the three-story height that exists on the property now, and it should be sensitive to the character of the existing neighborhood and especially to the homes right across the street. This would be a perfect place for townhomes or brownstones that would be a good transition from that highest density of the Central Business District down to single-family homes.

In fact, we were at the Design Commission last night and a project got approved by them of five townhomes on Rand Road in a small piece of property. I think this project is bigger than that and we could have two rows of brownstones and it would be a great place to walk to Downtown Arlington Heights. I think it could be very successful.

I just appreciate you hearing my concerns and thank you for your time.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that second row?

(No response.)

CHAIRPERSON DAWSON: All right, going to the third row, anyone there wish to stand up and speak?

(No response.)

CHAIRPERSON DAWSON: All right, anyone else? Okay, sorry, anyone else on this side who wish to speak? All right, if you could state your name and spell your last name and your address if you would.

MS. COUGHLIN: Elena Coughlin, C-o-u-g-h-l-i-n. I wrote this with my neighbor, next-door neighbors Scott and Sara, because I don't have enough sleep to actually write a full thing on my own right now. But on behalf of Scott and Sara McKinney who live at 203 West Fremont, regardless of the final height of this development, it will be visible from both of our backyards.

This proposed project has already been through a long journey for which many resident concerns have been voiced. Some concerns have been addressed by the developer and architect, specifically the traffic flows have been adjusted to satisfy the safety concerns of the families with small children that live directly across the street from the project. The open garage concept has been eliminated which is amazing. The overall design of the building has been modified with different materials to better align with the essential character of the historic neighborhood that lies directly to its north.

We truly appreciate these changes made by Mr. Taylor and his team. We're not trying to be difficult. We're just trying to protect what we have.

The largest concern is the overall size and density of this building and it has yet to be adequately addressed. The developer has touted some significant concessions that have been made to the proposal, but close examination reveals that these changes are minimal at best. From its initial proposal, the overall height of the building has been reduced less than six feet, and the number of dwelling units have been reduced less than 10 percent. The ground level setback of 10 feet has been created, however, this setback is still smaller than the 13-foot setback of the single-family home directly across the street. There are now setbacks on the second and sixth stories that are helpful, but very small in the context of the profile of the entire building.

It is still a massive structure that dwarfs all of the structures in the area immediately surrounding it. As proposed, the development doesn't align with the Village's guideline of a step-down approach, sorry, as buildings radiate further out from the central downtown area. This 76-foot tall building will sit directly across the street from a 21-foot single-family home. This is not a step-down, this is a cliff. No amount of modification to architectural detail or material choices will sufficiently address this foundational issue.

During previous Commission and neighborhood meetings, sorry, to this project, Joe Taylor and Bernard Citron have stated that reducing the size and density of this building was impossible due to financing terms. They also stated that creating any setback or cladding the building in brick was equally impossible for the same reason. They've made these modifications which we are grateful for, but we believe there is further opportunity here for Mr. Taylor and his team to make additional changes.

At the last meeting, one of the Commissioners remarked that this is an intense development. While the facade now matches our neighborhood better, it is still an intense development in size. Thank you for what you did for our community at the last meeting. When the Commissioners voted no, not to pass this project, you gave the neighbors a voice after a year of meetings and discussions that were never addressed. We left last meeting feeling immensely proud and empowered by our local government.

Commissioners, please help us work with Mr. Taylor to further reduce the height and density of this building to better fit the essential character of the surrounding neighborhood and to align to the Village's step-down approach. Thank you.

CHAIRPERSON DAWSON: Thank you. You're amazing “mom”-ing there, like I applaud that. It was amazing.

Okay, so this side I believe is done, and we have someone who'll speak there? Yes, please stand up, you know the drill.

MR. MOENS: Thank you, Chair Dawson, I appreciate that. I'd like to address the affordable housing component of this project.

CHAIRPERSON DAWSON: You know the drill, you've got to state your name and spell your last name.

MR. MOENS: Oh, I'm sorry. My name is Keith Moens, M-o-e-n-s, from Arlington Heights. Yes, I'd like to address the affordable housing component of this.

I ask that the Plan Commission amend their general recommendation 6.a where it includes all the units in this project, which I think is option number 1 of the Staff report. We would rather much have the included units rather than fee-in-lieu if possible. That's 136 total times 7.5 percent would be 10 units. Right now, it looks like it's going to be seven and three.

I'd ask that you amend that to make it all included. If not, it just seems a bit, you know, coincidental that these three units cannot be added, then that breaks right along the fee-in-lieu included units, the vision in our Inclusionary Housing ordinance. I mean, I think those three units, you know, can be included and I think they just need to look a little harder. If not, provide the documentation in writing and supported by a form of financial statements that explains why those three units would not be able to be included. Thank you.

CHAIRPERSON DAWSON: Thank you.

Anyone else on this side of the room?

(No response.)

CHAIRPERSON DAWSON: Okay, with that, I'm going to go ahead and close public commentary. I will start over here with questions.

COMMISSIONER CHERWIN: I guess just the one question I have for Mr. Taylor or Mr. Citron and team, one of the issues that was brought up last time and I think you guys made a lot of headway on the project in general, so everybody involved, I think you did a really nice job. But one of the issues that was brought up, and Mr. Gaynor mentioned it as well as some of the other people, is maybe offloading a deeper step-down to the north and putting it on the south. Could you just talk about sort of your thoughts in terms of the step-down you made and why you're not loading more, maybe using more height on the south than even what you have proposed now? Maybe you go up on the south and cut off on the north a little more.

MR. CITRON: There's a couple of reasons, and I think Katie would be able to answer them better. But first of all, really simply, we have a height limitation in the B-5 district. So, we can't really go, I don't know that we could go higher than what the south is today to switch those units over. So, that's --

MS. LAMBERT: Given the height, you could technically go up one more level, but it would be an issue with the construction type of the project. We've maxed out the ability to build this out of basically stud framing, wood stud framing. So, we'd have to change that which would have a cost impact, a significant cost impact on the project.

MR. CITRON: And, again, any of these projects, and we're asking the Plan Commission to recognize that every project that you've seen has a balance to it. In this particular case, we have significantly added to the cost. We know people aren't going to want to hear this, but the fact is when you start to build underground parking, it's like $50,000 a space.

COMMISSIONER CHERWIN: Yes, it's very expensive to go underground.

MR. CITRON: So, you know, it's very expensive. It's not all brick, well, not

all brick but mostly brick on the outside. We've added a lot of expenses, so we've been trying to balance that. So, to go even more of a step-down just doesn't work financially, economically feasible and design feasible for the building. We'd have to even change it entirely more, so we've recognized that.

One thing that was said here is when you go on the north side of the building, we've actually up until, how far back, is that 30?

MS. LAMBERT: You've got at least a 50-foot setback until you hit that top.

MR. CITRON: So, we are actually 50 feet from our property line when you hit the very top of the building --

COMMISSIONER CHERWIN: Yes.

MR. CITRON: -- which even under the document that you saw, the drawing that you saw, if you're standing across the street, you won't see the top of the building. You'll only see the lower portion of the building. Now, again, we recognize the fact that people would like to see a three-story building, that is not going to happen here that we can make happen. At least we can't make that happen here, to do two or three-story buildings, but you will not see that top of the building, it's 20 feet less in height. We've made a significant change and we really can't do more than that when you gather everything together that we've done and added to the cost of this building especially in today's circumstances.

COMMISSIONER CHERWIN: Yes, it's apparent to me when I was looking at the plans that the cost of the building went up quite a bit since the last meeting.

MR. CITRON: And that was because you sent a message. I mean, whoever wants to take credit for this, you sent a message and we've done what we can do to try to address all of the comments you've heard today from the neighbors.

COMMISSIONER CHERWIN: Thank you, that's all.

CHAIRPERSON DAWSON: All right, Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes, I'd like to commend Mr. Taylor and the design team for the tremendous amount of revisions that you made and listening to the HANA group in the past. This building is much more traditional looking. I like the setback, I like the additional landscaping, the traffic patterns and so forth. So, I think you've done a great job with it and I want to commend you for it.

My last point I'd like to make it is I kind of agree with Mr. Moens that if this has a requirement for 10 units to be affordable housing, I'd like to see the 10 units rather than seven units affordable housing and three fee-in-lieu-of. So, that's my comments, but again, thank you very much for listening and all the revisions that you made to this plan.

CHAIRPERSON DAWSON: Do you have a question? Do you want to ask about the affordable housing? Do you want them to speak to that?

COMMISSIONER SIGALOS: No, I mean, I knew the affordable housing requires 10 units, correct?

MR. HUBBARD: Well, the way the regulations are written, it allows either 7.5 percent of the development, number of units in the development to be included as on-site affordable, so that's way of meeting the code, providing all 7.5 percent. But the ordinance also allows developers to provide five percent of units as on-site affordable units and then pay the 2.5 percent as a fee in lieu of for the difference. So, our regulations allow that, it's not an exception that's being granted. It's what's allowed.

COMMISSIONER SIGALOS: No, I fully understand that. I'm just putting my, from my perspective, I'd like to see the 10 units, that option be provided here.

MR. HUBBARD: I would add that we certainly appreciate those comments. Similar to what we say to the Design Commission when they try to talk about Plan Commission stuff, we would advise the Plan Commission to uphold the Housing Commission motion which is reflected in the condition.

COMMISSIONER SIGALOS: Okay, thank you.

CHAIRPERSON DAWSON: Commissioner Drost?

COMMISSIONER DROST: Yes, thank you.

First of all, I want to commend everybody for doing a really good job in a collaborative way, and this development early has a lot of sex appeal, at least in my opinion. I've got a, I want to comment on the presentation of Mr. Gaynor. That was really succinct and well done, and you didn't have everybody coming to the podium to repeat what has been going on over the last few months.

But I'd just like to see a show of hands, and I'm assuming on my right side, are you all in agreement with the presentation that Mr. Gaynor made, picking out the points and the concerns of the HANA group? If you'd raise your hands as a show? So, we can put it in the record is basically what I'm doing.

CHAIRPERSON DAWSON: Well, you can't put a show of hands --

COMMISSIONER DROST: No, but that it's unanimous or 90 percent? So, everybody is nodding their heads. So, the HANA group indicated unanimity with Mr. Gaynor's presentation.

In the points that you made, three come out at least in my thinking. It's not with the look of the building which I, you know, stated that it was very attractive. It's what's within the context of the building, with 136 units and a lot of studio apartments and smaller apartments. I'm a downtown resident, and in our building one of the concerns we had was with the potential development of the Arlington Park side where you become a hotel and become an airbnb or temporary housing for people that are sort of on the entertainment set.

The question to the developer, to our Compasspoint Development, within the leases and the use of that property, has it been contemplated on any restrictions that would limit any subleasing or use of these premises for, let's say weekends or a season with the Chicago Bears? How's that?

MR. CITRON: That was discussed specifically.

COMMISSIONER DROST: Yes.

MR. CITRON: It has nothing to do with adding more studios, by the way, we should point that out. What happened was we eliminated the one-bedroom with dens, if you go back in time to what the original presentation is, we had this sort of in-between number of units that went between one-bedrooms and two-bedrooms, because of Mr. Taylor's project in another town that is currently being leased up, those were the last units being leased. So, we eliminated that unit type; we learned from our mistakes there. So, instead of having those, again, to keep at least some reasonable density here, we have more studios.

So, that was a long way of getting to the simple answer was these are all going to long-term leases.

COMMISSIONER DROST: Okay, yes, I just want to get that in.

MR. CITRON: We're not in that business. We don't want our, you know, we don't necessarily want our tenants to have to have internally transient. I mean, if people in the neighborhood are concerned about that, imagine if you're living down the hall, and I see that you've either had that issue or you've seen that issue, but these are long-term leases. When I

say long-term, they're one-year leases.

I mean, these are typical leases for this type of units, and that's what the financing is based out of. You can't sublease it unless, they would have to be allowed to sublease it and we don't really do that. I mean, that's not our business and that's not what we're doing for instance in Downtown Des Plaines as we're doing that.

COMMISSIONER DROST: Yes, and sort of on this concentration and the parking and where you're going to get basically the 1.2, that is a concern of mine, too. I don't know how you'd fix that.

MR. CITRON: First of all, we have actually looked at other developments, because there are existing developments with that parking doesn't necessarily mean that they're all being used in that way, that's number one. We've looked at that and they're not being used in that way. Plus, there is for, you know, guests, you do have parking across the street which you could use if there's a need for that type of parking. You could even get an overnight, I believe an overnight, I'm looking at Staff because I don't want to say the wrong thing, you can get an overnight permit.

MR. LYSICATOS: At the Vail Garage, there is availability of overnight permits. I'm not positive which developments get access to it, but there is some availability at the Vail Garage.

MR. CITRON: So, I mean, again, if you look at the way the building is laid out, you're not going to have that many people living in studios. Generally, it's one person living in studios, and even what we have been finding in all of our developments, even the one-bedrooms are one person. So, we can sit here and debate how many people are living here, it probably isn't as high as what is being touted as part of this development.

Just to point out real quickly, we're not in the HANA boundaries. They're immediately across the street, we all know where we are located, we got that.

COMMISSIONER DROST: You can apply for the membership.

MR. CITRON: Thank you, but we're not part of the HANA boundaries. We are distinctly across the street. Courts have said that streets form reasonable barriers to development. I can't go back in time, I don't know that anybody here can go back in time as to when this property was up-zoned. This has been in discussion, but B-5 is what we are and that's where we're reacting to. So, we're not in the boundaries, we think we've answered all the questions that we could answer in the most reasonable and feasible way.

In terms of the affordable, again, it comes back to what I said with all the extra expense in this building, we're still paying the fee that's allowed for by your own code. We're obeying your own code, and we have to allocate money in different ways. So, that's where we're at today.

COMMISSIONER DROST: Yes, and the north needs some development for sure. But we've had the 425 project which had that same density issue and cars and apartments and, you know, we even discussed possible Zip cars or some way to ameliorate, you know, that intensity. I agree with you, you know, studio, one car, maybe one car at most, maybe, you know, alternative transportation.

MR. CITRON: You know, one of the conditions that Sam put up there talked about if the parking plan, which is a very extensive parking plan I believe, it's more detailed than what you generally see in these types of developments, if we need to address that, if we need to address that in the future, we can take that into account and look at how do we make that happen. We truthfully don't believe, because we do this all over at the suburbs and the city, and

while during COVID active use of cars went up a bit because people didn't want to use public transportation, it's now going back down again. So, what we're finding is in these, and this is a downtown site, even though we're across the street from HANA, this is a downtown site, and we are seeing much less use of automobiles. People aren't going back to using Uber and Lyft and all those other things.

As one of the residents said, you can walk. I mean, the fact that we're on the other side of the street, you can walk to a lot of the amenities or a lot of the businesses or medical uses or whatever is in your downtown, you can walk to it. That's what people are doing because, to be honest, I mean, if you're a younger person, the rent structure at this building, you're probably not going to own a car if you're living in the studio.

COMMISSIONER DROST: Yes. What do you think the rent structure is going to be?

MR. CITRON: Joe?

COMMISSIONER DROST: If that's been asked or answered, don't bother.

MR. CITRON: It hasn't been asked or answered, but Joe will get to that.

MR. TAYLOR: Joe Taylor, T-a-y-l-o-r.

CHAIRPERSON DAWSON: Look at you.

MR. TAYLOR: Got you. I heard a bunch of it. So, the rents will start, so we have on the smaller end, correct me, 475 square feet on the low end, on the small end, and on the larger end for the studios they're over 500 square feet, but the lower end sized units will start around $1,400 which is actually very affordable.

COMMISSIONER DROST: It is.

MR. TAYLOR: For the suburbs. I will tell you that my development in Downtown Des Plaines, it's currently almost fully leased, those rents start at $1,950 a month now, studios.

So, we actually are going to bring some affordability to the studios here. Just based on the size, we can charge less money for it, they're more efficient. So, $1,400, and our larger two-bedroom units will probably go somewhere $2,700 to $3,000 depending on where you are in the building, a few corridors and whatnot.

COMMISSIONER DROST: Yes, that's helpful. We've got an economist on our panel, so he'll ask some other question maybe in that regard.

But the other point and corollary to the parking is the guest parking. Again, when you have visitors there, that will probably require more parking. I understand that there is some organization to this, but you're dealing with human beings and that's what we have had in our development on the south side is, you know, people don't read signs, people don't read signs, and people don't read signs. You know, as much as you want to manage it and it's an enforcement issue, that's a concern. I'm not telling you to solve it, you've presented a solution and I'm not asking you to be out there, and --

MR. TAYLOR: We do have professional management on staff and we have, around the building we'll have security cameras. So, anybody violating rules and regulations, especially if it's a guest of a resident, the resident will be notified. If it happens more than once, we fine them. So, it's something that we're very cognizant of when approached to managing the building.

COMMISSIONER DROST: Yes. The last question I've got relates really to the point that Mr. Gaynor brought up, the AT&T building. We know those foundations are very solid, they can go up, we've seen that in another location. Then at First Presbyterian Church, we

have been discussion reusing that parking lot, and there's been some proposals for townhouses and other development. Then when you're starting to conflate the potential density issues, you know, what's your Plan B, what's your Plan C?

MR. TAYLOR: I think I'll answer the question about the AT&T building. So, as part of this acquisition that we did, we also approached AT&T. I've got actually many contacts with AT&T; they do all of our fiber optic and cable in my buildings in Des Plaines. That is a major switching hub for all the fiber optic and telephone. All of that comes up through the ground and into that building. There's like three offices in that building; in fact, there's probably five employees, that it's never going away. They'll continue to use that building for infrastructure purposes. You know, I don't think that I'll ever have, I don't have any issue with view corridors going east there because that building will always remain.

COMMISSIONER DROST: Okay, well, thanks. That's helpful.

MR. TAYLOR: I mean, as far as I know as long as technology still works. At 10, 15, 20 years from now, who knows?

COMMISSIONER DROST: Yes, right. Sure, I understand. Good, thank you.

MR. TAYLOR: Sure.

CHAIRPERSON DAWSON: Anything else?

COMMISSIONER DROST: No.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I just want to say that the design team over there did a wonderful job. I like the more traditional look. I liked the old building, but I like this one a lot better. I think the step-backs and the setbacks, it was a nice concession on your part to do that and I appreciate it. I think it has made a very nice look to the building, something that may have been a little bit stifled on the old building, but it looks great and I am in favor of it a hundred percent.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER LORENZINI: Sam, can you clear something up for me? I'm a little confused about the parking.

MR. HUBBARD: Sure.

COMMISSIONER LORENZINI: The parking spaces. When you talk about, I think you mentioned 1.3 spaces is what we see downtown, but they're providing 1.23 spaces, but then Mr. Corcoran said we are providing 36 more spaces than required? So, I'm a little confused on how to mesh it together.

MR. HUBBARD: Yes. So. actually we see a higher demand for parking in our downtown than what our code requires. So, our code requires one space per unit for a studio unit, 1.2 spaces per unit for a one-bedroom unit, and 1.5 spaces per unit for two-bedrooms and above. If you have a heavy studio development, you're probably going to be at a, you know, compliant at one parking space per unit. So, what we see, demand exceeds what our code allows.

COMMISSIONER LORENZINI: Okay, and the parking garage, coming around the parking garage is going to be left turn only. Is there going to be a stop sign there?

MR. HUBBARD: Yes, there will be a stop sign and there will be a prohibition for right-hand turns, yes.

COMMISSIONER LORENZINI: Okay, but is that an enforcement by the police? I mean, Arlington Heights Police?

MR. HUBBARD: Well, it's a private street, so I don't know if it would be subject to the rules of the road, but certainly it would be subject to the rules of the developer.

COMMISSIONER LORENZINI: Okay, all right.

MR. CITRON: I think the best answer to that is I know, for instance in shopping, and I'm really going back to my days as a municipal lawyer when I was on that side of the table or your side of the table, I know for instance in a shopping center, you enter into an agreement with the municipality to enforce private, for instance that's the way you enforce handicap spaces in shopping centers is you have to enter into an agreement. I'm not sure if Arlington Heights does that. I would imagine they do do some of that, at least in the shopping centers, because otherwise how do you enforce fire lanes and handicap or ADA spaces? So, if that is available, we will do that because we're serious about this. We understood the concern.

The second part of it, Joe did mention in his answer that we're going to have cameras. If we see people violating that direction, that's a rule of living in this building, they will be notified that they have violated. If they violate it once, they'll be told don't do it again. If they violate it a second time, they will be fined. We're going to take action on this, this is how serious we are about having people getting in and out of that garage. We redesigned the entire first floor of the building to accommodate this, so that's how serious we are with that. So, I think there's two ways to enforce that.

COMMISSIONER LORENZINI: Okay, as long as you're up there, so briefly describe who's going to want to maintain it once it's built?

MR. CITRON: Well, Joe's company. Joe is it, he's --

MR. TAYLOR: I'm the owner/developer. We have a series of partners, but we will own and maintain it for the foreseeable future. We have tons of financing, equity, bank debt, and then we have a professional management company who's going to be on site.

COMMISSIONER LORENZINI: On site, okay.

MR. TAYLOR: Yes, managing the building on site. Maintenance staff, leasing staff, building management, so people who are just interfacing with the tenants.

COMMISSIONER LORENZINI: Okay, thank you.

MR. TAYLOR: Yes.

COMMISSIONER LORENZINI: I just want to say the architects did a great job with those renderings, especially showing the before and after, with the original and the after. Those are really done well. Thank you.

COMMISSIONER JENSEN: Just a couple of minor questions. What are we doing with the egress out onto Highland? Are you going to take the recommendation that's in here and make it perpendicular as opposed to angular? Where are you with that?

MR. CITRON: When we redesigned the building, and I'm going to be as blunt as that, we redesigned the building is we all recognized at least that part of it, we did that, they call them pork chops but we curved it away because we're really trying to react to that. We would prefer keeping that, because again, the traffic is so minimal on Highland. We don't I guess share, our traffic consultant who would testify if we asked him to do so doesn't share with all due respect the same concern that the Village's Engineering Staff has, because it's just a low traffic. People are exiting on there, they're not coming into it, they're not going up Highland.

However, that is Staff's recommendation. It's up, I guess it's up to the Plan Commission whether to accept it or not accept it and pass those on to the City Council. I imagine depending on which way this goes, City Council may, or excuse me, Village Board may have something to say about that. We would actually prefer to keep it the way it's drawn on the

plans because it seems to make the most sense.

To be honest with you, way early on in this process, we wanted to close off Highland from St. James. We actually thought about putting, you know, they have those kind of flexible barriers things that emergency vehicles could go over. We respected this, but the Fire Department, the Police Department didn't want that closed off. So, that came off the table. That was one of the first things we offered, like even before we came as far as we've done here.

So, it's going to be up to what the Plan Commission agrees or doesn't agree.

COMMISSIONER JENSEN: Well, if we go with what's in the recommendation here and make a recommendation to approve, it will be that you need to straighten that out rather than leave it curved. I don't know how serious the Staff feels about that. How significant is your feeling about that?

MR. HUBBARD: Yes, I mean, I think it was a discussion at Staff and we felt it was an appropriate condition to put in here for safety purposes.

COMMISSIONER JENSEN: So, if we vote to approve this as it stands, that would be a requirement?

MR. HUBBARD: If you vote to approve it subject to the recommendations as recommended by Staff, then they would be required to modify it, yes.

MR. CITRON: I'm afraid to go here, but I'm going to ask the question. Is not the Plan Commission, can they vote to approve something and modify a condition?

MR. HUBBARD: Oh, sure. Yes, they could approve it subject to the conditions as recommended by Staff minus condition 11.

COMMISSIONER JENSEN: Well, I, too, want to commend all the modifications you've made, and you've added a lot of cost. I assume that you wouldn't be going forward with this unless it was still an economical proposition for you to do so. So, the way the finances work out now, it's still something that makes it feasible from what I understand because you're here a second time.

MR. CITRON: It is feasible, yes.

COMMISSIONER JENSEN: I've heard the comments from the, and I'm very sympathetic to a lot of the comments from the people in the HANA area. But what it comes down to is they're either saying build this half the size of what you have or build this somewhere else. I guess I'm a little torn because you meet most of what you have to do, you know, for the zone that you're in. So, I don't know if that falls within our purview to say you can't do that. So, that's kind of where I am, but I do want to commend you, and I actually commend them as well because I think you've worked well together. You've made a lot of modifications. I think it's a good project and I just think everyone has done a great job.

MR. CITRON: Thank you. The team thanks you for that.

COMMISSIONER CHERWIN: Chair Dawson?

CHAIRPERSON DAWSON: Sure. I was going to speak.

Do you have another question?

COMMISSIONER CHERWIN: Oh, go ahead, yes.

CHAIRPERSON DAWSON: Go ahead, no, you go ahead. Do you have another question?

COMMISSIONER CHERWIN: Yes, I was just going to, it wasn't a question as much as it was just a comment, a follow-up. I think what the Petitioner said, you know, made an important change and I think it's a good one, you know, everybody talks about affordable

housing and how to get there. I think the fact that we have, you know, I brought this up in other developments, too, the more natural way to create affordable housing is, you know, smaller units where you can obtain it at a smaller price point. I mean, ultimately, density is the only way, you know, you're going to get affordable. The other stuff is just window dressing but, you know, to the extent you can put in more just smaller units, more affordable units, and I think we talked about how we compare rent-wise to some neighboring communities, I think that should be encouraged to get more affordable units in a more natural market-driven way. That would be my comment, thank you.

CHAIRPERSON DAWSON: Okay. All right, well, I believe I might be the only one up here who wasn't at the first hearing. My son graduated from high school that evening, so I have a very good excuse. I was at a high school graduation.

But I have to say that I'm really impressed seeing the changes. It's, I think in my experience, unusual to see a developer bend over backwards so much to make so many changes to accommodate the neighbors the way that you have. So, I commend you very much for that.

I believe all of the questions, at least the ones that I made note of, of the audience were answered other than, and maybe this is really a question for Sam, there was one comment to how are we going to ensure that the construction doesn't damage the homes. Could you just speak to that? Sure, but I just, we could also speak. I mean, the Village also is concerned about that, so could you just speak to that a little bit? Then you're welcome to speak as well.

MR. TAYLOR: Yes, I have a specific answer for it, so not a big deal.

Go ahead, Sam.

CHAIRPERSON DAWSON: Sure. Whoever wants to talk.

MR. HUBBARD: It will have to comply with all building code standards and construction standards, and there are regulations for those types of things, yes.

CHAIRPERSON DAWSON: Okay, great.

MR. TAYLOR: So, just as a point of construction technique, what I think the neighborhood concern was driving big, long piles, metal or otherwise, into the ground causing vibration across, like 60-70 feet across the other side. This is actually considered a mid-rise structure, and so I'm pretty sure this is all going to be spread footing. So, we're digging a footing foundation, it's seven-eight feet into the ground, and then we're pouring concrete and rebar into the hole, and then we're building a, either building or coming in with a precast column that sits on that footing. So, there's no pounding, there's no, you know, large sheet piling or anything like that. So, that's how that's going to be built for that size building.

If it was a 20-story building, then we're doing, you know, sheet piling and driving piles into the ground, 50-60 feet into the ground. That causes vibration, but I think to the concern of even that wouldn't cause damage to homes. If they were right next door, now we have to do video monitoring of structures that are adjacent, directly adjacent to those structures being built.

CHAIRPERSON DAWSON: Sure, but I would believe our code and just general construction guidelines would have protections in place for the neighborhood.

MR. TAYLOR: Absolutely, yes.

CHAIRPERSON DAWSON: So, I just wanted to get that out in the record and have everyone hear it because I like to make sure that all of the comments and questions are addressed.

Okay, so with that, any other, you had additional comment? Any other additional comments, questions, discussions? Motions?

COMMISSIONER GREEN: Should we talk about the exit being a pork chop or straight?

CHAIRPERSON DAWSON: Number 11?

COMMISSIONER GREEN: Number 11.

CHAIRPERSON DAWSON: Considering that's not my profession, you know, I tend to agree with what Staff says, but some of you have experience, so have at it.

COMMISSIONER SIGALOS: Bruce?

Can you explain, Sam, why Staff is recommending that?

MR. HUBBARD: Yes. So, the way that it discharges, right, so traffic on Highland if there was northbound traffic coming, it's going to be, you know, like coming in this path. Then you're discharging essentially like inbound into another inbound lane. So, that was a concern from the Village engineer. There are these columns here, right here one and two, which also kind of impedes the visibility. There's another column here and here. So, it's not a highly visible location where you can really see traffic.

We understand there would be stop signs here controlling that movement, but just as a, you know, an organizational best kind of practice and way to design a site, this, you know, was not something that the engineers were supportive of.

COMMISSIONER CHERWIN: I mean, if I look at that sight line, it's possible that it could be worse if it comes out straight from a sight, I mean, if you come out angled that way, you can see further down in my opinion, so I don't have a, honestly, I don't think the engineers have, you know, unless they've got something else, I don't know that it's a better layout to have it at 90 degrees.

MR. TAYLOR: I proposed a hybrid structure. So, you see how on the right-hand side of the screen it angles from the garage, and then what Staff and the Village is requesting is for the left side of the curb to come straight down. We propose actually leaving the angled coming in off the right side and coming off the left side a 90-degree straight T into the drive aisle, therefore, allowing a much wider drive aisle to allow people to be able to see past that angle. So, it can be done either way.

We're just really trying to address the concerns of the neighborhood to the north so that it really directs people, hey, you're not supposed to go right here. We want you to go left, but again, signage --

COMMISSIONER SIGALOS: Yes, I agree. I think that way is better with the angled exit.

MR. TAYLOR: What's that?

MR. LYSICATOS: Actually, the right side of your car would actually be hanging out further to get the same sight line as you would if you come at a 90-degree angle. So, what happens for the driver to see the same distance to the left, the right of the car would be hanging out further. That's what the traffic engineers are concerned about is that when you come out straight, you're looking to your left, you're sighting through that column. But if you turn your car, you now have to come out further, so now the right side of your car is sticking out into the lane. That's what they're uncomfortable with, and to have that sort of, I don't think they want to see that sort of liability also on the Village that if that configuration is seen as something that's counter to standard traffic engineering and against their sort of best standards in their professional opinion, it becomes something that the Village has sort endorsed to a degree.

COMMISSIONER SIGALOS: Okay, thank you.

COMMISSIONER JENSEN: Is there any reason that you have to have this as a two-way street? I mean, could it be a one-way street? And would that make any difference if you did?

MR. HUBBARD: I mean, for, it's a shared street and it's governed by an easement. So, half of it is on the property side, the other half is on the other side. So, any change would have to be, I believe, agreed upon by the person who owns the other side of the easement there. I mean, from a, I suppose in theory, yes, it could be switched, yes.

CHAIRPERSON DAWSON: I believe you wanted to address the traffic concern?

MR. CORCORAN: Certainly. Well, a couple of things. We kind of argued the sight distance, I think it's adequate, but also the concern was if someone coming out making that left would turn into the northbound lane, and even with the angle on that driveway, that's going to be pretty tough unless you've got like maybe a MINI Cooper because, you know, making that hard left turn to get into a northbound lane is kind of tough for most vehicles. They would naturally just go to the outside lane just like you do when make a left turn, unless it's a one-way street. Obviously, we could supplement that with some, like you see at the intersections, we have the skip dash to guide the left turns through signalized intersections. We can do that, too, here, and add some striping and some additional signage to alleviate that if we leave it in this configuration.

So, you know, again, we're trying to prevent that right turn. If we make it straight, you know, again, we would direct everyone to the left. But now, again, you've probably seen it, you know, small vehicles can make that right turn. We're just trying to do everything we can to force them to the left.

COMMISSIONER DROST: Would that have a camera on it, too?

MR. TAYLOR: Yes.

MR. CORCORAN: Right.

COMMISSIONER DROST: Good.

MR. CORCORAN: And then there's the enforcement part that Joe had just spoke about earlier.

COMMISSIONER JENSEN: Mr. Corcoran, so what kind of volume of traffic are we talking about? Because I've driven through that area, it looks like there's almost never anybody on that street, but maybe I'm looking at it the wrong times of the day.

MR. CORCORAN: Well, when we did our traffic counts out there, you know, again, the office buildings were empty. Obviously, the realty and the bank are in operation but, you know, there's like two or three cars an hour are going down that road, Highland, today, and again, not heading toward our development that traffic is supposed to be going. So, really the northbound traffic is to serve those parking spaces you can see there at the edge of the building as well as the parallel spaces on the other side of Highland. So, five cars an hour, you know, maybe 10 cars an hour at the highest, but going northbound to fill one of those parking spaces. Then we're talking about 30-35 cars maybe exiting at rush hour coming out of the garage, depending on what time of day, to go wherever they're going.

So, again, we're not talking about high volume. We're not talking about, you know, sight distance; if this was Northwest Highway we're talking about, I would highly agree with the Staff's concern about sight distance. We're talking, you know, a private road that's 10-15 miles an hour at best because these folks are so, they're looking for parking spaces.

They're not trying to go from point A to point B like they may be on a regular street. They're hunting and searching for a parking space.

So, we don't quite share the same level of concern that Staff has. I understand what they're saying, but we don't share that same level of concern.

MR. LYSICATOS: One thing we're also, just because of our nature as planners, you don't know what's going to happen across the street from there. Right now, it's a bank, you know, a relatively small development with a big parking lot. We don't know what's going to be there five, 10, 20 years from now. This driveway is going to be built as is. So, we don't know if something gets closed off there and then they make it one way south, we don't know if a building gets put there and it becomes a busier street.

So, I think that's why we want to sort of build things and lay them out in a more uniform or standard fashion because we don't know what's coming in the future next to that. That would be an impossible ask for us to go back and say, hey, can you go change your driveway now because something is coming in. We wouldn't be able to ask them that.

CHAIRPERSON DAWSON: Yes, Sam?

MR. HUBBARD: And if I may add one other thing, the geometry of the angled drive now, it doesn't prevent people from taking that right turn. It may encourage them more to take that left, but they can certainly make that movement. If you're a scofflaw and you want to take that right-hand turn, you have the ability to do it with this angled configuration anyway so it's not preventing it. So, given that it's still able to happen under the angled configuration, I think the Village would just prefer to see it be that standard 90-degree intersection which is a little bit more safe.

CHAIRPERSON DAWSON: Could you, and this is probably not addressed to you, but could you explain to me again why, is there a monetary cost? Why is the developer so concerned? I understand you're trying to respect the neighbors. I do, I get that, but aside from that, why do we not want this straight?

MR. TAYLOR: For us, we thought that this was a better option to address the concern from the neighbors that making it a 90-degree with a stop sign allowed people to make that right. It's really, I think it's a matter of perception. I think either way Staff is correct.

CHAIRPERSON DAWSON: Okay.

MR. TAYLOR: If somebody really wanted to make a right there, they're going to make a right, and we have to do our job to enforce that in either condition.

CHAIRPERSON DAWSON: Okay, so there isn't any --

MR. TAYLOR: There's no monetary thing.

CHAIRPERSON DAWSON: Okay. All right, I just wanted to make sure because we're spending an awful lot of time on this.

MR. TAYLOR: Yes. I think I'm totally agnostic about it. I think some of the residents probably would like this condition to remain, but again, we're going to do what you all recommend.

CHAIRPERSON DAWSON: And I think that, to me, it's reflected on the record that you've tried, but the Village is asking --

MR. TAYLOR: That's right.

CHAIRPERSON DAWSON: -- and while I respect that there's other people on the panel here that have more experience than I do, this is not my expertise. I rely on Staff for this. So, that's where my head is at, that I would support Staff's recommendation.

MR. TAYLOR: On this point, we'll take the Staff and the Commission's

recommendation whatever that might be.

CHAIRPERSON DAWSON: Other people, it's very possible other Commissioners disagree with me, right? Like I'm just speaking --

COMMISSIONER JENSEN: Let's hear from Commissioner Green, this should be your area.

CHAIRPERSON DAWSON: Right, I'm just speaking from where I'm at.

COMMISSIONER GREEN: I would leave it the way it is.

COMMISSIONER JENSEN: Leave it the way it is in their --

COMMISSIONER GREEN: Yes. I like the fact that if you want, I don't like the pork chops. So, when people are making right turns and the solution was to put a pork chop curb in there, I don't like those. I mean, those things, they're hard to plow snow and people generally don't --

COMMISSIONER JENSEN: So, how do you want it to come out?

COMMISSIONER GREEN: I would leave it like that. If you're encouraging people to go that way, I think that's a cleaner solution. That's all. I could live with it either way, but I'm just thinking --

CHAIRPERSON DAWSON: But we're balancing out the potential public safety issue to me. That's, I get what you're saying.

COMMISSIONER CHERWIN: Chair Dawson, I can make a motion.

CHAIRPERSON DAWSON: Make a motion?

COMMISSIONER CHERWIN: Yes, I would make a motion.

**A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-002, a Planned Unit Development to allow a 136-unit multi-family residential development on the subject property, a Land Use Variation to allow a predominately multi-family residential development in the B-5 district, Conceptual Special Use Permit approval for a restaurant on the subject property, and the following Variations:**

1. **Chapter 28 of the Municipal Code, Section 10.2-8 to allow a 22.1-foot wide drive aisle where code requires a minimum of 24 feet in width.**
2. **Chapter 28 of the Municipal Code, Section 10.2-9 to allow tandem parking spaces.**

**This recommendation is subject to the following conditions:**

**<u>GENERAL</u>**

1. **The outdoor roof deck area along the western side of the building shall be restricted from use between the hours of 10:00 p.m. to 10:00 a.m., Sunday through Thursday, and from 11:00 p.m. to 10:00 a.m. on Friday and Saturday. There shall be no building-mounted or permanent speakers/audio system installed on the outdoor pool deck. All personal music and speaker usage on the outdoor deck must end by 9:00 p.m. on any night. Usage of the outdoor deck area must abide by these restrictions, and the Applicant must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or**

**cause excessive nuisances.**

2. **All restaurants that desire to operate within the PUD must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.**
3. **At time of application for building permit, the Applicant must provide a detailed final construction schedule and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors, and patrons of the downtown and nearby vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. The Petitioner shall provide a truck parking and truck access plan for review and approval by the Village. Emergency access must be maintained at all times during each phase.**
4. **Conversion of the building from rental to condominium units will require an amendment to the Planned Unit Development and the provision of sufficient parking for such change as determined necessary by the Village.**
5. **The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.**
6. **The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:**
    a. **Providing, at a minimum, seven actual on-site units (a minimum of five percent of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5 percent of the total number of units) or a total of 10.2 units (7.5 percent of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.**
    b. **Ensuring compliance with all other provision of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.**
7. **The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.**

**<u>PARKING RELATED</u>**

8. **Parking within the garage shall be operated as per the below:**
    a. **Residential parking spaces within the garage shall be leased separately from units and must not automatically be included within any residential lease.**
    b. **Any tenant desiring two parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units). Once all tandem spaces have been leased, no other unit shall be allowed two parking stalls.**
    c. **No more than 23 units shall lease two spaces within the garage.**
    d. **Studio units shall be prohibited from leasing more than one parking space.**
    e. **No residential unit shall lease more than two parking spaces within the garage.**
    f. **Residential guest parking within the garage shall be made available and at no time shall there be less than two stalls assigned as guest parking stalls (ADA stalls cannot count as a guest stall). Garage spaces that are unleased by**

**residential tenants shall be made available for guests and added to the guest parking pool.**

9. **At the request of the Village, the Applicant must provide details and data on the operation, management and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the Applicant must work with the Village to modify the Parking Management Plan (dated as received 9/11/23) to address any such issues, to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce the parking conditions and restrictions outlined, and may have the ability to adjust the restrictions outlined in condition number 8 so long as the project remains in substantial conformance and the Planned Unit Development continues to adequately accommodate the development's parking demand to the satisfaction and approval of the Village.**

**LOADING CONDITIONS**

10. **Loading operations are restricted to the following:**
    a. **Commercial/Restaurants: Allowed only between the hours of 7:00 a.m. to 5:00 p.m.**
    b. **Residential: residents moving in/out must schedule their loading dock time in advance. Move-ins/move-outs will take place in the loading dock on Eastman and be allowed between the hours of 7:00 a.m. to 7:00 p.m. Loading operations will be prohibited between the hours of 7:00 p.m. to 7:00 a.m.**
    c. **Trash: All trash must be loaded onto trucks within the loading area in compliance with loading times in 10.a.**
    d. **All loading/unloading for the commercial space, move-ins/move-outs for the residential tenants, and trash collection shall occur onsite and within the dedicated loading zone. These activities shall be prohibited from occurring on-street.**

**TRAFFIC/STREET INFRASTRUCTURE CONDITIONS**

11. **The Petitioner shall revise the garage exit from an angled driveway exit on to Highland Avenue to a 90-degree exit/intersection with Highland with no minimal flares, for final review and approval by the Village.**
12. **Right turn egress from the garage to northbound Highland Avenue shall be prohibited. Should continued right turns be observed by the Village, the Petitioner shall propose and implement a solution to correct the issue, which may entail video monitoring of garage movements and fines for residents that break the rules.**
13. **If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the subject property, the Applicant must work with the Village to modify the site circulation and access as necessary to mitigate for any such issues.**
14. **The Applicant shall work with the Village to implement improvements to the following intersections:**
    a. **St. James/Highland: Stop sign shall be installed at the northbound approach.**
    b. **Highland/Eastman/Bank Drive Aisle: Stop signs shall be installed at the**

**eastbound approach and the westbound approach (as feasible) at this intersection.**

**SITE RELATED**

15. **No later than issuance of a building permit, the Petitioner shall execute a public access/sidewalk easement along the south side of the building, at the discretion of the Village and as necessary to comply with ADA pathway widths.**
16. **Final streetscape along Eastman shall be consistent with Downtown standards and certain modifications may be required at time of building permit (additional sidewalk width, revised tree grates, recessed building doors, et cetera) at the discretion of the Village.**
17. **The garage warning system shall be equipped with after-hours technology to reduce or shut off the noise during overnight times.**

**BUILDING RELATED**

18. **The Applicant must comply with all of the requirements set forth in the August 22, 2023 motion of the Village's Design Commission concerning approval of the design for the building within the Planned Unit Development.**
19. **All building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, et cetera) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within sound attenuation structures. Prior to issuance of a building permit, additional information/manufacturer specifications on sound levels and attenuation and capacity for additional sound attenuation around the units must be provided for Village review.**
20. **All utility service lines must be underground.**
21. **The Petitioner shall continue to work with the Village on the design of the proposed Fire Department Connection. Said connection shall be a low-profile design, to the satisfaction of the Fire Department, and shall not encroach into the ROW.**
22. **The location of the northernmost Roof Top Unit (RTU) shall be shifted further south, as feasible, and screened with additional sound buffering panels as determined necessary by the Village.**
23. **The Petitioner shall work with the Village on the proposed lights on the northern building elevation to ensure that they are located at low elevations and are angled toward the ground.**

COMMISSIONER CHERWIN: **Subject to the following conditions listed as 1 through 23 with no revisions except that we remove exception 1 as written and include in the motion that the Village and the Petitioner's staff work together to resolve whether the egress as designed is preferable or it should be at 90 degrees, and in this motion, it would ask the Board to consider further discussion between the Petitioner and the Staff as to which alternative is more appropriate.**

CHAIRPERSON DAWSON: Just a point of clarification, I think you said

condition 1 and you meant condition 11?

COMMISSIONER CHERWIN: Oh, I'm sorry. Condition 11, yes.

CHAIRPERSON DAWSON: Just for clarification, I think we all were following.

COMMISSIONER GREEN: Yes, we got it.

COMMISSIONER CHERWIN: Condition 11.

MR. HUBBARD: And just for clarification, I'm sorry, there was a typo on the sheet. It's PC 002, not PC 020. Sorry about that.

COMMISSIONER CHERWIN: So revised.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: Second, thank you.

So, just for clarification, you're suggesting removing it solely for the purpose of allowing them to continue to work through it, not that you feel that, not that you're stating it should be removed?

COMMISSIONER CHERWIN: That is correct, yes, and to look at the safety versus we want to protect the homeowners from the route of traffic and travel. It doesn't look to me like it's a compelling safety issue, but again, I'm not an engineer and they just have to make their case. That's it.

CHAIRPERSON DAWSON: So, we have a motion and a second.

Any other discussion?

(No response.)

CHAIRPERSON DAWSON: We're ready to give a vote.

Sam?

MR. HUBBARD: Sure. Who was the second?

COMMISSIONER GREEN: Lynn.

CHAIRPERSON DAWSON: Lynn. Commissioner Jensen.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes, with comment.

George?

COMMISSIONER DROST: Yes, the comment is basically it's a great project, but there's a little more tweaking to do and we're going to punt it up to the Village Trustees. So, if there is any more designing, they can do it.

CHAIRPERSON DAWSON: And my comment was just that I would not want to vote against this because I think it's a great project, but I would lean towards leaving it the

way that Staff had made that recommendation, leaving it in the motion and instead simply having commentary saying let's continue to discuss than removing it, but I'm certainly not going to vote against it over that issue. So, my yes stands.

Okay, so with that, you have a unanimous approval, congratulations.

MR. CITRON: Thank you very much for your time and consideration.

MR. TAYLOR: Thank you.

MR. CITRON: We look forward to working even further with Staff and everybody else.

CHAIRPERSON DAWSON: Right, and like I always say at the end of these, we're just a recommending body. You still have to go through the Village Trustees; they have a much larger purview than we do. So, neighbors, please, I encourage you to attend there as well and speak to the Trustees as well.

COMMISSIONER DROST: Yes, one question I've got is the Mylo Development, did that have any connection with H. Miles Gordon who originally developed the property?

MR. TAYLOR: No, it didn't.

COMMISSIONER DROST: Okay, just a curiosity. Yes, he developed it and the neighboring property, too.

MR. CITRON: Thank you very much for all the kind comments on this project.

CHAIRPERSON DAWSON: All right, with that, we are opening up for general public comment.

Anyone remaining in the room for general public comment?

(No response.)

CHAIRPERSON DAWSON: Seeing none, we are closing general public comment.

Anything else on the agenda this evening, Sam?

MR. HUBBARD: No.

COMMISSIONER DROST: I'll make a motion to adjourn then.

COMMISSIONER GREEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Perfect. Good night, everyone.

(Gavel pounded.)

(Whereupon, at 9:06 p.m., the public hearing on the above-mentioned petition was adjourned.)

# APPROVED

STATE OF ILLINOIS )
) SS.
COUNTY OF KANE )

I, RON LeGRAND, SR., depose and say that

I am a digital court reporter doing business in the State of Illinois; that

I reported verbatim the foregoing proceedings and that the foregoing

is a true and correct transcript to the best of my knowledge and ability.

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2023.

_____
NOTARY PUBLIC

# S T A F F  D E S I G N  C O M M I S S I O N  R E P O R T
# R E - R E V I E W  2

| **PROJECT INFORMATION:** | | **PETITION INFORMATION:** | |
|---|---|---|---|
| **Project Name:** | 116-120 W Eastman Street | **DC Number:** | 22-099 |
| **Project Address:** | 116-120 W Eastman Street | **Petitioner Name:** | Bernard Citron |
| **Prepared By:** | Steve Hautzinger | **Petitioner Address:** | Thompson Coburn LLP<br>55 E. Monroe, 37th Floor<br>Chicago, IL 60603 |
| **Date Prepared:** | August 17, 2023 | **Meeting Date:** | August 22, 2023 |

**Requested Action(s):**
Approval of the proposed architectural design a new multi-story apartment building in the Downtown.

**Design Commission Responsibility for Projects Being Reviewed by Plan Commission**:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for the following: Planned Unit Development (PUD) approval to allow a 136-unit multi-family residential building and a Land Use Variation to allow the principal use to be Residential in the B-5 Downtown Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

**Summary and Background**:
The petitioner is proposing to demolish two existing old and dated office buildings on the north end of the Downtown, and completely redevelop the site with a new multi-family rental building. This project was previously reviewed and approved by the Design Commission on April 11, 2023. However, on May 24, 2023, this project appeared before the Plan Commission for a public hearing at which time numerous residents raised concerns about the modern appearance of the building as well as other zoning issues. The Plan Commission made a motion for a recommendation of approval of the project, but the motion failed by a vote of 2-4. In response to feedback received at the Plan Commission hearing, the petitioner has made substantial modifications to their plans, including a complete redesign of the exterior appearance. The revised design requires re-review by the Design Commission, Housing Commission, and Plan Commission prior to being forwarded to the Village Board for their consideration. The original plan was a seven-story building with 150 residential units and two levels of parking garage above grade. The petitioner is now proposing a six-story building with 136 residential units with one level of parking garage above grade along with limited commercial space on the ground floor.

**Architectural Design:**
In response to the resident's concerns about the previous modern design aesthetic and modern siding materials, the building has been completely redesigned with a more traditional appearance using red, dark gray, and light gray brick as the primary exterior materials. Overall, Staff feels that the new design direction works well to address the resident's concerns regarding context of the design fitting in with the Downtown and the residential neighborhood to the north. However, there are numerous questions and concerns regarding the new design that the Design Commission should evaluate.

**Massing**. The proposed massing of the front elevation looks somewhat out of balance. The jog in the floor plan visually divides the building creating the look of two separate buildings side-by-side. The right portion has narrow and vertical proportions, where the left portion looks more horizontal with a base, body, and top. The large arched entry feature is a nice focal point, but it is off-center and cramped looking on the west portion of the façade. It is recommended that the arched entry feature remain with adjustments.

**Materials**. The proposed brick exterior is a nice enhancement to the design, and the ground floor has a pedestrian friendly appearance. However, the overall color palette has a somewhat dark and monochromatic appearance. The petitioner is proposing to use tinted mortar to match the red and gray bricks, which is contributing to the monochromatic appearance. The courtyard walls are proposed to be red and dark gray stucco to match the brick. Actual material samples need to be evaluated to confirm that the stucco will look nice next to the brick.

**Cornice**. The decorative cornice at the top of the building adds richness and interest to the design, but the top of the north wall is lacking detail. Additional detailing is recommended to enhance the design.

**East Elevation**. The north and south ends of the east elevation are large blank walls. Further design development is recommended to add additional interest and break up the large blank walls.

**Mechanical Equipment, Utility Equipment, and Utility Meter Screening**:
All mechanical equipment is required to be screened from public view. The plans indicate numerous small condenser units located on the roof along with a few larger rooftop mechanical units. The building design includes parapet walls which is ideal to screen rooftop equipment. Based on the setback of the units combined with the parapet walls, all rooftop equipment should be adequately screened from view.

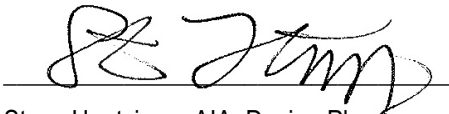
Utility equipment and meters are also required to be screened from public view. The utility meters are thoughtfully located out of sight in a recess along the west wall. Two fire department connections are shown, located on the north and south walls of the building. The north connection is located in a landscape bed, but the south connection is along the public sidewalk. A low-profile connection is specified to avoid protruding into the public way.

**Signage:**
There are two signs at the main building entry on the south wall, “mylo” and “116 EASTMAN”. Due to the size and illumination of the “116 EASTMAN” address, it is considered to be a wall sign. Only one wall sign is allowed per street frontage. The signs will either need to be revised to comply with code, or a sign variation will be required.

**RECOMMENDATION:**
It is recommended that the Design Commission **evaluate** the proposed architectural design for 116-120 W. Eastman Street. This recommendation is based on, and subject to compliance with, the plans and renderings received 8/2/23, exterior elevations, material list, and sample board received 8-17-23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate the proposed massing of the front elevation which looks somewhat out of balance.
2. Refine the arched entry feature which is off-center and looks cramped.
3. Evaluate the overall color palette which has a somewhat dark and monochromatic appearance.
4. Evaluate actual material samples of the proposed red and dark gray stucco to confirm that it will look good and complement the red and dark gray brick colors.
5. Additional detailing is recommended to enhance the top of the north wall.
6. Further design development of the north and south ends of the east wall is recommended to add additional interest and break up the large blank walls.

7. Only one wall sign is allowed per street frontage. Either revise the proposed signage to comply with code, or a sign variation will be required.
8. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



August 17, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-099

# APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 22, 2023

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
John Fitzgerald
Scott Seyer
Kirsten Kingsley

Members Absent: None

Also Present: Tom Budzik, Thomas Architects for *227 S. Mitchell Ave.*
Bernard Citron, Thompson Coburn for 116-120 W. Eastman St.
Katie Lambert, OKW Architects for 116-120 W. Eastman St.
Thomas Roszak, Moceri & Roszak for *Arlington Heights Gateway*
Mike Moceri, Moceri & Roszak for *Arlington Heights Gateway*
Steve Hautzinger, Planning Staff

## REVIEW OF MEETING MINUTES FOR AUGUST 8, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF AUGUST 8, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. MULTI-FAMILY RE-REVIEW

DC#22-099 – 116-120 W. Eastman St.

Bernard Citron, representing *Thompson Coburn*, and Katie Lambert, representing *OKW Architects,* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner team is here tonight seeking approval of the architectural design for this new multi-story apartment building in the Downtown. This project was previously reviewed and approved by the Design Commission on April 11, 2023; however, on May 24, 2023 the project appeared before the Plan Commission, at which time residents that live primarily directly north of the site raised a number of concerns about the design being too modern of appearance in this location, as well as other zoning issues. In response to the feedback that the petitioner received at the Plan Commission hearing, the petitioner has made substantial changes to the plans, including a complete redesign of the exterior. Mr. Hautzinger clarified that the Design Commission is here to look at the architectural design, the appearance of the building, and signage only. Any other matters regarding zoning, building height, parking, etc. will be discussed at the upcoming Plan Commission meeting for this project.

Mr. Hautzinger touched on key points from Staff. Overall, Staff feels the new design direction works well to address the residents' concerns regarding the context of the design fitting in with the Downtown as well as the residential neighborhood to the north; having a primarily brick exterior with more traditional detailing. However, Staff has some concerns for the Design Commission to consider in their review tonight.

Massing: Looking at the south elevation, which is the front of the building facing Northwest Highway, Staff is interested in the petitioner's explanation of the design, primarily with introducing the recess in the wall that divides the facade into a feeling of 2 separate buildings, with the one on the right being very narrow with vertical proportions, and the one on the left being more traditional with a base, body, and top, which is more horizontal. Also, the large arched entry in the left portion of the façade is offset to the right and cramped. The composition is unusual, which the Design Commission should evaluate.

Materials: Brick was discussed at the last meeting and the addition of more brick to the design is a nice enhancement. However, in the courtyard, the walls are red and dark gray stucco to mimic the red brick and dark gray brick. The Design Commission should evaluate the actual samples brought tonight by the petitioner.

Cornice: There is a nice decorative cornice at the top of the building, however, the north elevation is lacking some detail at the top of the brick portion. This is an area where Staff is recommending some additional detailing to enhance the design.

East Elevation: The east elevation was not discussed much in the previous review of this project, but where the building abuts the existing adjacent building, there are no window openings. The north and south ends of the east elevation are large blank walls, and further design development is recommended to add additional interest and break up the large blank walls.

Signage: The wall signs include the building address, and an additional new sign at the entrance has been added. Because these are separate signs, per code this would be interpreted as two wall signs, and only one wall sign is allowed per street frontage.

Mr. Hautzinger requested the Design Commission's evaluation of the revised design and Staff's concerns.

Bernard Citron said they understand this is a design review commission that is not looking at the zoning of the property, but the changes they made to try to work with the Neighborhood Association (HANA) are fairly extensive and did drive a lot of design elements seen here tonight. The entire building was lowered; there is now a full level of parking below the building, which is more of a zoning issue, but it does lower the whole massing of the building, and along with that, other things happened. On the north elevation, the building was set back, which lowered the height of that end of the building. He asked the commission to keep that in mind, even though it is not this commission's purview because that is the context that they are doing this in. He introduced Katie Lambert, the architect.

Katie Lambert gave a presentation. Since they were last here a few months ago, they had an extensive collaboration with the neighborhood group, primarily about changes in massing. She presented an image to show an overlay of where the massing from the north had been several months ago, versus where it sits today. The other thing that has changed is the carve out on the south facade on Eastman, which was eliminated to try to more substantially carve out from the north, which is in response to the neighbors. The other issue they heard from HANA is that a brick building was going to be more contextual within the world of Arlington Heights in general. They took inspiration from a lot of the Downtown district buildings in Arlington Heights, in an attempt to be as responsive and respectful to some of the great architecture that is already here.

In addition to a 10-foot setback at grade, a 30-foot set back at the top floor has been incorporated, in order to have a more substantial stepping profile on the north. The basic premise is a U-shaped building, opening with a courtyard facing Highland Avenue, a pool in the middle, and residential amenity in the middle. The total unit count has been reduced from 151 to 136 as part of these changes, and parking spaces were also lost to fit into a basement level and a partial first-floor garage.

A major change made at the first-floor relates to the ingress and egress from the parking garage. Previously, everyone would enter and exit off of Highland; however, trying to be respectful towards the idea of headlights facing neighbors on Saint James, the concept now being proposed is for ingress on Eastman and egress south only onto Highland. The garage had previously been an open garage, and now that the garage is partially submerged underground, they are proposing an entirely mechanically ventilated garage, which is going to be pretty much concealed from the residents. The basement level parking was shown, which is pretty straightforward, and the units up above. They are still looking at a concept that would have pretty substantial amenities at both the first-floor and at the second-floor. This building is really all about incorporating that social space into the design and highlighting that space, especially from the Eastman side of the building.

The sixth-floor plan shows the set back on the north side, which is more than 50-feet from the property line, until the sixth-floor of the building. The context of Arlington Heights was presented because it had been part of the conversation with the neighborhood, although Ms. Lambert acknowledged that the building is not necessarily just a historic building, but there are some really nice things already happening in the Downtown district that they want to call attention to, such as the full arch elements of the Arlington Heights Police Department building, and the Metropolis Arts Center, which they feel makes sense in the context of this new building. The general idea for the front door being on Eastman was inspired from a lot of these, and their approach to the elevation on Eastman has been that they are interloping forms, things that stretch the entire block. The idea of having a different material at the sixth-floor penthouse helps to break up the facade and introduce a little bit more of a dynamic quality on this block and break down the mass. Another important

thing to understand is that the building plan itself is not a symmetrical plan; what is happening on the east side with the entrance into the garage is very different from what is happening with the restaurants. They want a design that really relates to that, and the location of the arch opening is primarily driven by this location being at the residential entrance and at the core. They feel strongly about the idea to be able to take a brand and use it in a way that was interesting and well detailed.

The Highland Avenue facade was presented, which incorporates some detail along the outside of the garage. Ms. Lambert pointed out the parking spaces that are fronting Highland, with the wall behind it to be a fully enclosed wall that would not show lights into the garage. On the north elevation they want to find a way to have an expression on the north side of the garage that introduces some detail, but also keep it fully enclosed to not see any headlights. The wall at the sixth-floor is set back 30-feet.

Ms. Lambert said they can continue to look at finding ways to introduce additional detail at the north and south ends of the east elevation, maybe a vertical detail there. Fire Department requirements were basically driving the lack of windows, but they could look at that as well to see if there are areas that can be knocked back a few feet. The courtyard elevations were presented, with true stucco being proposed and not EIFS, a stone product similar in tone to the proposed brick, along with a system of reveals. The other stucco color will be the color of the coping.

The section of the building along St. James shows some of the stepping profile where the project is most substantially different from when it was last presented. The view from the southwest was shown where the primary red brick is being proposed, which is relatively desaturated in color and complimentary to the huge range of color and brick in Downtown Arlington Heights. Dark gray is also being proposed, and the lighter brick will be at the garage portion of the building.

Looking at the north elevation, a close-up shows some of the partial arched elements as well as the brick corbel being proposed around the body of this plinth, with a capstone cap on top of that. Mr. Hautzinger asked if it is a solid wall behind that and Ms. Lambert said yes. She said there may be portions of it that might need to be louvered, but the intent is that it be solid where it can be. Details at the entrance were shown, with some of the details surrounding the arched element with a metal inset arch within that. It is intended to be a full-service restaurant, with a combination of a stone base, brick soldier course above, metal louvers, as well as a very small narrow projection of the canopy. Mortar samples were also presented, with the thought being that the vibe of this building seemed to make sense to have a tinted mortar to keep it relatively taught in terms of the color palette that we are using, but they are open to other options.

Commissioner Eckhardt asked where the break point is on the stucco material and the masonry at the corner, and Ms. Lambert pointed out where it wraps around the corner and ends at the brick.

Chair Kubow asked if there was any public comment and there was response from those in the audience.

PUBLIC COMMENT

Vivian Menzies, 212 W. Fremont St. She is a Board member of HANA, which has about 600 homes in the HANA area, with the majority of the homes being historic. Since they last met with the Design Commission, they are pleased to announce that the down zoning of the 7 homes on Saint James, which is the southern border of HANA, was unanimously approved by the Village Board. A lot has happened in the last several months since the Plan Commission rejected this project. The project team came back to HANA with these initial revisions and she felt a lot of the changes are really great, and they are really pleased with much of it. Overall, the HANA reaction was very favorable toward the changes; however, they feel that a lot more can

be done. She understood that height and density are not addressed here tonight, but those really are the areas that they still have an issue with. They are happy with the level of collaboration between the Village, the Design Commission, the Plan Commission, the Board, the neighbors, and the developer; everybody has worked together on this and they hope that level of cooperation continues so the project can be the absolute best fit for her neighborhood. They really appreciate the Design Commission and their insight and guidance to help make that happen. Thank you, and they look forward to more.

Sarah McKinney, 203 W. Fremont St. Many residents still have lingering concerns about this project, herself included, however, she said it is great that the developer and the architect have made so much progress in integrating the building into the surrounding area. They have managed to address some aspects that they previously deemed impossible, which is wonderful. She appreciates seeing them demonstrate the architectural details of other large municipal buildings that have been scattered through the Village as inspiration. She asked about other opportunities for this design to be even more cohesive with its surrounding structures, namely the single-family homes across the street and in the immediate area. This is where this commission can help because she has seen the Design Commission use their thoughtfulness and expertise to scrutinize architectural details for $1,000,000 new builds on Dunton Street that are situated next to historic homes. Witnessing that in one of the previous meetings is what inspired her to create a bunch of visuals of our neighborhood so this commission is able to have that context. She is asking the Design Commission to use their collective expertise here and apply the same level of scrutiny for this project, which is easily 50 to 60 times the cost and size of a new single-family home and resides next to many historic homes. We look forward to further collaboration with the Village, the developer, and the architect, to make this project the best fit it can be in our community. She felt the developer and architect have considered the context of this neighborhood, and she wants to make sure the Design Commission sees her neighborhood too. Elena will come up and show some slides, which is what the residents presented to Plan Commission to show their area that they are so proud of and want this commission to look at the whole picture. Thank you so much.

Elena Cochran, 121 W. Fremont St. She has been asked by the neighborhood to present pictures to walk everyone through what their neighborhood that they are so passionate about and what they have been working so hard for over a year of meeting with Compass Point to protect. These are the HANA boundaries, just north of the tracks and across the street from this new building. The red is where the new building would be and these are the boundaries of their neighborhood. She showed the historical grounds and the museum where there are many events held. There was representation of the existing multi-family housing that is in the triangle right now, which shows there is nothing even close to the drastic design that is being talked about tonight. The existing multi-housing is really beautiful and blends in with the neighborhood, or at least does not tower over and stand out. This is a collection of their slice of Arlington Heights heaven that they are all working so hard to protect, with a lot of this being close to the building and there are some differences between this design and what will be right across the street. A visual was shown of what is directly across the street from this massive development. You can see that these people have put a lot of time and effort and sweat equity into their homes, and they are so thankful to have this Commission to help them work with Compass Point to try to make a beautiful design that will really enhance their neighborhood.

Eileen Devine, 201 W. Euclid Avenue. She has been a member of HANA for 36 years. She gave a little history about what happened with these homes. During the first meeting with the Design Commission, Christine Murray, a resident of Fremont, gave a heartful reminder that this is not just about buildings, but about people in the neighborhood. She has thought about Christine's comments, about the challenges we have as residents, developers, and Board members. When she tells people that she lives in Arlington Heights, a few homes west of the Historical Society, they are impressed with this beautiful area. When she purchased her almost 100-year old home, it was referred to as the witches haunted house. After World War II, it was

turned into a rooming house, then condemned and closed by the Village, later rezoned and configured to a 2-flat. She and her husband purchased the home in 1986 and the zoning changed back to single-family, so together with neighbors and family they slowly restored their home into this beautiful lady. This is a very common thread with the stories of homes on Saint James, Fremont, Park Street, and Euclid. So many of them were abandoned and left to rot or be demolished. This area was built by visionaries to create a neighborhood community and they did it. Generations later, they have kept that vision alive, joining together the past and the present. The present is all of us here tonight as we try to collectively create the very best design for the Eastman project. Hopefully we can reach a respectful balance. I agree with Joe Taylor when he referred to the apartment building that Compass Point is developing in his village of Barrington, and I'm sure he applies that same thought to Arlington Heights. We aim to enhance what is already here. Compass Point has proposed to invest millions in our community and I understand why, because it is a beautiful place in our neighborhood. But please remember, the people that Christine Murray spoke about at the last Design meeting; we are here, we are the first investors. Collectively, we have invested millions of dollars in this neighborhood, in our homes and in our community. Thank you.

Chair Kubow closed the public comment.

The commissioners summarized their comments. Commissioner Fitzgerald appreciated the changes that were made, he always hoped that the building would be brick to help it fit in better. He liked the colors of the brick, he liked the colors of the stucco, and he was okay with the stucco wrapping around the top. He liked the front entrance, it does not feel cramped, and he liked the way the front of the building is off-set. With regards to the 2 signs shown tonight, he was okay with the petitioner asking for a variation, if the signage is similar to what is shown tonight. He agreed that the north side of the building could use some detail at the top, and a little more detail on the east elevation. Overall, he liked the changes and he liked the materials.

Commissioner Eckhardt thanked the residents for coming tonight. He loves and appreciates this neighborhood and the homes, and as a resident, he understands the trauma going on with the residents and this project. He appreciated the petitioner's 100% turnaround on the design of this building, which to him looks like an old loft building in Chicago that has been rehabbed and elegantly detailed with new windows and given a new life. There is a contrast of materials and the brick palette is soft. Although there was discussion at the last review of this project about things that were not the purview of the Design Commission, tonight he was going to focus on the architecture of the building. He said that the only thing that seems a little out of place is the lower-level arcade with the arch tops, which is difficult to visualize and he is unsure about. The south elevation is very nice, elegant and detailed, and the north elevation is a different building. This is still a tall structure, and as a standalone building, he felt it was fine; however, he was still torn about whether or not the building fits in with the neighborhood. He appreciated the efforts to set the building back and he did not dislike that it is 6-stories tall; however, he felt the building could also be 3-stories tall by lowering the side of the building to step it down, which would be the natural thing to do because it is on the edge of the HANA neighborhood and faces a community that is a very important community. He had no further comments at this time and wanted to hear from the other commissioners.

Commissioner Kingsley concurred with Commissioner Eckhardt's comments, which were well stated. She commended all the neighbors for doing what they are doing and for rezoning the street, which is huge for them and for the Village. This project is really the first really large building next to historic homes, so it should be looked at closely, and stepped down zoning should be done here. Although that is not this commission's purview, she is a proponent of that. She was impressed that the petitioner came back with changes, and she felt there were a lot of really great things about the changes. She really liked the front elevation and the division between the east side and the west side, she liked that there is a straight cornice on the red brick

building and a more detailed cornice in the stucco area, and she was not in favor of making it more detailed on the red brick areas, on any elevation. She said the color palette is a bit dark, but will work really well, and she liked the colored mortar that will dress it up. Commissioner Kingsley was concerned about the north elevation, and similar to Commissioner Eckhardt, she wondered if it should step down. She commented that the black stucco portion of the building that is set back from St. James looks a little tall, especially the stair tower. She also agreed with Commissioner Eckhardt's comments about the arches at the arcade area, although she understood the inspiration for them. Overall, she felt the detailing of what is presented tonight is very nice and the materials are very noble.

Commissioner Seyer appreciated all the comments from the neighbors who spoke tonight, which he felt were important. Keeping his comments to the materials and the design presented tonight, he said it was a great improvement and lower in scale. He did not have a lot to add to the comments from the other commissioners, with the exception that he could go either way with the base and the shallow arch. It would be interesting to see it another way, but he also understood why it is there. His biggest issue is that the building feels like a loft building with the vertical brick bands and the red brick with the gray brick underneath, and working left to right, the vertical bands line up with the piers below and are the same width, but in other areas they do not. It would look a lot cleaner if there was some consistency to the verticals lining up with the actual columns. There is something similar on the south elevation where there is consistency on the left side where it comes down in the middle, but there is no rhyme or reason to anything at the garage. He said that this could be playful, but he preferred more consistency to this and wanted to hear how the other commissioners felt. He liked the reveals, the breakdown, the massing, and the materials, but felt it could be a little more cleaned up to make it a better building.

Chair Kubow was very impressed with the participation tonight by the neighbors; their love and thoughtfulness for their neighborhood really shows and the collaboration being shown with the architect and the developer is impressive. This goes to show the type of community Arlington Heights is. He was also very impressed by the architecture team and the development team, because compared to where things were before and where they are now, some large, substantial changes have been made. He reiterated that this commission should only focus on the architecture, but with a project like this it is almost impossible to do so because of the context and the neighborhood, which really defines this project. Chair Kubow said that although he really liked the previous modern architecture of this project, he understood why the petitioner made changes. What is being presented tonight and the thought behind some of the precedence in Arlington Heights is very well thought out; however, he felt that more development on the details could be done. He acknowledged the previous comment that the cornice could probably use something more and he did not want to talk about step backs because it is not the purview of this commission.

Focusing on the architecture, Chair Kubow said that he loved the strong entrance on the south elevation and the detail in the arch is beautiful. He was fine with the signage being shown and suggested reducing the size of the '116' address. In terms of the arches, he could go either way, but he applauded the petitioner for the impressive change in architecture from the previous design. He felt the building would be a great addition to the Village and fits with what we have here, and comments related to zoning, height, massing and density are not the purview of this commission. He commended everyone in the collaboration of this impressive project.

Commissioner Eckhardt agreed with the other commissioners' comments about the very top of the building on the north elevation that needs more detail, similar to the beauty that has been developed on the south elevation. As a standalone building, he felt that a lot was done to make the building fit as its own unit, with the number of units being reduced, and the parking situation being fixed. Although the proposed colors

appear a bit dark, in the bright sunlight they would not. He was in favor of moving this project forward the way it has been designed and presented tonight, with a requirement for more detailing and the petitioner submitting some alternative arcade designs for Staff review. He felt the changes presented tonight were meaningful, although they might not be loved by everyone in the neighborhood.

Commissioner Fitzgerald echoed the comments of Commissioner Eckhardt. Commissioner Seyer agreed as well. Commissioner Kingsley also agreed and said the commissioners did not talk about the east facade, although Staff did comment about it, and she felt there should be a recommendation or requirement that the petitioner address Staff's comments about the east elevation. Ms. Lambert said that the east side of the building is on the property line and would need to be moved 3-feet back in order to add small windows there, which they are not opposed to looking into the possibility of doing. Commissioner Eckhardt pointed out that the adjacent site to the east could produce a tall building in the future, and he had concerns about this new building being right on the property line. Mr. Citron said they previously approached AT&T about the adjacent building to the east and were told fairly emphatically that while AT&T is selling off a lot of their infrastructure, there are no current plans to redevelop that particular site; however, it is unknown about what might happen in five or ten years. Commissioner Eckhardt asked the petitioner about their design intent for the garage elevation on the east side, from the second-floor down. Will it be set back far enough for masons to install similar material even though it is buried behind the building. Ms. Lambert replied that it will be tricky because it will have to be built from the inside, so a product with a finished face will need to be used.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR *116-120 W. EASTMAN STREET*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS AND RENDERINGS RECEIVED 8/2/23, EXTERIOR ELEVATIONS, MATERIAL LIST, AND SAMPLE BOARD RECEIVED 8/17/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO STUDY THE CORNICE ON THE NORTH ELEVATION WITH ALTERNATE DETAILING OPTIONS SUBMITTED TO STAFF FOR REVIEW.
2. A REQUIREMENT THAT THE PETITIONER STUDY THE SHALLOW ARCHES ALONG THE FIRST-FLOOR OF THE BUILDING, WITH THE POSSIBILITY OF CHANGING THEM TO STRAIGHT LINTELS INSTEAD OF ARCHES.
3. A RECOMMENDATION TO STUDY THE LAYOUT OF THE VERTICAL BRICK PIERS ON THE BUILDING TO ALIGN THE UPPER STORIES WITH THE GROUND FLOOR BELOW WHEREVER POSSIBLE, TO FURTHER DEVELOP THE AUTHENTICITY OF WHAT APPEARS TO BE AN OLDER WAREHOUSE BUILDING.
4. A REQUIREMENT TO DEVELOP A PLAN FOR THE APPEARANCE OF THE WALLS ON THE EAST SIDE OF THE BUILDING BEHIND THE EXISTING ADJACENT AT&T BUILDING, TO PROVIDE A FINISHED APPEARANCE IN THE EVENT THAT THE AT&T BUILDING WERE TO BE DEMOLISHED IN THE FUTURE, TO BE REVIEWED BY STAFF.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER

COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer wanted the vertical pilaster spacing to be a requirement. He felt it could easily be solved to become a little more cohesive, and Staff could review and determine if there is a reason not to do this.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO AMEND THE MOTION AS FOLLOWS:

3. A REQUIREMENT TO STUDY THE LAYOUT OF THE VERTICAL BRICK PIERS ON THE BUILDING TO ALIGN THE UPPER STORIES WITH THE GROUND FLOOR BELOW WHEREVER POSSIBLE, TO FURTHER DEVELOP THE AUTHENTICITY OF WHAT APPEARS TO BE AN OLDER WAREHOUSE BUILDING.

Commissioner Kingsley wanted the motion to include the petitioner looking at the exposed areas on the east elevation, which the architect already said that they would. She said she is okay with the requirement to study the cornice on the north elevation, but she did not want to require a cornice if it is just going to be on the north elevation. Commissioner Eckhardt clarified that the requirement is to study the cornice on the north elevation, not to provide something specific. Commissioner Kingsley was okay with that. Commissioner Fitzgerald agreed with Commissioner Kingsley comment to add a requirement that the petitioner look at the exposed areas on the east elevation, and Commissioner Eckhardt asked the architect to clarify these areas on the east elevation.

Looking at the east elevation, Ms. Lambert pointed out the center portion of the wall that is inset, and the two walls that sit on the property line, which is a fire issue and why windows were not added there. Options would be to add some sort of metal panel detailing on the two walls that sit on the property line, or some sort of opaque treatment. Another option would be to potentially take a portion and inset it 3-feet. Commissioner Kingsley felt there should be a recommendation that the petitioner look at this detail and that Staff review it.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO ADD THE FOLLOWING:

6. A REQUIREMENT FOR ADDITIONAL DETAILING ON THE BLANK PORTIONS OF THE EAST ELEVATION, SUCH AS RECESSED WINDOWS OR BREAKING DOWN THE MASS WITH A MIX OF MATERIALS.

KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE; SYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

The petitioner thanked the commissioners for their time and consideration.

# APPROVED

**MINUTES OF A MEETING OF**
**THE ARLINGTON HEIGHTS HOUSING COMMISSION**
**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS**
**SEPTEMBER 20, 2023**

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**IN ATTENDANCE:**

| | | |
|---|---|---|
| Commissioners Present: | John Eggum | Ken Kiefer |
| | Janice Krinsky | William Delea |
| Commissioners Absent: | Andre Arrington | David Miller |

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present:
Joe Taylor, 116-125 Eastman
Bernard Citron, 116-125 Eastman
Rolando Negron Rodriguez, Full Circle Communities
Denise Reyes, Full Circle Communities
Emma O'Conner-Brooks, Full Circle Communities
Jordan Bartle, Full Circle Communities
Tom Gaynor, Hana Board President
Hugh Brady, Housing Task Force
Linda Waycie
Gary Stubits
Barb Taylor
Jack Sturgeon
Pat Sturgeon
Emily Mysler
Sally Mysler
Keith Moens, Resident
Fred Vogt, Resident

## I. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Eggum.

## II. ROLL CALL

**Present**: J. Eggum, J. Krinsky, K. Kiefer, & W. Delea
**Absent**: A. Arrington & D. Miler

## III. NEW BUSINESS

Chairman Eggum took the prerogative to reorder the agenda to move the new business items forward on the agenda beginning with the 116-125 Eastman project.

### A. 116 – 125 Eastman Affordable Housing Plan (Revised)

Ms. Boyer shared the staff report: 116-120 W Eastman is a proposed mixed-use building in downtown Arlington Heights. Due to its location in the B-5 zoning district, the Inclusionary Housing Ordinance requires that 7.5% of the total number of units in the development be affordable with the option that a minimum of 5% of the units must be provided as onsite actual affordable housing units and up to 2.5% of the units may be provided using the fee-in-lieu option at the amount per unit prescribed in the Inclusionary Housing Guidelines at the time of the issuance of the building permit. The amount prescribed in the Guidelines is currently $28,370 per unit but is subject to annual updates according to changes in the Consumer Price Index for the Chicago-Elgin-Naperville Area.

The Affordable Housing Plan for this project was previously reviewed by the Housing Commission in April, 2023. The Housing Commission recommended approval of that Affordable Housing Plan with conditions to the Village Board. However, since April, 2023, the project has undergone some changes and the petitioner has revised the proposed Affordable Housing Plan for the project. Therefore, a revised Affordable Housing Plan is being presented to the Housing Commission.

**116-120 Eastman REVISED Affordable Housing Plan Summary**

- Total Dwelling Units: 136
- Market Rate Units: 129
- Affordable Unit Obligation (7.5%): 10.2
- Inclusionary/Affordable Units (Min. 5%): 7 (5% is 6.8 units rounded to 7 units)
- Fee-in-Lieu Units (Max. 2.5%): 3.2 (10.2 units minus 7 on-site units)

The applicant has agreed to the requirements of the Inclusionary Housing Ordinance and associated Guidelines including, but not limited to, the following criteria:

- To provide 7 on-site affordable housing units which meets the requirement that a minimum of 5% of the total number of units be provided as actual on-site units in perpetuity
- To pay a fee-in-lieu of providing 3.2 units x the applicable fee at time of permit (2.3% of total units)
- The annual income for tenants shall comply with the Inclusionary Housing Ordinance and Guidelines which are a maximum of 60% of area median income adjusted for household size
- The maximum rents shall comply with the Inclusionary Housing Ordinance and Guidelines with rents affordable at 60% of area median income adjusted by unit size and also adjusted for a utility allowance
- The affordable units shall be integrated throughout the building
- The affordable units shall be constructed simultaneously with the market rate units
- The interior and exterior finishes of the market rate and the affordable units will be the same
- The bedroom mix of the affordable units shall be equivalent to the mix of the market rate units (rounded) at 3 studio units; 3 one-bedroom units; and 1 two-bedroom units. If the bedroom mix and density calculations change, distribution may be adjusted accordingly
- The management shall provide the required annual report concerning the affordable units on a form prescribed by the Village

The applicant has provided an Affordable Leasing Plan (ALP) that is consistent with the Inclusionary Housing Ordinance and Inclusionary Housing Guidelines including the implementation of the tenant preferences. The ALP is incorporated into the Affordable Housing Plan.

Staff recommended that the Housing Commission recommend that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Bernard Citron, attorney for the developer, explained that the project has been revised as a result of meeting with the Village and neighborhood residents. The total number of units was reduced from 150 units to 136 units. There were changes in setbacks and there is some stair stepping of the building. While the number of units has dropped, the project will cost about as much to build because the amenities have not changed and the cost of construction and financing have increased. All amenities will be available to all residents: upper deck, pool, restaurant, and co-working spaces. No density variances will be needed, and this will be a one phase project. For all of these reasons, they are not able to provide the additional 3 affordable units and are proposing to pay the fee-in-lieu for those units.

The applicant has further agreed to offer each tenant a minimum of one parking space per affordable unit at a monthly rate that is reduced by the same proportion that the tenant's affordable monthly rent is discounted from the rent amount for an equivalent market rate unit. He said that parking spaces are about $50,000 to provide so they can't give away the spaces.

Tom Gaynor, Hana Board President, expressed that the revised plan is much improved as a result of the developer, neighborhood, and Village having worked collaboratively, and the revisions are much appreciated. He said the plan is respectful of the neighborhood and good for the Village. He said they would be in favor of 10 affordable housing units being provided in the building instead of 7, but at least the project is compliant.

Mr. Gaynor also shared a concern for historical homes in the Village being torn down. Through a recent FOIA request, he learned that 10% of the 517 homes identified by the 2004 Art Institute study has having historic character have been torn down and replaced by large, million-dollar homes. There have been 657 tear downs since 2004 and many of torn-down homes may have been considered affordable. He encouraged the Housing Commission to work in tandem with the Design Commission, which reviews tear down and rebuilds, to preserve affordable housing within the community.

Mr. Moens pointed out that the staff report states that the preference in projects is to provide the affordable units rather than accept the fee-in-lieu, and he stated that he does not think that providing the 3 more affordable units will break this project. He asked that the developer to provide evidence that the 3 more affordable units cannot be provided, and asked that the motion be amended to strike accepting the fee-in-lieu for the 3 units and include all 10 affordable units in the project

Mr. Taylor explained that the cost to build these units is approximately $350,000/unit and the rent generated from the affordable units will be about 1/3 of that received from the market rate units. He said that the project can only absorb a limited number of these units without receiving any funding from the municipality or tax incentives. He said that he does not share proformas with the Village or public but he has lenders and equity partners to satisfy. He said without further incentives, it is difficult economically to provide more affordable units. Mr. Citron pointed out that they are not asking for any variances, including not asking for any density bonus, as was the case previously. Instead, they have decreased the total number of units in response to the neighborhood's requests for decreased height and lower density.

Chairman Eggum asked if the developer was saying that due to the number of units decreasing and construction costs remaining relatively the same, if that materially dropped the rate of return to which the developer agreed. Chairman Eggum stated that the Village has indicated through the Trustees that they are interested in maximizing affordable housing and maintaining that as a priority, but when other commissions, staff, or Trustees decline to allow requested density bonuses, this will decrease the ability of developers to develop affordable housing due to reduced rates of return. He said that the developer having complied with the Ordnance is appreciated; however, it is unfortunate that the proposal to increase density in return for providing more affordable housing in the community was unable to be realized.

Commissioner Kiefer inquired about the tenant selection for the inclusionary units. He asked about the marketing plan for the inclusionary units, especially how they would be directed to Arlington Heights residents. Mr. Taylor stated that there is a marketing plan. Their management company, Lincoln Properties, will manage the process and it will include local housing outreach and will also comply with fair housing laws. Mr. Citron added that they are open to partnering with the Village to market the units locally such as on the Village website if desired. He said though that they cannot limit the units to Arlington Heights residents only.

Commissioner Eggum said the Housing Commission has heard a lot about maintaining affordability for residents for persons such as seniors and that is a concern for the Senior Commission that is represented at this meeting. He said there is a rational basis and reasoning for being concerned about current residents. He said there is a misunderstanding about restrictions versus preferences. He said that there have been repeated concerns about residents being priced-out of our community and there is a reasonable desire to assist residents to be able to remain in the community and not be forced to move to unfamiliar communities in order to find housing.

Mr. Moens asked if a motion can be made at this point to add the increased density to make possible adding the 3 additional affordable units. Mr. Citron stated that the project has already been reworked in response to neighborhood concerns and they are not in a position to rework the project again. Chairman Eggum recognized that the project had been re-engineered and that different commissions have different perspectives. Mr. Citron pointed out again that they are not asking for less than what the Inclusionary Housing Ordinance requires. Chairman Eggum said that the message in what has occurred is that people need to speak in favor of things like density bonuses to support affordable units when other people are taking the position speaking in favor of less density so that there is a discussion of the competing interests.

**Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:**
It is recommended that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:
The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

**The motion was approved unanimously by voice vote.**

The developers were thanked for their investment in Arlington Heights and for returning to the Housing Commission.

**B. Grace Terrace Affordable Housing Plan**

Ms. Boyer shared the staff report. Grace Terrace is brought to the Village by Full Circle Communities. It would primarily be financed by the Illinois Housing Development Authority's Permanent Supportive Housing program. It is a proposed 25-unit universally designed permanently supportive housing development providing affordable housing for persons with disabilities. Priority is given to veterans who are otherwise eligible for tenancy. Under the terms of its financing from the Illinois Housing Development Authority (IHDA), all 25 units (100%) must be used to provide affordable permanently supportive housing for a minimum of 30 years. Full Circle Communities has stated that its mission-driven intention is to own and manage all of the units as permanently supportive housing in perpetuity.

Grace Terrace is proposed to have 20 one-bedroom and 5 two-bedroom units in a 3-story building. Tenants will pay 30% of their incomes toward rent and utilities with the remainder covered by Cook County Housing Authority Project-Based Vouchers. This project sets maximum annual household incomes at 30% and 50% of area median income.

In addition to the financing from IHDA, the project is receiving public financing and other grants from Cook County (federal HOME program), a ComEd energy efficiency grant, IFF loan, a State of Illinois Capital Bill allocation, and a Federal Home Loan Bank grant.

Inclusionary Housing Ordinance: Below is a comparison of the proposed project and the requirements under the Inclusionary Housing Ordinance (IHO) and IHO Guidelines.

| **Criteria** | **Grace Terrace** | **Village Requirement Inclusionary Housing Ordinance (IHO) or Guidelines** | **Comment** |
|---|---|---|---|
| Percentage (Number) of Affordable Units | 100% (25) units for first 30 years; thereafter at a minimum to comply IHO 10% (3) unit requirement but the intention it to continue operation as a 100% affordable permanent supportive housing building. | 10% (3) units are required to be affordable due to public financing | Exceeds affordability requirement first 30 years and will continue to comply thereafter |
| Fee-In-Lieu | Not applicable | Not applicable | Not applicable |
| Maximum Tenant Annual Incomes | Maximum 30% and 50% of Area Median Income, thereafter to comply with IHO | Maximum 60% Area Median Income | Exceeds affordability requirement first 30 years and will continue to comply thereafter |
| Maximum Rents | Tenant rents are 30% of household income for the first 30 years (HACC Project Based Vouchers); thereafter to comply with IHO | Maximums as per IHDA/IHO Guidelines chart by bedroom size | Exceeds requirement first 30 years and will continue to comply thereafter |
| Integration of Affordable Units | All units are affordable first 30 years; thereafter must comply with IHO | Affordable units to be integrated | Meets requirement |

| | | | |
|---|---|---|---|
| Phasing | Not applicable due to it being a one building development | Not applicable due to it being a one building development | Meets requirement |
| Interior and Exterior Finishes | All unit finishes are the same | Finishes in affordable units must meet minimum standards | Meets requirement |
| Bedroom Mix | All units are affordable first 30 years; thereafter to comply with IHO | Affordable unit bedroom mix must be proportional to market rate mix | Meets requirement |
| Preferences | First 30 years disability will be a condition of tenancy and veterans will receive preference, thereafter to comply with IHO but the intention is to continue to operate as a permanent supportive housing facility for persons with disabilities | IHO Guidelines state that the developer must give preference to one or more of 4 preference categories (persons with disabilities, veterans, local residents, local employees) | Meets requirements |
| Reporting | Petitioner has agreed to reporting requirements | IHO Guidelines contain reporting requirements | Meets requirement |

The petitioner has reported that a Tenant Selection Plan will not be produced until closer to the financial closing with IHDA and has offered to provide a copy to Staff at that time. The IHDA Tenant Selection Plan template will be used. Staff will ensure consistency of the Tenant Selection Plan with the inclusionary housing requirements.

The matter of tenant preferences requires further discussion for which supplemental information was provided. Ms. Boyer explained with respect to the preferences that disability by a head of household is a requirement of tenancy and preference would be given to veterans. These are the required preferences under the IHDA program. IHDA's requirements do not permit the preferences for local residents and employees. This is the same at Heart's Place in Arlington Heights in Arlington Heights which is also an IHDA-financed Permanent Supportive Housing building although Heart's Place was approved prior to the adoption of the Inclusionary Housing Ordinance.

Staff is recommending that the Affordable Housing Plan for Grace Terrace, 1519 – 1623 S Arlington Height Road be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Ms. O'Conner-Brooks introduced the mission of Full Circle. She said that they are excited about the Arlington Heights location as a high opportunity area and its proximity to a grocery store, park, public transportation including a PACE bus line, and other amenities.

She said that supportive services will be available to tenants on-site but are not required. Tenants will have leases; it is not transitional housing. There will be 100% rental assistance though the Housing Authority of Cook County because they have a priority for affordable housing for persons with disabilities and veterans. Tenants will be required to pay 30% of their income for rent. Every lease holder is required to be an individual with a disability, veterans receiving priority.

Ms. Denise Reyes discussed the project financing plan of which the main component is IHDA's Permeant Support Housing program. This program provides funding for acquisition and construction of projects for persons with disabilities. State and private grants and loans will also be including in the financing. All funding sources are confirmed and committed. They are wrapping up the conceptual project phase and intend to submit for permitting before end of the year, closing on the IHDA financing shortly thereafter. Construction is expected to begin in early spring 2024 and will take about one year to complete. Full Circle property management will then take over the property.

Chairman Eggum asked for the total cost for the project which was reported to be $13.5M with the IHDA portion being $8.5M and loans totaling $1.5M. The builder is Weiss Builders.

Ms. O'Conner-Brooks shared their success with a development in McHenry County.

Services on-site in Arlington Heights will include a case manager, help with literacy, job training, case management, applying for benefits, socialization and community building, help integrating into the community, health and wellness programs, in/out patient services as needed, etc. Full Circle reinvests 75% of their differed development fees back into their services so that tenants receive what they need. Their project aligns with Arlington Heights' inclusionary housing goals, goals for the development of vacant land, and will pay approximately $50K per year in property taxes.

Ms. O'Conner-Brooks stated that the Fair Housing Act does not permit the local preferences, but the units will be marketed locally and a wait list based on location will be developed. She also said that they are willing to work with the Village's Health Department to identify possible referrals. Chainman Eggum asked if not permitting the local preference was an IHDA requirement or a matter of fair housing law. Ms. O'Conner-Brooks said that fair housing law disallows limiting units to tenants from specific zip codes.

Hugh Brady, Housing Task Force representative, provided some background on how the project came about and said that the Task Force is very supportive of this project. He said that their market research shows a strong need for this type of housing in the area. He shared that area residents are interested in staying in their communities. Services that are provided within the housing are needed. Mr. Brady said that a similar building in Mt. Prospect called Meyers Place was nearly entirely occupied by tenants who previously resided locally – in Mt. Prospect or a nearby suburb.

Sally Mysler encouraged the project move forward after her daughter Emily benefitted from a similar community.

Commissioner Krinsky said that she is very supportive of this project. She said that she has professional and personal experience with special needs populations and lives on the west side of Arlington Heights Rd. where the building is proposed to be located. She thanked the developer for bringing this to our community and her area which so desperately needs this type of housing.

Chairman Eggum said that there is a lack of complete understanding concerning the legal framework regarding the preferences. He said that in-general he views this project as warranting a possible exception to the standing preferences because of the IHDA requirements. However, the exception is not something that would be made under a normal set of circumstances (such as in a privately-financed development) where financing does not require such an exception. He said that he wants to be clear that the preferences were discussed by the Housing Commission and the Village Board and are in the Inclusionary Housing Guidelines pursuant to direction from the Village Board, and it needs to be clear that that an exception would not otherwise be considered if it were not for these unique circumstances related to the requirements under the financing.

Commissioner Kiefer said that he is supportive of the project and understands that IHDA has its restrictions, but he is concerned about the Village tenant selection preferences. The Mt. Prospect building providing affordable units to residents of surrounding communities is fine, but Arlington Heights is the only suburb in the area that requires inclusionary units and the intention is that local residents should have the opportunity to benefit from these units. He would like this topic investigated further. There was a discussion about the difference between illegal restrictions and potentially legal preferences with it being permissible to have preferences for which there is a rational basis and and does not create a disparate impact.

It was also stated that an interested persons list will be kept by the developer, and the persons on the interested persons list will be notified when the Cook County Housing Authority waiting list is opened. Therefore, publicizing the project locally and getting interested persons on the developer's interested persons list would be a way of help local residents access the Cook County Housing Authority waiting list.

**Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:**
It is recommended that the Affordable Housing Plan for Grace Terrace, 1519 – 1625 S Arlington Heights Road be approved as meeting the requirements of the Inclusionary Housing Ordinance and that the developer be granted an exception to the Inclusionary Housing Guidelines because they are required by State-based public funding sources (Illinois Housing Development Authority) to refrain from giving preference to Arlington Heights residents and workers.
**The motion was approved unanimously by voice vote.**

Chairman Eggum asked that staff be prepared to explain the distinctions described above to the Trustees and point out that the preferences were the preferences of the Trustees. The Trustees decided to enact the Ordinance and the preferences with the Guidelines.

The Housing Commission resumed the regular order of business on the meeting agenda.

## IV. APPROVAL OF MINUTES

**A motion was made by Commissioner Kiefer, seconded by Commissioner Delea to approve the minutes of the August 16, 2023 meeting with the correction of a few typographical errors. The motion was approved unanimously by voice vote.**

## V. REPORTS

### A. Regular Status Update of Inclusionary Affordable Housing Projects

- **Arlington Gateway** – Is a redevelopment proposed for the SE corner of S Arlington Heights Rd. and Algonquin Rd. The proposal is for an 8-story, 300-unit rental apartment building. It went to early review before the Village Board on June 20, 2023 and the Conceptual Plan Review Committee on July 26, 2023. The developer's proposal is to provide the required 10% (30) affordable units.

- **Chestnut Townhomes** – Is a proposed 5 townhome development for 2201 N Chestnut Ave. Payment of the linkage fee would be required due to the size of the project (under 10 units).
- **Full Circle Communities' Grace Terrace** – Is a permanently supportive housing development proposed to be located at 1519 – 1625 S Arlington Heights Rd. The Affordable Housing Plan was presented to the Housing Commission at this meeting - September 20, 2023. The project will be going soon to the Design and Plan Commissions.
- **International Plaza/TIF 4** – Discussions are continuing regarding the redevelopment site. There is potential for movement on the project in the coming month or two. The affordable housing partner applied for low-income housing tax credits for the affordable building. The application passed IHDA's preliminary review, but the project was not awarded tax credits in 2023. There may be a reapplication for 2024 tax credits.
- **116-120 W Eastman** – The Affordable Housing Plan for this rental building was reviewed by the Housing Commission in April 2023. The revised Affordable Housing Plan was presented to the Housing Commission for re-review at this meeting - September 20, 2023.
- **4 N Douglas** – The Affordable Housing Plan has been reviewed by the Housing Commission. The project has not yet advanced to the Plan Commission.
- **Crescent Place** – Is a 40-unit, 100% affordable apartment building that has been approved and is under construction.
- **ADRIII/3031 W Salt Creek Ln.** – Was a proposed rental building that went for preliminary review to the Conceptual Plan Review Committee on November 30, 2022. Nothing more has been heard from the petitioner.
- **Arlington 425** – Is approved. There is no update this month.

## VI. OLD BUSINESS

### A. Single-Family Rehabilitation Program Report & 2023/2024 Budget Discussion

Ms. Boyer said that the allocation for the Single-Family Rehab program for 2023/2024 is $32,419, and there are now three applications.

The applications for the Group Home Rehab Grant Program were going to be reviewed in October, but she suggested that she ask the agencies to collect multiple bids for their projects in the hope that there may be costs savings. If there are extra funds in the Group Home Rehab Grant Program, perhaps the funds could be reallocated to the Single-Family Rehab Program.

Commissioner Krinsky asked if Ms. Boyer knew how the applicants heard about the Single-Family Rehab Program. Ms. Boyer said that one applicant is a repeat participant and the other two applicants read about the program when the program was recently publicized online.

### B. Single-Family Rehab Program Changes

Ms. Boyer said that the changes to the program recommended by the Housing Commission were accepted by the Village Board. The approval of loans up to 100% loan to value ratio are to approved on a case-by-case basis for urgent repairs.

### C. Rental Registry Recommendation

Ms. Boyer reported that the Village Manager is having the Building Department look into a Multi-Family Licensing program including a rental licensing and inspection program, looking at possible policies for short term rentals, and getting information on affordability. The challenge being the cost especially with regard to the inspection component.

Commissioner Eggum stated that the long-ago proposed rental registry was proposed with a small fee to cover the nominal cost for the set-up of the website page and data collection system. The proposed rental registry would provide the framework for the other topics being discussed and does not need to wait for those discussions to conclude. The rental registry could proceed and provide the data needed by the Housing Commission to do its work.

**D. Affordable Housing Trust Fund**

Ms. Boyer had no report.

## VII. OTHER BUSINESS

**A. Agenda Items for October Meeting**

None

**B. Public Comment**

Fred Vogt, of the Senior Citizens Commission stated that Village Board Goal #9 in the Strategic Plan is Attainable Housing. The Senior Commission met earlier this week and is wondering how the Housing Commission plans to monitor this goal. Commissioner Eggum said that the rental registry would help with this. He also said that it would be helpful if the Housing Commission had contact with a Realtor who would be willing to provide housing market data from the Multiple Listing Service (MLS). Chairman Eggum shared that the Housing Commission really does not have current data on Arlington Heights housing cost/value at this time. Mr. Vogt said that he will look into the idea.

## VIII. ADJOURNMENT

**A motion was made by Commissioner Krinsky seconded by Commissioner Kiefer to adjourn the meeting. The motion was approved by voice vote.**

Affordable Housing Plan
116-120 Eastman
Mylo Residential
Compasspoint Development, LLC

Project Description

The Developer, Compasspoint Development, with Residential brand Mylo Residential intends to develop a mixed use building located at Eastman, Highland and St. James. The Project will be comprised of a total of 136 dwelling units, a restaurant, and 184 parking spaces located within a 5 to 6 story building.

Dwelling Units:

| | |
|---|---|
| Total Dwelling Units: | 136 |
| Total Market Rate Units: | 129 |
| Total Inclusionary Units: | 7 units on site |
| Additional required Inclusionary Units: | 3.2 units |

Note: Developer proposes to pay the Fee In Lieu Fee for the additional .3.2 units at the rate required at the time a building permit is applied for.
The current Fee in Lieu of rate is $28,370 per unit for a total of $90.784.

Bedroom counts:

| | |
|---|---|
| Market Rate Units: | |
| Studio: | 44 |
| One Bedroom | 64 |
| Two Bedroom | 21 |
| Inclusionary Units | |
| Studio: | 3 |
| One Bedroom: | 3 |
| Two Bedroom | 1 |

Unit sizes (average)

| | |
|---|---|
| Studios | 508 |
| One Bedroom | 699 |
| Two bedroom | 1,043 |

NOTE: Inclusionary units will be the same average unit sizes as market rate units.

Location of Inclusionary Units: Inclusionary units will generally be located throughout the building. They will not be clustered in any one area of the building.

Rental Rates:

| | |
|---|---|
| Market Units | |
| Studios | $1,800/mo |
| One Bedroom | $2,200/mo |
| Two Bedroom | $2,700/mo |

Inclusionary Units (maximum rental rates based on 2023 guidelines)

| | |
|---|---|
| Studios | $1,095/mo (as permitted under law) |
| One Bedrooms | $1,173/mo (as permitted under law) |
| Two Bedroom | $1,407/mo (as permitted by law) |

Overall Provisions:

1. The Developer intends to utilize the Fee in Lieu of option for the required 3.2 units for a total amount of $90.084 and as updated at the time the building permit is submitted.. .

2. The Developer will make available to each tenant in an inclusionary unit one parking spaces at a monthly rent reduced by the same ratio as Inclusionary unit rents are reduced as compared to market rate units.

3. The development shall comply with the Inclusionary Housing Ordinance and guidelines in effect at the time the building is completed and available for leasing and into the future including:

a. Rental rates shall be adjusted to meet the guidelines at the time the building is available for leasing

b. Maximum household incomes will be in compliance with the Guidelines in place at the time the units are being leased.

c.. The Owner of the building will comply with the reporting requirements as set forth in the Ordinance and Guidelines

4. The Inclusionary Units shall be leased at the then current Inclusionary Rental Rates in perpetuity

5. The tenant selection plan shall be as set forth in the attached exhibit.

If required to provide all of the inclusionary units within the building instead of the proposed Fee In Lieu of payment for the three additional required units the project will not be feasible to finance. The financing requirements for similar projects have become much stricter than pre-covid. This is coupled with the increase in costs of construction (both material and labor) and the increase in real estate tax assessments (especially in north-west suburbs). If required to add the additional 3 inclusionary units within the building the project will be unlikely to meet the financing requirements of the proposed lenders. The additional equity that would be required would be $1,200,000, which would possibly delay the ability of the project to go forward. The inclusionary units will cost the same to construct as the market rate units and the buildings extensive amenities (pool, co-working spaces, lounges) will be utilized by all of the residents. The inclusionary units will rent for approximately 50% less per square foot, yet they will cost the same to construct as the market rate units. The assessed value of the building will not take into account the less amount of rent for the Inclusionary Units so the taxes on these 7 units will be the same as the market rate units despite the 50% less rent.

The project will be constructed in one single phase so the Inclusionary Units will be available to be leased and occupied at that same time as all other units in the building. All of the dwelling units in the building (market and inclusionary) shall have the same interior finished.

The Eastman project will offer affordable units in accordance with the Village of Arlington Heights Inclusionary Housing Guidelines. Affordable units will be marketed similarly to the market rate units. They will be marketed on the property website and the ILS websites with which the community is partnered. If there is marketing space on the Village of Arlington Heights community website, the property would also ideally be listed there.

Lincoln uses lead tracking software to track all inquiries into all apartment homes within a community. Any interested person looking for an affordable unit can be placed on the waiting list for those units if there isn't an affordable unit available at the time of their inquiry. All follow-up is documented within the Customer Relationship Management software.

Once an applicant applies for an affordable unit within the community, Lincoln will collect income statements from the applicant. Current Inclusionary Housing Guidelines from The Village of Arlington Heights align with Lincoln Property Company's policy, which is calculated on gross monthly income verified using paycheck stubs, bank statements, or other means of income statements.

When income is collected from the applicant, LPC will follow the IHG policy of collecting the previous three (3) months' income and projecting it forward 12 months to determine the annual income amount to determine the eligibility of meeting the 60% or below area median income for the household size. Applicants must also pass a criminal screening and credit check.

If an applicant has supporting documentation that supports the eligibility of qualifying for a preference which includes veterans, persons with disabilities, Arlington Heights residents who have resided in Arlington Heights for at least the past two years, or people who are employees of Arlington Heights businesses or organizations, this applicant will receive an affordable unit within the community before another qualified, eligible applicant who does not have a preference listed.

If an applicant states that they have one of the qualifying preferences, LPC will collect the supporting documentation during the application process.

Affordable units will be marketed and leased at the Inclusionary Housing Guidelines maximum monthly rents, including a utility allowance.

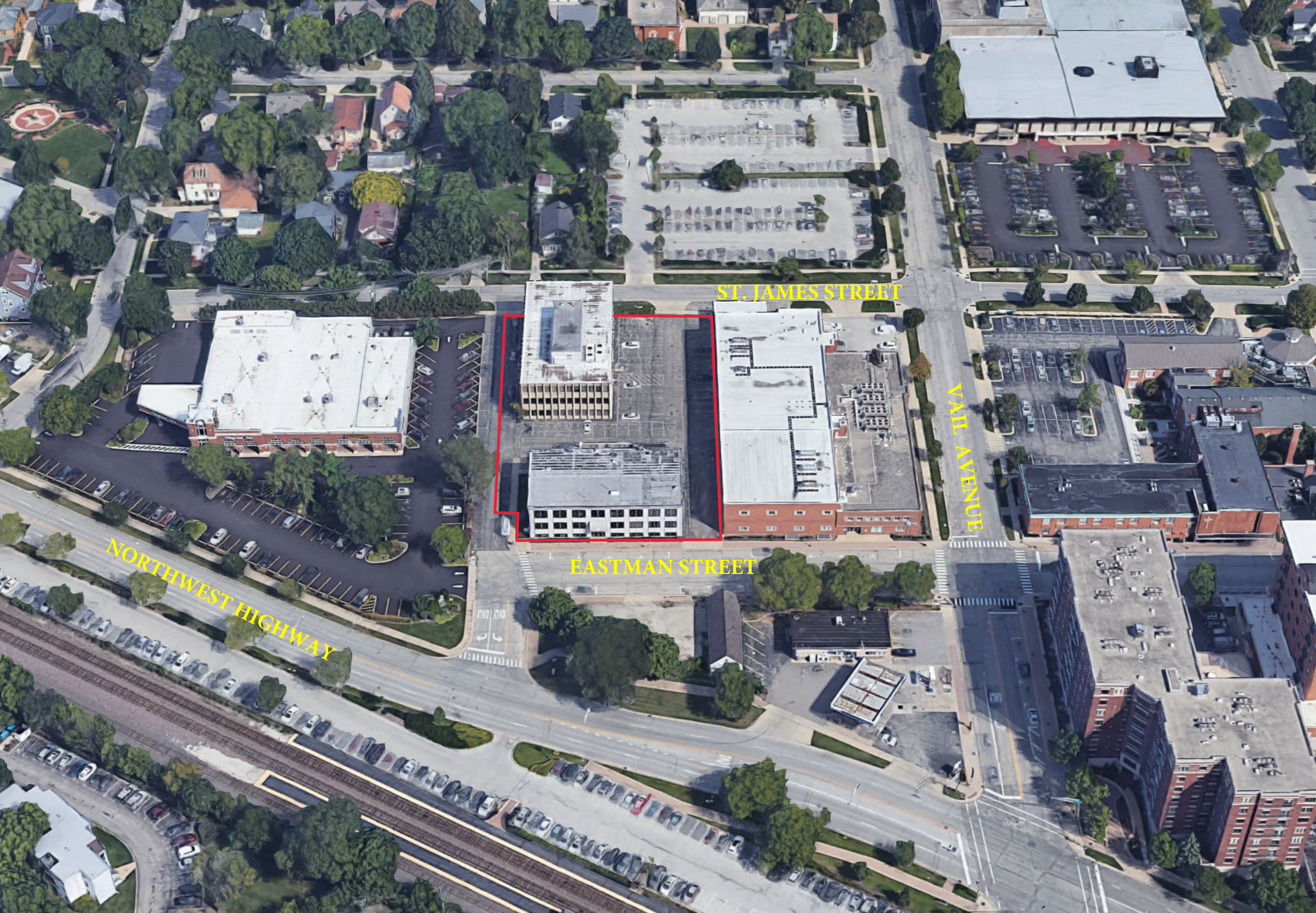
During the renewal period, 90 days before the lease expires, residents will be asked to re-certify their income. The resident will have 15 days from receipt of the recertification form to submit to the management office. Similarly to the initial application process, the management team will project the annual gross income to determine eligibility. In accordance with the Inclusionary Housing Guidelines, LPC will apply the following guidelines:

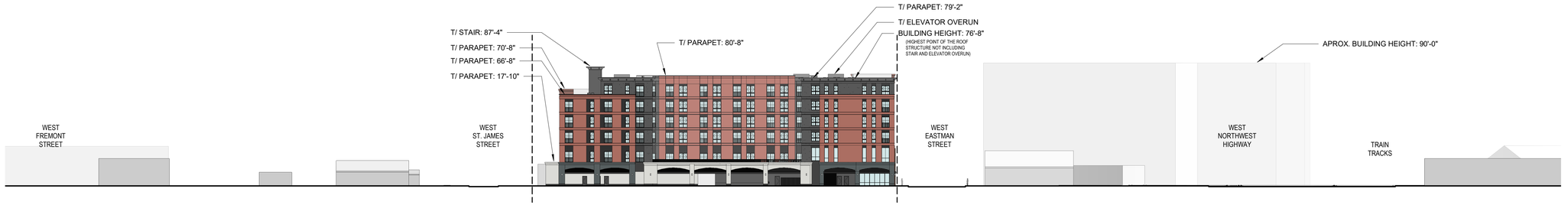
1. When household income remains at or below 60% of the area median income, adjusted for household size, the household maintains income eligibility for the affordable unit.

2. When household income increases above 60% of the area median income but stays below 80% of the area median income for the household size, the household maintains its income- eligibility for the affordable unit.

3. When the household income increases to above 80% of the area median income, then the tenant will be notified by the management office that the lease may be renewed for up to 12 additional months at the affordable rent, after which the tenant may remain in the unit but may be required to pay market rent. If the tenant remains and pays market rent, the unit no longer qualifies as an affordable unit, and the owner must identify another unit as affordable. If household income decreases during the one-time 12-month renewal period, the tenant will notify the management office no later than 60 days before the end of the lease term that it wishes to have its income re-evaluated for the purpose of possible lease renewal. If the examination of the household size and income is found to have decreased enough that the household's income is 80% of the area median income or below for the household size, the lease may be renewed beyond the 12-month renewal that was issued the previous year.

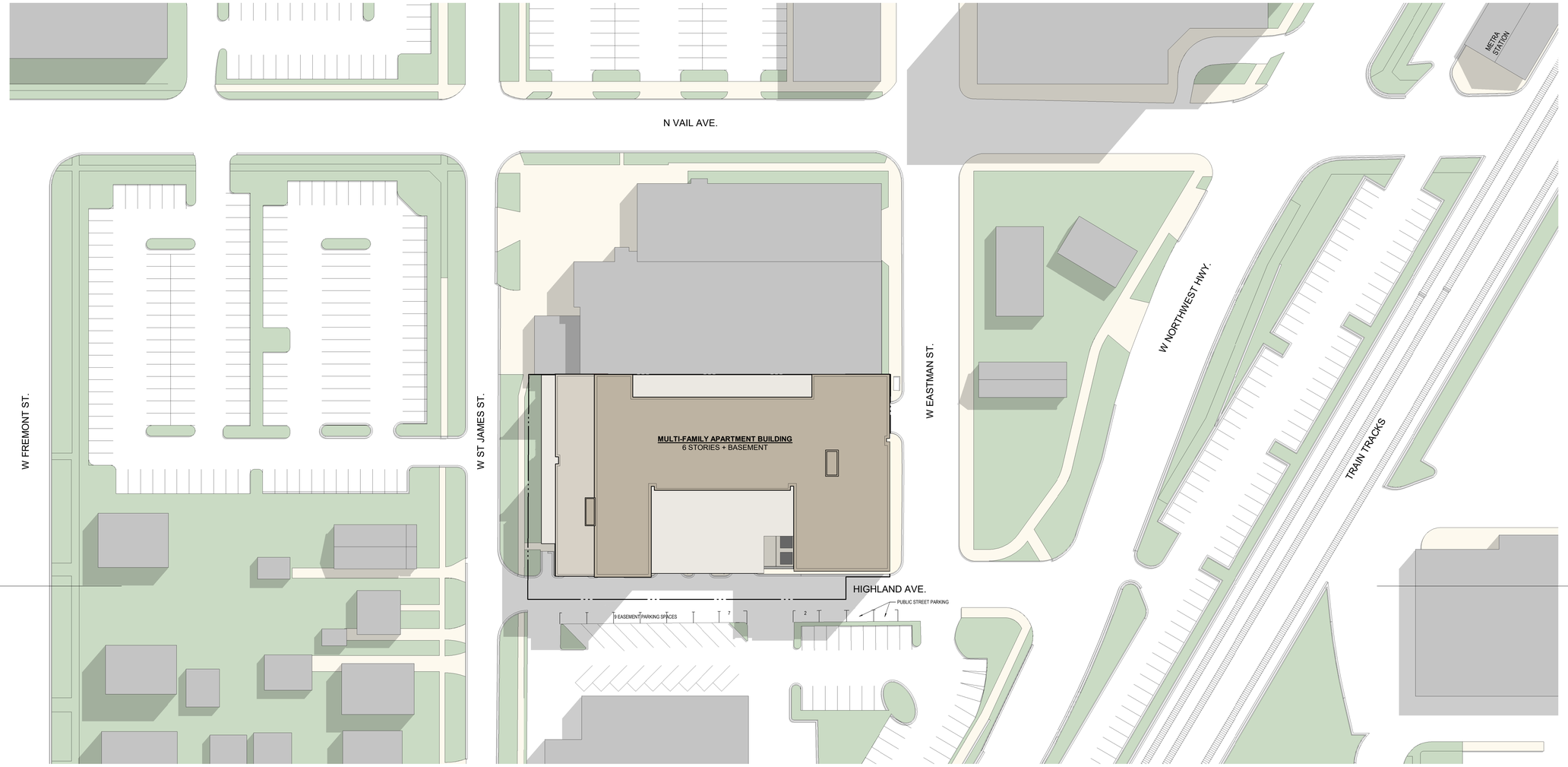
However, if the household does not qualify for renewal based on lease violations, income eligibility does not apply.


ST. JAMES STREET
VAIL AVENUE
EASTMAN STREET
NORTHWEST HIGHWAY




2/01 SITE CROSS SECTION

SCALE: 1" = 40'-0"




1/01 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1" = 40'

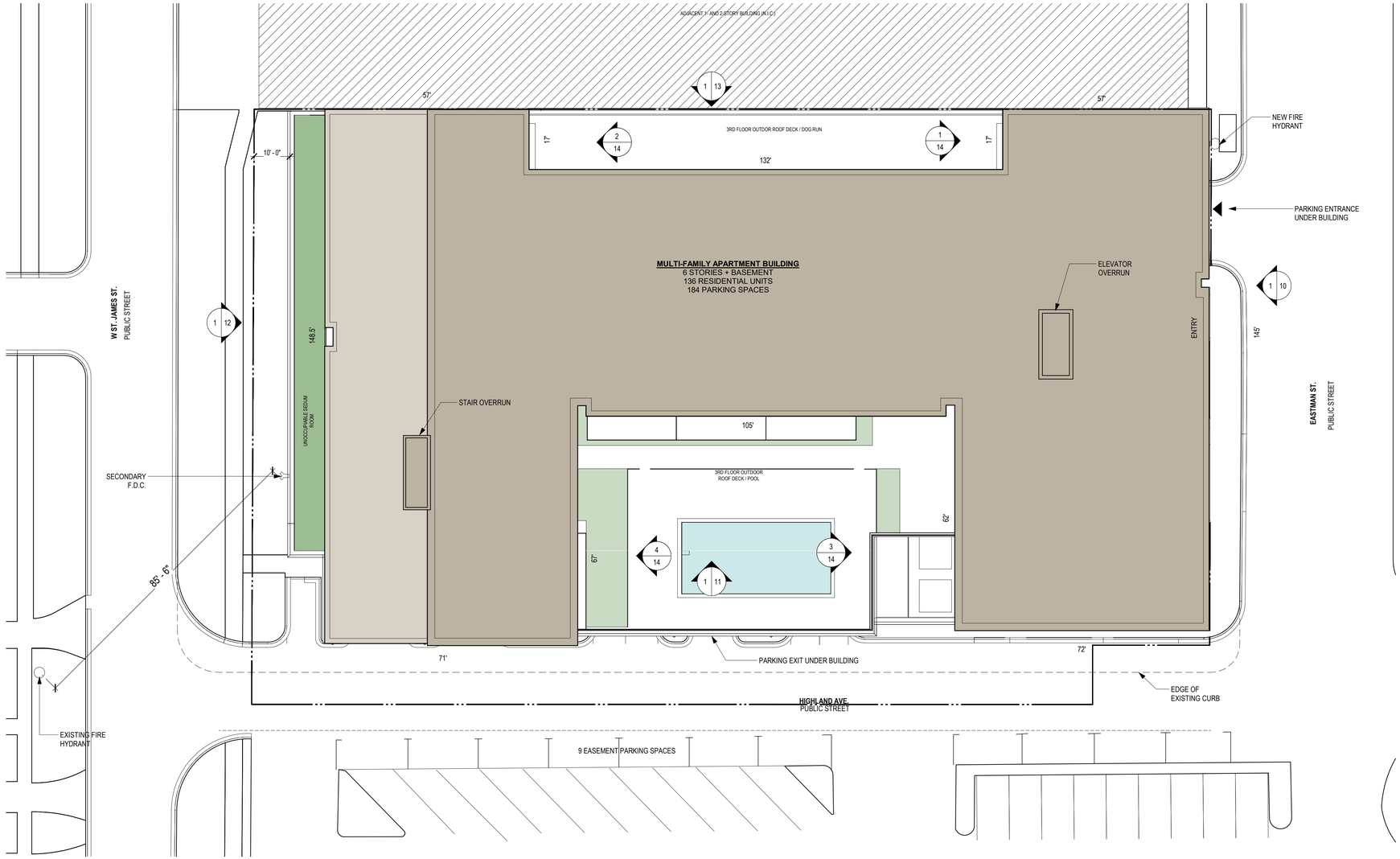
0 10' 20' 40' 80'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/02 SITE PLAN
SCALE: 1/16" = 1'-0"

## ZONING SUMMARY

| | | |
|---|---|---|
| **PROPOSED ZONING DISTRICT:** | **B-5** | |
| **ZONING DESCRIPTION:** | | |
| **SITE AREA:** | **43,584 SF** | |
| | **ORDINANCE REQUIREMENT** | **PROPOSED** |
| **FAR** | N/A | |
| **AREA / DWELLING UNIT:**<br>1 Bedroom<br>2 Bedroom | 300 sf lot area / DU<br>400 sf lot area / DU | |
| **FRONT YARD**<br>Adjacent Residential Minimum:5 FT.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **SIDE YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft. if abutting street or alley | 0'-0" | 0'-0" |
| **REAR YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **HEIGHT (W/ GROUND FLOOR RETAIL)** | 90'-0" | 80'-8" T/PARAPET<br>76'- 8" T/STRUCTURE |
| **PARKING** STUDIO & 1 BEDROOM UNITS<br>2-BR UNIT<br>LOADING | 1 space / unit<br>1.25 space / unit<br>(1) 10'x35'x14'H | 167 |
| TOTAL RESIDENTIAL PARKING SPACES | 143 | |
| RESTAURANT | 1 space / 200sf seating<br>8 req'd spaces | 8+9 easement |
| **TOTAL:** | 151 | 184 |

## DEVELOPMENT SUMMARY

**BUILDING AREA**

| | GROSS | NET (RESIDENTIAL) | PARKING |
|---|---|---|---|
| TOTAL: | | | |
| LEVEL LL | 35,669 | -- | 34,238 |
| LEVEL 01 | 32,048 | -- | 24,541 |
| LEVEL 02 | 26,521 | 14,192 | |
| LEVEL 03 | 26,521 | 19,558 | |
| LEVEL 04 | 26,521 | 19,558 | |
| LEVEL 05 | 26,521 | 19,558 | |
| LEVEL 06 | 22,243 | 17,195 | |
| **TOTAL:** | **196,044** | **90,061** | **58,779** |

**PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LOWER LEVEL | 106 | 0 | 106 |
| LEVEL 01 | 61 | 8<br>+ 9 EASEMENT SPACES | 78 |
| TOTAL PROVIDED | 167 | 17 | 184 |
| TOTAL REQ'D | 143 | 8 | 151 |

**BIKE PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LEVEL 01 | 15 | 0 | 15 |
| TOTAL PROVIDED | 15 | 0 | 15 |
| TOTAL REQ'D | 15 | 0 | 15 |

## UNIT MATRIX

| | STUDIO | 1-BED | 2-BED | TOTALS |
|---|---|---|---|---|
| **LEVEL 2** | 11 | 8 | 3 | 22 |
| **LEVEL 3** | 10 | 15 | 5 | 30 |
| **LEVEL 4** | 10 | 15 | 5 | 30 |
| **LEVEL 5** | 10 | 15 | 5 | 30 |
| **LEVEL 6** | 6 | 14 | 4 | 24 |
| **TOTALS** | 47 | 67 | 22 | 136 |

OKW Architects
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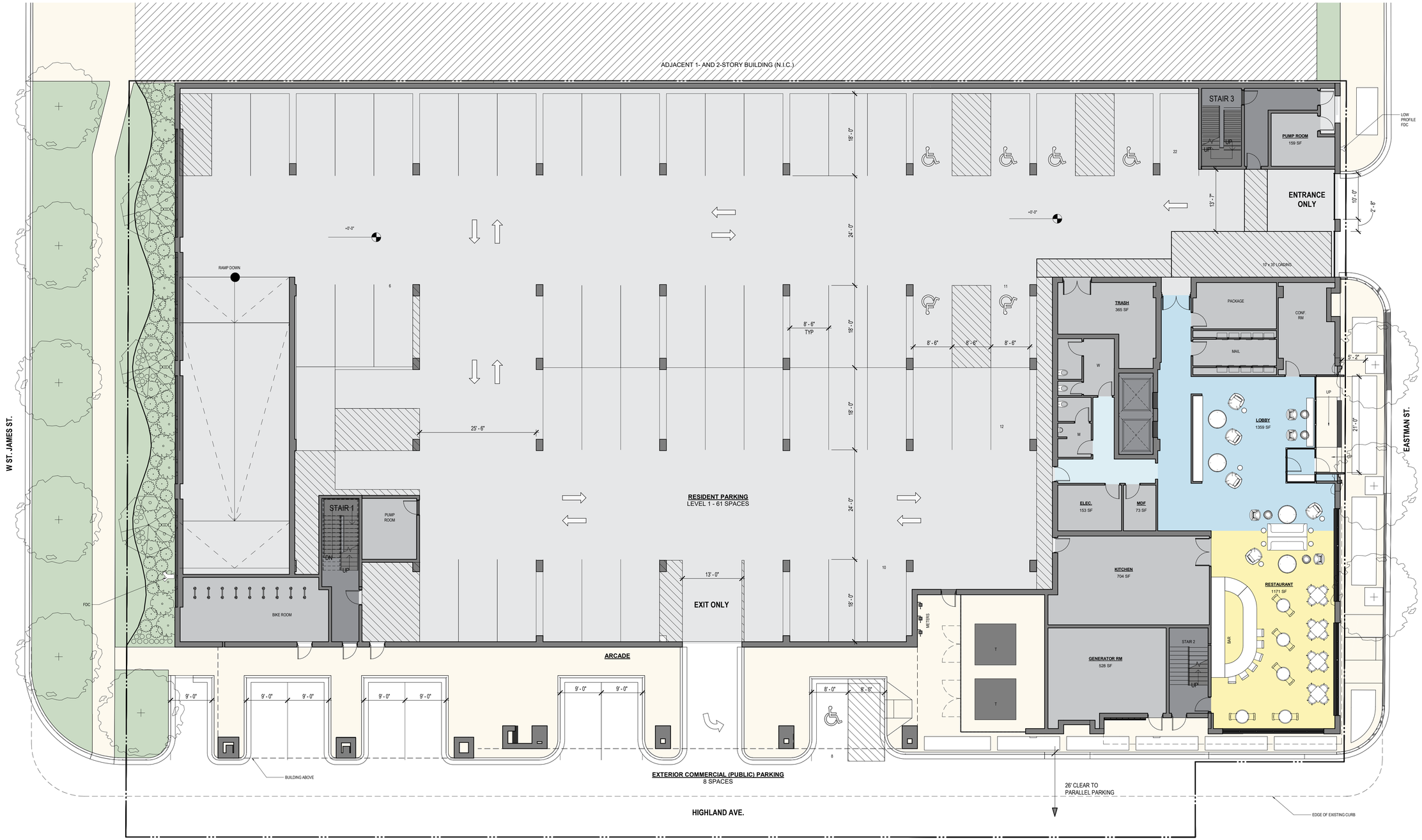
SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/03 1ST FLOOR PLAN
SCALE: 1" = 10'-0"


OKW Architects
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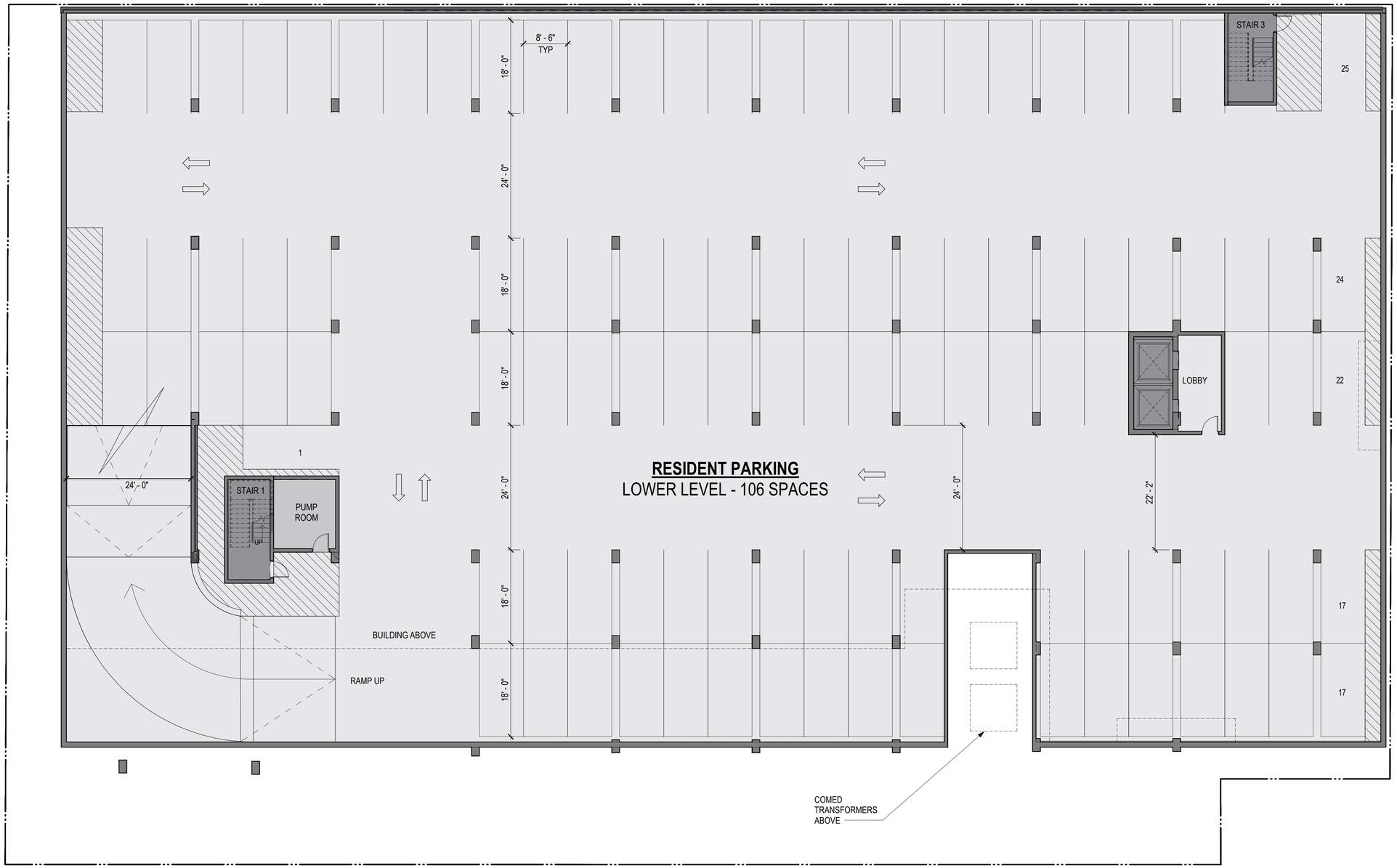
SCALE: 1" = 10'
0 2.5' 5' 10' 20'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/04 BASEMENT FLOOR PLAN
SCALE: 1" = 10'-0"

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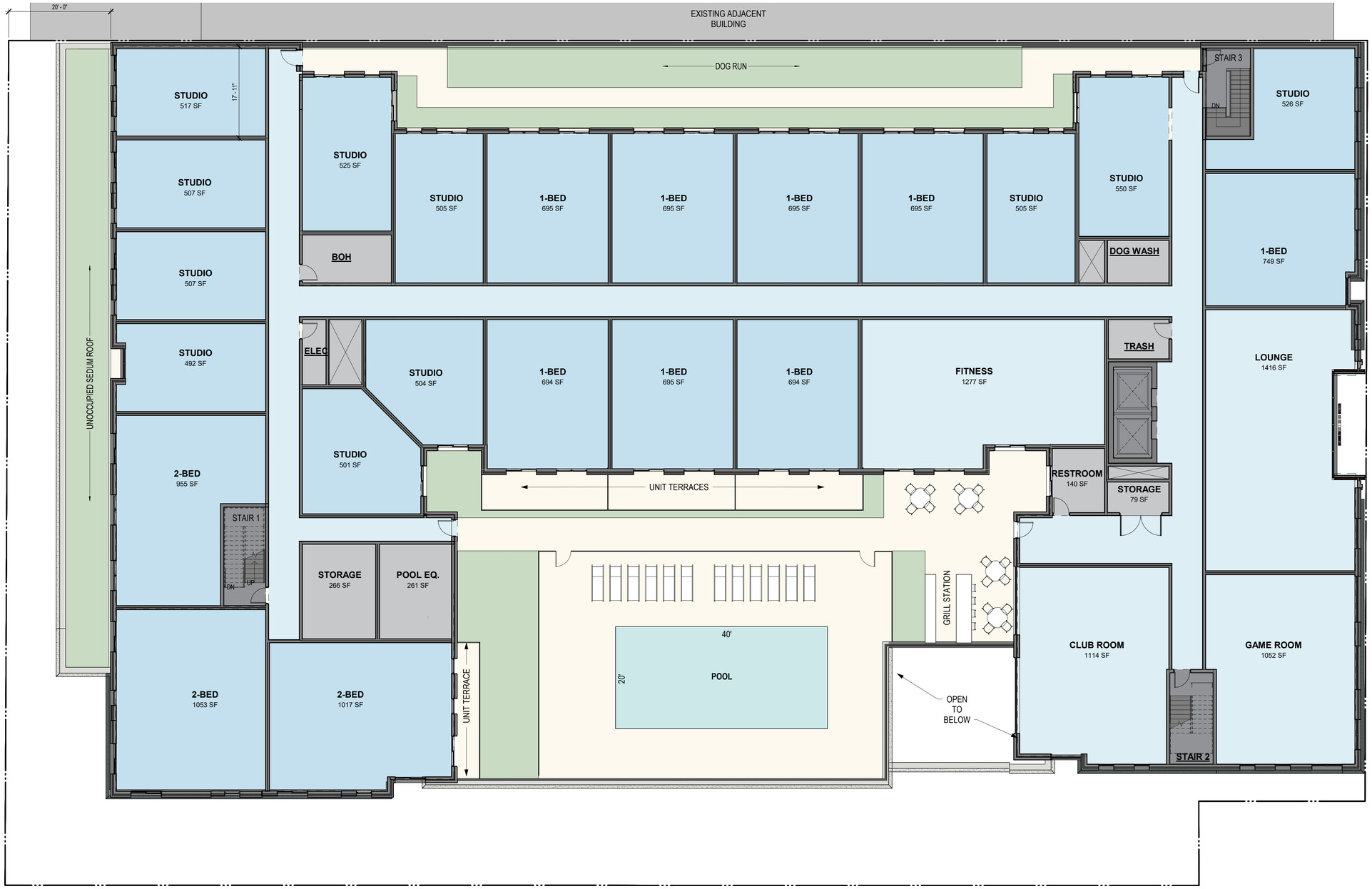
SCALE: 1" = 10'
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PROJECT

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/05 2ND FLOOR PLAN - 25 UNITS

SCALE: 1" = 10'-0"

22 UNITS

OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

N

PROJECT

SCALE: 1" = 10'

0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/06 TYPICAL FLOOR PLAN (3RD - 5TH) — 30 UNITS

SCALE: 1" = 10'-0"

OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1" = 10'

0 2.5' 5' 10' 20'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/07 6TH FLOOR PLAN
SCALE: 1" = 10'-0"

24 UNITS

OKW Architects

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SCALE: 1" = 10'

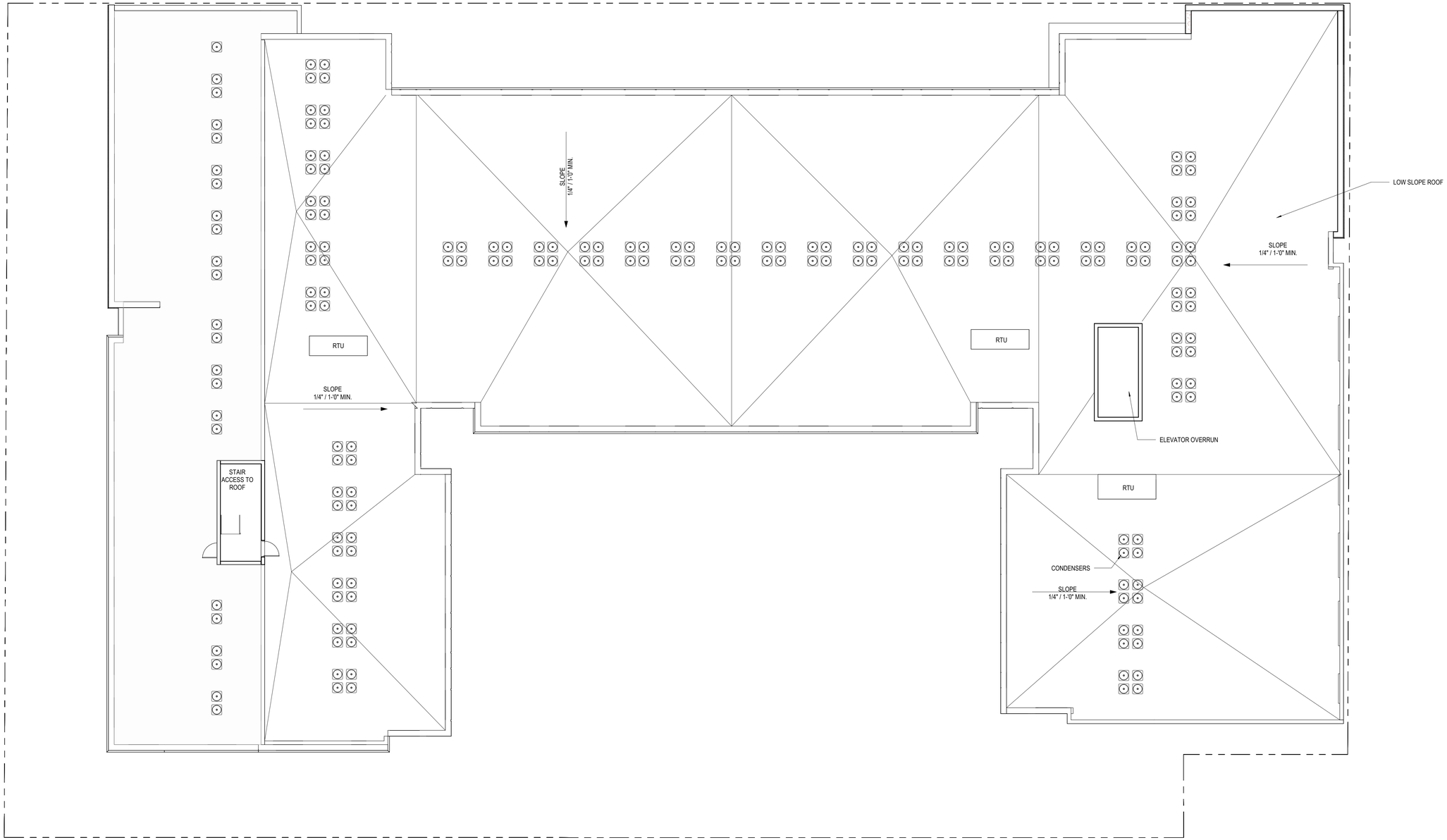
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PROJECT

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/08 ROOF PLAN
SCALE: 1" = 10'-0"

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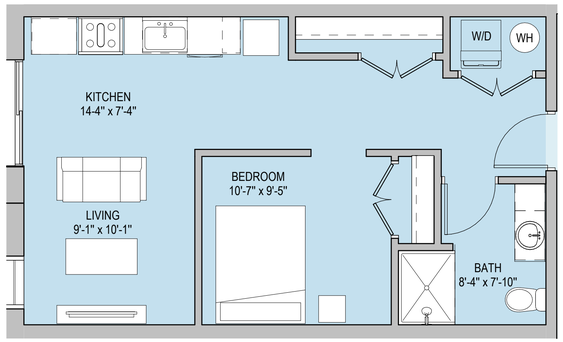
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0 2.5' 5' 10' 20'

PROJECT

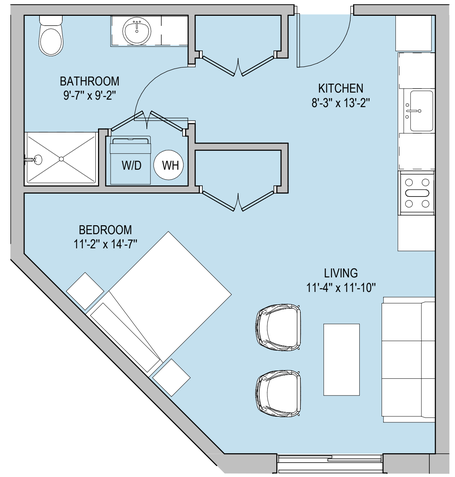
COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

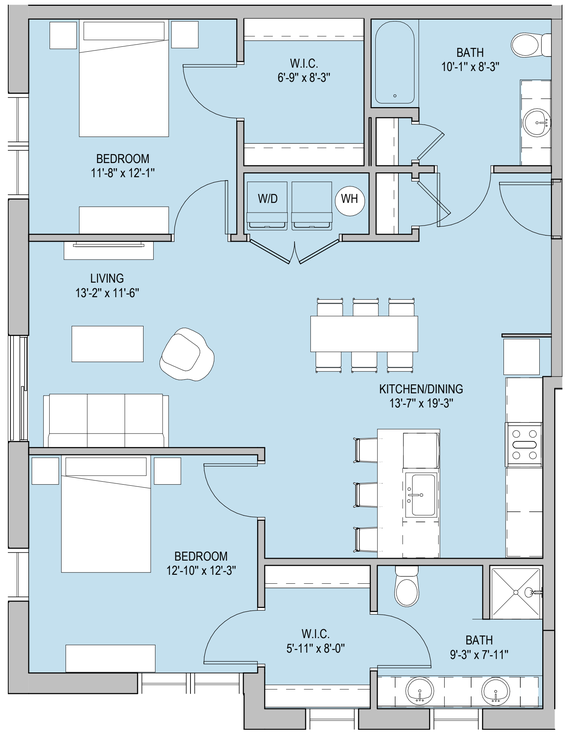
116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008



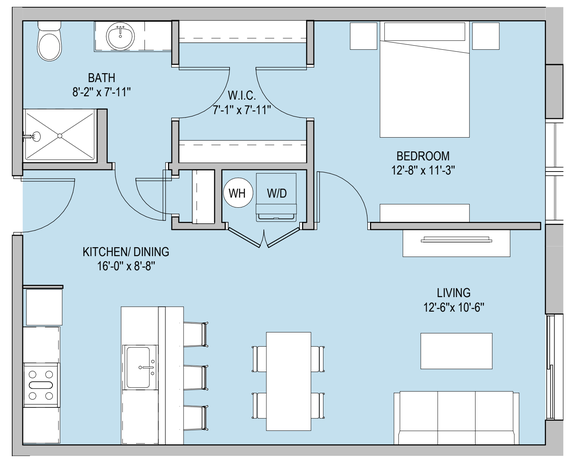

4/09 TYPICAL STUDIO UNIT PLAN
SCALE: 1/4" = 1'-0"




3/09 TYPICAL INTERIOR STUDIO
SCALE: 1/4" = 1'-0"




2/09 TYPICAL TWO BEDROOM UNIT PLAN
SCALE: 1/4" = 1'-0"




1/09 TYPICAL ONE BEDROOM UNIT PLAN
SCALE: 1/4" = 1'-0"

OKW Architects
**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/4" = 1' 0"
0' 1' 2' 4' 8'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008

## MATERIAL LIST

| | |
|---|---|
| **Red Brick** | Endicott Brick, Norman Size - Color: 'Medium Ironspot 77' |
| **Red Mortar** | Solomon Colors, 44X Deep Red |
| **Charcoal Brick** | Endicott Brick, Norman Size - Color: 'Manganese Ironspot' |
| **Charcoal Mortar** | Spec Mix, SM8000 - Black |
| **Gray Brick** | Interstate Brick, Norman Size - Color: 'Platinum' |
| **Gray Mortar** | Spec Mix, SM330 - Burlywood |
| **Stone Base** | Shouldice - Architectural, color: Colby |
| **Glass/Alum storefront** | Black finish |
| **Vinyl Windows** | Black finish |
| **Balcony Railings** | Prefinished Alum. Railing - Black |
| **Wall coping** | Pre-finished Alum. Coping |
| **Wall Louvers** | Prefinished Alum. - Black |
| **Red Stucco** | Sto Stucco - Color to match Red Brick |
| **Charcoal Gray Stucco** | Sto Stucco - Charcoal Gray |
| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




1/10 SOUTH ELEVATION
SCALE: 1" = 10'-0"


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008

## MATERIAL LIST

| | |
|---|---|
| **Red Brick** | Endicott Brick, Norman Size - Color: 'Medium Ironspot 77' |
| **Red Mortar** | Solomon Colors, 44X Deep Red |
| **Charcoal Brick** | Endicott Brick, Norman Size - Color: 'Manganese Ironspot' |
| **Charcoal Mortar** | Spec Mix, SM8000 - Black |
| **Gray Brick** | Interstate Brick, Norman Size - Color: 'Platinum' |
| **Gray Mortar** | Spec Mix, SM330 - Burlywood |
| **Stone Base** | Shouldice - Architectural, color: Colby |
| **Glass/Alum storefront** | Black finish |
| **Vinyl Windows** | Black finish |
| **Balcony Railings** | Prefinished Alum. Railing - Black |
| **Wall coping** | Pre-finished Alum. Coping |
| **Wall Louvers** | Prefinished Alum. - Black |
| **Red Stucco** | Sto Stucco - Color to match Red Brick |
| **Charcoal Gray Stucco** | Sto Stucco - Charcoal Gray |
| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




1/11 WEST ELEVATION
SCALE: 1" = 10'-0"


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008

## MATERIAL LIST

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| **Red Brick** | Endicott Brick, Norman Size - Color: 'Medium Ironspot 77' |
| **Red Mortar** | Solomon Colors, 44X Deep Red |
| **Charcoal Brick** | Endicott Brick, Norman Size - Color: 'Manganese Ironspot' |
| **Charcoal Mortar** | Spec Mix, SM8000 - Black |
| **Gray Brick** | Interstate Brick, Norman Size - Color: 'Platinum' |
| **Gray Mortar** | Spec Mix, SM330 - Burlywood |
| **Stone Base** | Shouldice - Architectural, color: Colby |
| **Glass/Alum storefront** | Black finish |
| **Vinyl Windows** | Black finish |
| **Balcony Railings** | Prefinished Alum. Railing - Black |
| **Wall coping** | Pre-finished Alum. Coping |
| **Wall Louvers** | Prefinished Alum. - Black |
| **Red Stucco** | Sto Stucco - Color to match Red Brick |
| **Charcoal Gray Stucco** | Sto Stucco - Charcoal Gray |
| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




1/12 NORTH ELEVATION
SCALE: 1" = 10'-0"


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008

## MATERIAL LIST

| | |
|---|---|
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| **Red Mortar** | Solomon Colors, 44X Deep Red |
| **Charcoal Brick** | Endicott Brick, Norman Size - Color: 'Manganese Ironspot' |
| **Charcoal Mortar** | Spec Mix, SM8000 - Black |
| **Gray Brick** | Interstate Brick, Norman Size - Color: 'Platinum' |
| **Gray Mortar** | Spec Mix, SM330 - Burlywood |
| **Stone Base** | Shouldice - Architectural, color: Colby |
| **Glass/Alum storefront** | Black finish |
| **Vinyl Windows** | Black finish |
| **Balcony Railings** | Prefinished Alum. Railing - Black |
| **Wall coping** | Pre-finished Alum. Coping |
| **Wall Louvers** | Prefinished Alum. - Black |
| **Red Stucco** | Sto Stucco - Color to match Red Brick |
| **Charcoal Gray Stucco** | Sto Stucco - Charcoal Gray |
| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




1/13 EAST ELEVATION
SCALE: 1" = 10'-0"


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008

## MATERIAL LIST

| | |
|---|---|
| **Red Brick** | Endicott Brick, Norman Size - Color: 'Medium Ironspot 77' |
| **Red Mortar** | Solomon Colors, 44X Deep Red |
| **Charcoal Brick** | Endicott Brick, Norman Size - Color: 'Manganese Ironspot' |
| **Charcoal Mortar** | Spec Mix, SM8000 - Black |
| **Gray Brick** | Interstate Brick, Norman Size - Color: 'Platinum' |
| **Gray Mortar** | Spec Mix, SM330 - Burlywood |
| **Stone Base** | Shouldice - Architectural, color: Colby |
| **Glass/Alum storefront** | Black finish |
| **Vinyl Windows** | Black finish |
| **Balcony Railings** | Prefinished Alum. Railing - Black |
| **Wall coping** | Pre-finished Alum. Coping |
| **Wall Louvers** | Prefinished Alum. - Black |
| **Red Stucco** | Sto Stucco - Color to match Red Brick |
| **Charcoal Gray Stucco** | Sto Stucco - Charcoal Gray |
| **Dark Gray Stucco** | Sto Stucco - Black |
| **Continuous Cast Stone Sill** | Cast Stone - Color to match Red Brick |




3/14 SOUTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"




1/14 NORTH COURTYARD EAST ELEVATION
SCALE: 1" = 10'-0"




4/14 SOUTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"




2/14 NORTH COURTYARD WEST ELEVATION
SCALE: 1" = 10'-0"


OKW Architects

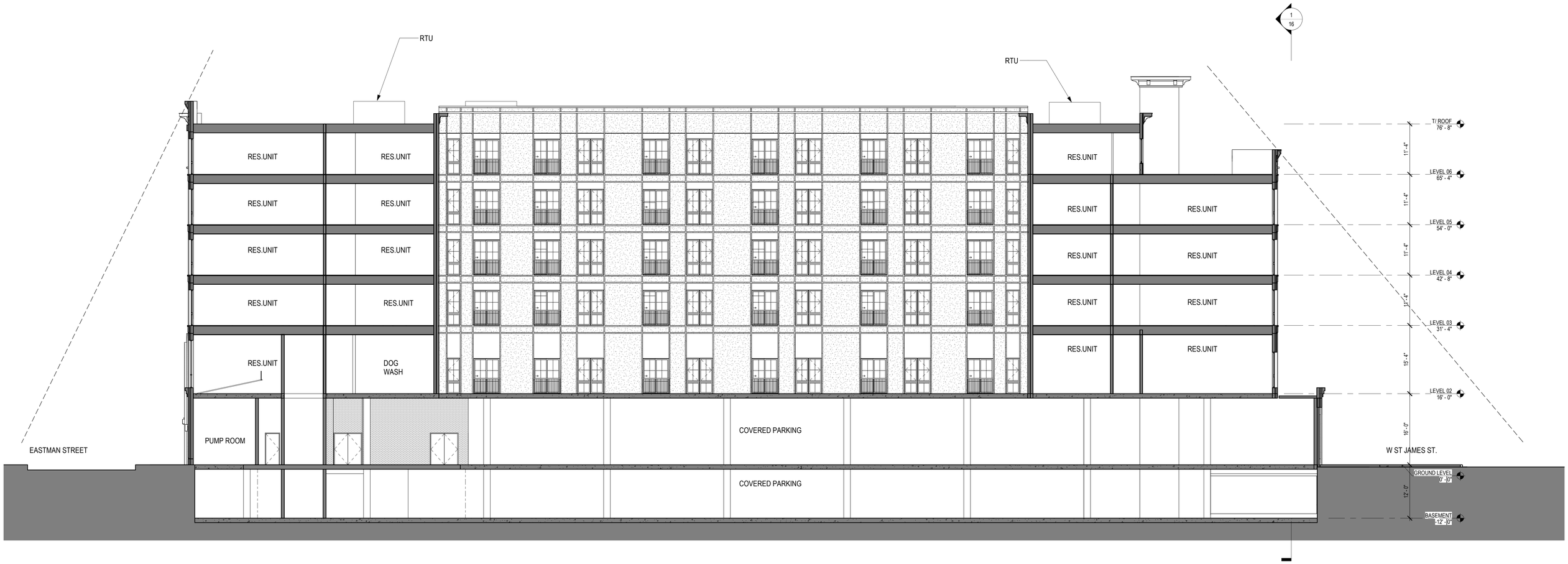
**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/15 NORTH-SOUTH BUILDING SECTION
SCALE: 1" = 10'-0"


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


SCALE: 1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




1/16 EAST-WEST BUILDING SECTION

SCALE: 1" = 10'-0"

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Chicago, IL 60661

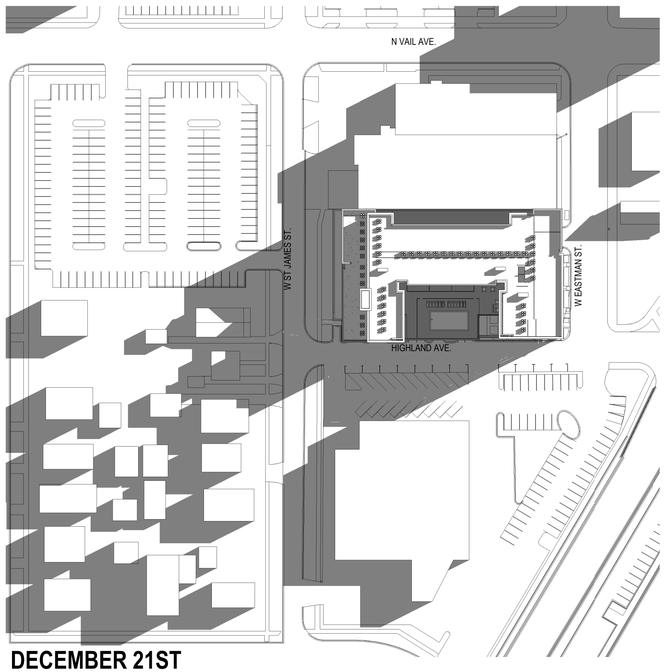
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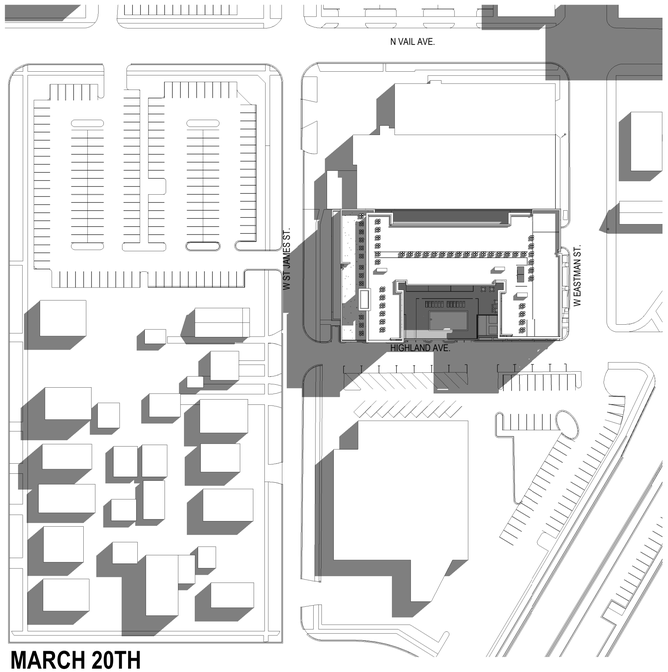
COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

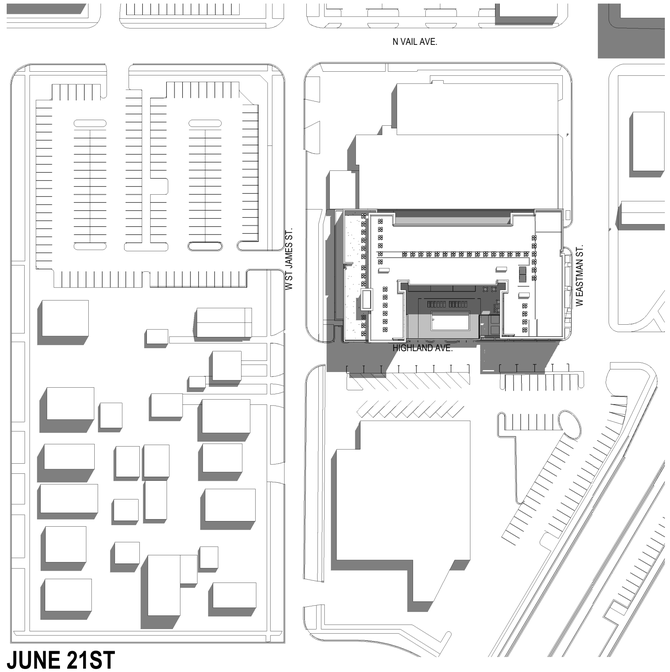
116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008



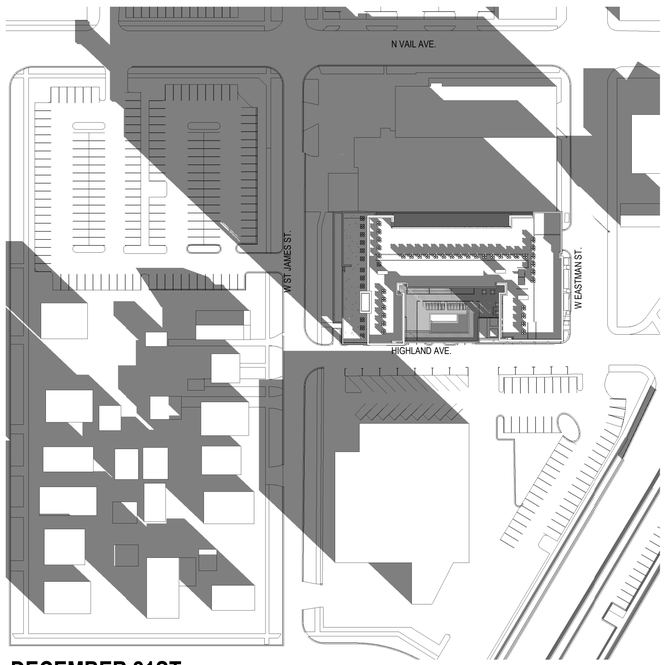

**DECEMBER 21ST**
**10:00 AM**



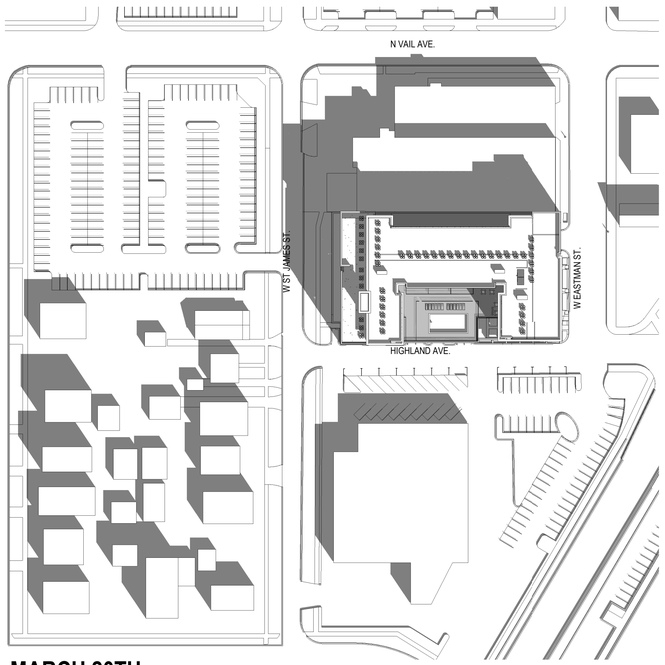

**MARCH 20TH**
**10:00 AM**



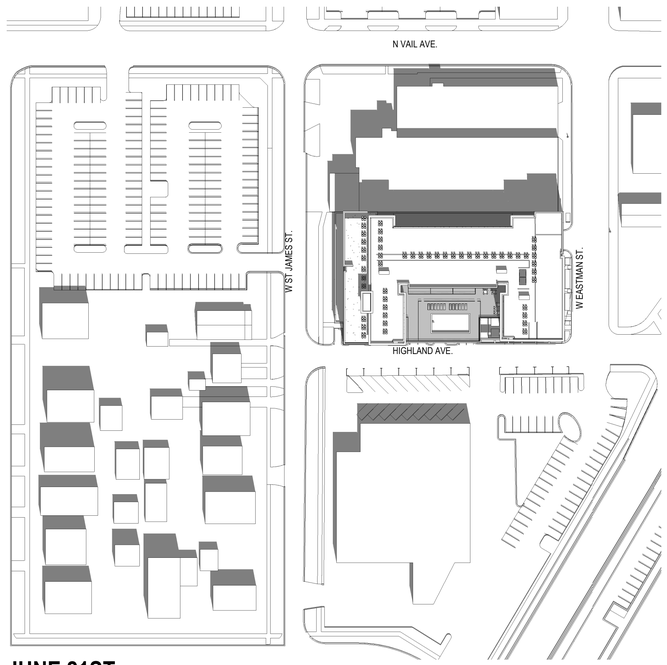

**JUNE 21ST**
**10:00 AM**




**DECEMBER 21ST**
**3:00 PM**




**MARCH 20TH**
**3:00 PM**




**JUNE 21ST**
**3:00 PM**

# SUN STUDIES

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

N

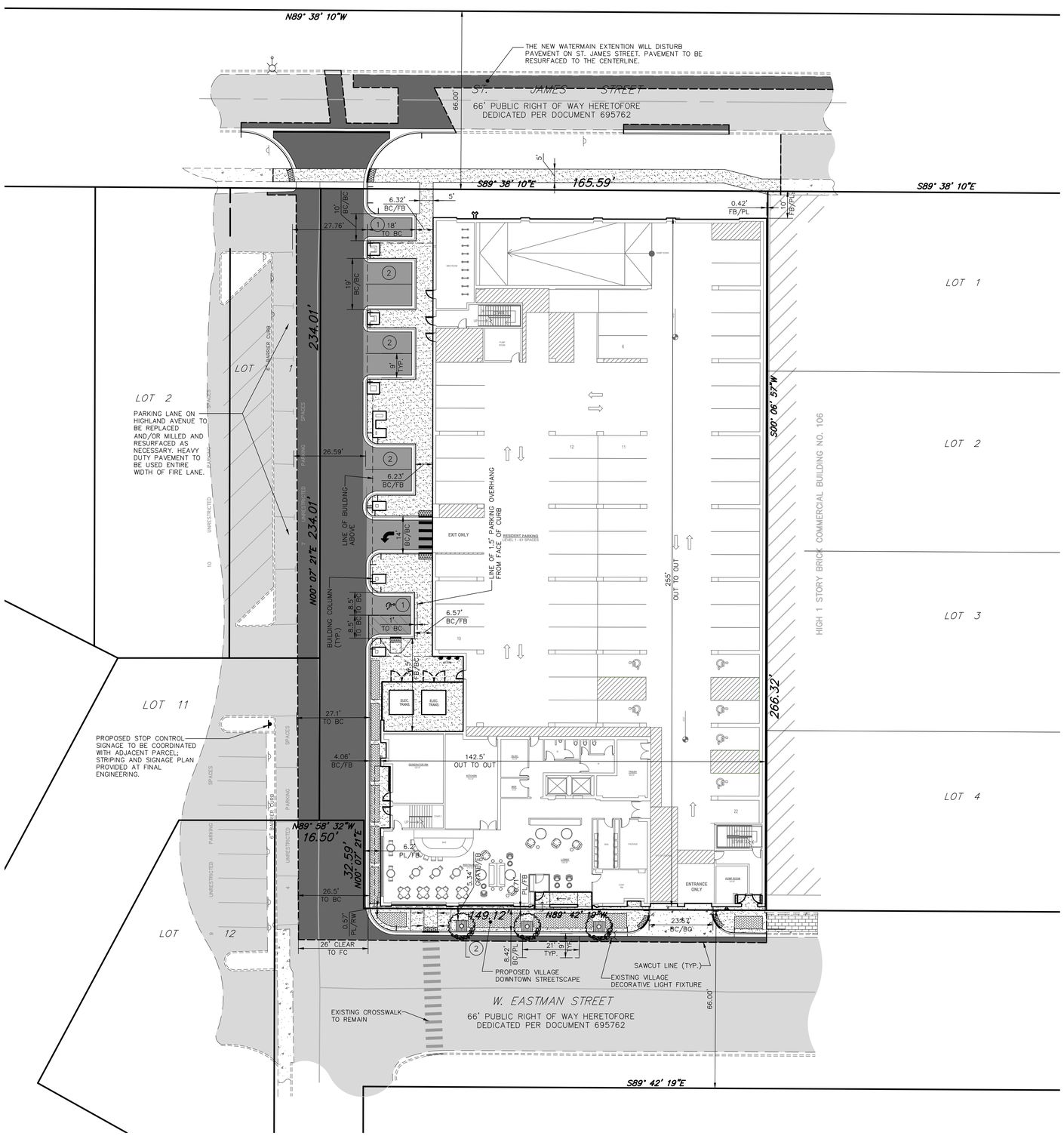
PROJECT

SCALE: 1" = 80'
0 20' 40' 80' 160'

COMPASSPOINT DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
10/27/2023 Project #: 22008




## SURFACE IMPROVEMENT LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- NEW ASPHALT PAVEMENT
- NEW HEAVY-DUTY ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALKS
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

## ABBREVIATIONS LEGEND:

| | | |
|---|---|---|
| EX | = | EXISTING |
| PR | = | PROPOSED |
| BC | = | BACK OF CURB |
| FC | = | FACE OF CURB |
| EP | = | EDGE OF PAVEMENT |
| PL | = | PROPERTY LINE |
| FB | = | FACE OF BUILDING |
| FW | = | FACE OF WALK (SIDEWALK) |
| ROW | = | RIGHT OF WAY |
| BC/BC | = | BACK OF CURB TO BACK OF CURB |
| SW | = | SIDEWALK |
| R | = | RADIUS |
| RW | = | RETAINING WALL |
| (TYP) | = | TYPICAL |

## SITE DATA:

| | |
|---|---|
| TOTAL SITE SIZE | = 43,581 S.F. (1.0 AC) |
| EXISTING SITE CONDITIONS: | |
| EXISTING BUILDING/PAVT/SW | = 41,544 S.F. |
| EXISTING GREENSPACE | = 2,037 S.F. |
| EXISTING CONDITION IMPERVIOUS AREA | = 41,544 S.F. |
| PROPOSED SITE CONDITIONS: | |
| PROPOSED BUILDING/PAVT/SW | = 42,179 S.F. |
| PROPOSED GREENSPACE | = 1,402 S.F. |
| PROPOSED CONDITION IMPERVIOUS AREA | = 42,179 S.F. |

## SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
4. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAT PREPARED BY GENTILE AND ASSOCIATES, INC. AND DATED APRIL 27, 2022.
5. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
8. ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
10. THE HEAVY-DUTY PAVEMENT SECTION SHALL MEET VILLAGE STANDARD & CONSIST OF: 2" SURFACE, 2 1/4" N-50 BINDER, 5" N-50 BINDER, & 4" CA-6 STONE SUBBASE.
11. CONCRETE DRIVEWAY APRONS TO BE 8" THICK.
12. THE PAVEMENT ON W. EASTMAN ST. SHALL BE MILLED AS NECESSARY TO MATCH EXISTING GRADE NEAR CURBLINE. LOCATION DETERMINED AT FINAL ENGINEERING.
13. THE BRICK PAVER SECTION ALONG W EASTMAN ST. SHALL MATCH THE DOWNTOWN STREETSCAPE.
14. WITH THE ADDITION OF A FUTURE PUBLIC SIDEWALK EASEMENT, A 5.0' ACCESSIBLE ROUTE ALONG THE EASTMAN STREET SIDEWALK IS PROVIDED.
15. COORDINATION WITH PLANNING AND ENGINEERING AT THE TIME OF FINAL DESIGN WILL DETERMINE VILLAGE PAVERS AT CERTAIN CROSSWALK LOCATIONS, ALONG WITH THE OPTION FOR A STRIPED LOADING ZONE (21' LONG PARKING STALL) ALONG EASTMAN STREET.

### VILLAGE OF ARLINGTON HEIGHT'S SIDEWALK REQUIREMENTS

**REINFORCEMENT**

No welded wire fabric is allowed to be placed in any sidewalk in the Village right-of-way or any sidewalk to be maintained by the Village. Where sidewalk crosses over a utility conduit, two #4 reinforcing bars shall be placed mid-depth within sidewalk and extend to a minimum of 5 feet beyond either side of the utility crossing.

**FORMS**

Side forms shall be lumber with a nominal thickness of 2 inches and a depth equal to the sidewalk thickness specified or of steel with equal rigidity. 2x4 forms will not be allowed. Side forms shall be held sectionly in place by stakes or braces, withthe top edges of the forms true to grade. The forms shall be lightly coated with oil prior to placing concrete.

**FORM REMOVAL AND BACKFILL**

Unless otherwise approved by the Director of Engineering, all forms shall remain undisturbed for a minimum of 24 hours after the concrete has been placed, and be removed within 48 hours. Upon the removal of the forms, the Contractor shall have seven calendar days to backfill between the side of the sidewalk and the ground using top soil. The Contractor is responsible for maintaining proper barricades until soil has been placed.

**EXPANSION JOINTS**

Expansion joints shall consist of preformed joint filler, 1/2 inch thick. The top of the expansion joint shall be placed 1/4 inch below the surface of the sidewalk, and extend to the full depth of the walk. Expansion joints shall be spaced a minimum of 50 feet and shall also be placed between the sidewalk and all structures, such as light standards, manholes, etc., which extend through the sidewalk.

Where the sidewalk is constructed adjacent to pavement or curb having expansion joints , the expansion joints in the sidewalk shall be placed opposite the existing expansion joints as nearly as practicable. Expansion joints shall also be placed where the sidewalk abuts existing sidewalks, between concrete driveway pavement and sidewalk, and between sidewalk and curbs where the sidewalk abuts a curb.

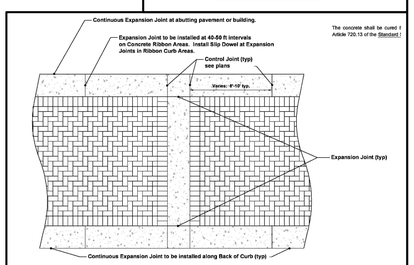
Slip Dowels are to be installed at all expansion joint locations within concrete ribbon areas.

**PLACING, FINISHING, PROTECTION AND CURING**

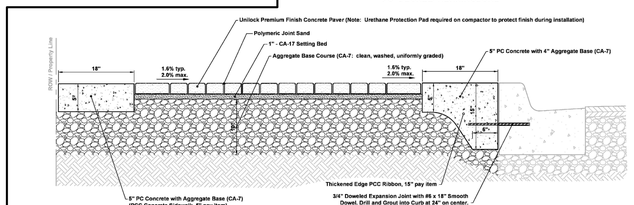
The concrete sidewalk shall be placed and finished in accordance with Article 424.06 of the Standard Specifications for Road and Bridge Construction.

All exposed concrete surfaces shall be protected against damage by rain or other natural causes. The Contractor shall be responsible for protecting the concrete against vandalism until the concrete is set and cured.

The concrete shall be cured for a minimum period of three days after placement as described in Article 720.13 of the Standard Specifications for Road and Bridge Construction. The concrete shall be cured in accordance with Article 720.13 of the Standard Specifications for Road and Bridge Construction.




PROPOSED PAVER PATTERN DETAIL
90-DEGREE HERRINGBONE




PROPOSED SIDEWALK CROSS-SECTION

## VILLAGE PAVER DETAILS

| DRAWN BY | DATE | REVISIONS |
|---|---|---|
| TLM | | |
| TLM | 08/31/23 | 1 PER VILLAGE REVIEW #1 |
| | 10/27/23 | 2 PER VILLAGE REVIEW #2 |

© COPYRIGHT 2022

# EASTMAN STREET APARTMENTS
116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL

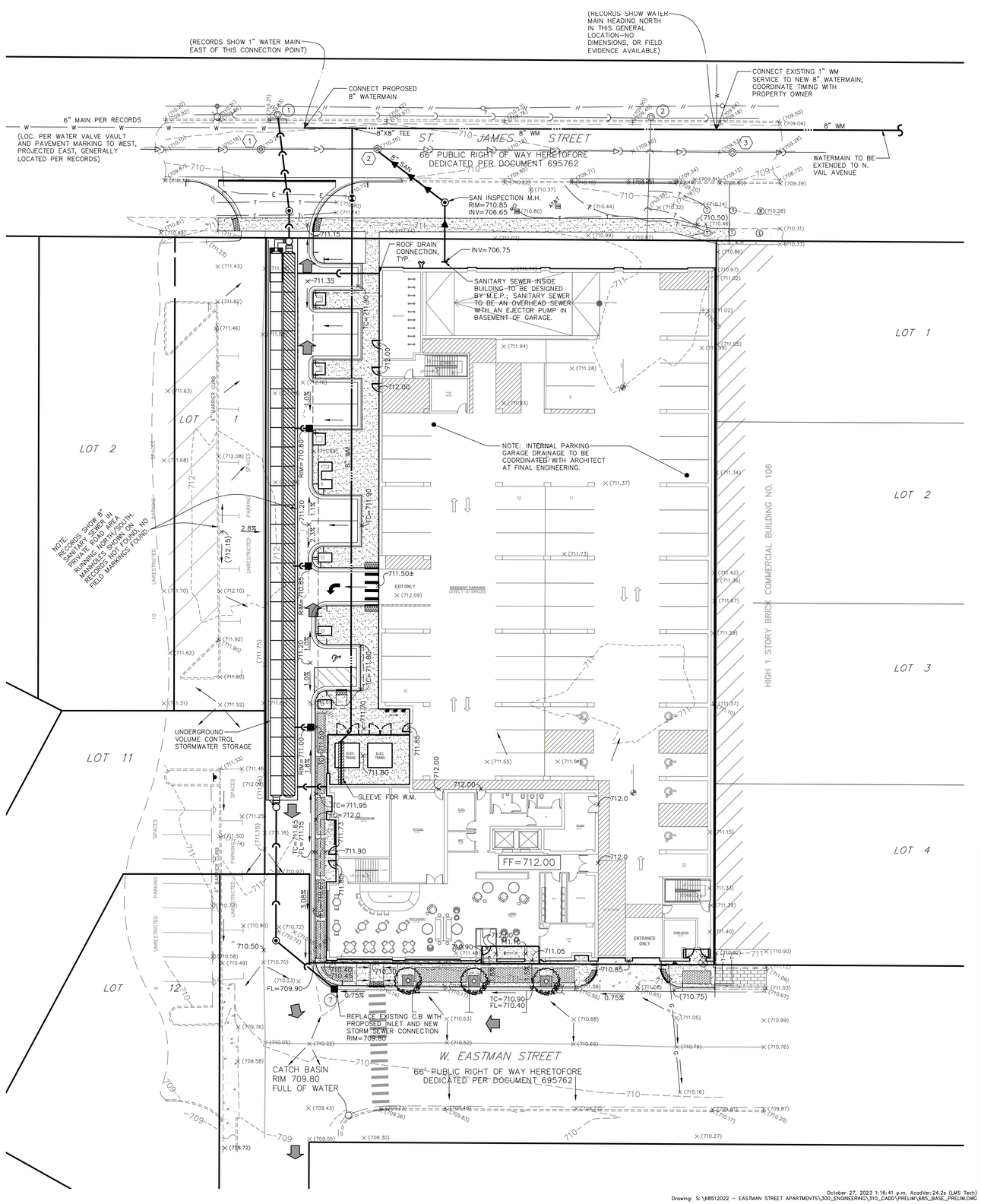
PRELIMINARY SITE DEVELOPMENT PLAN

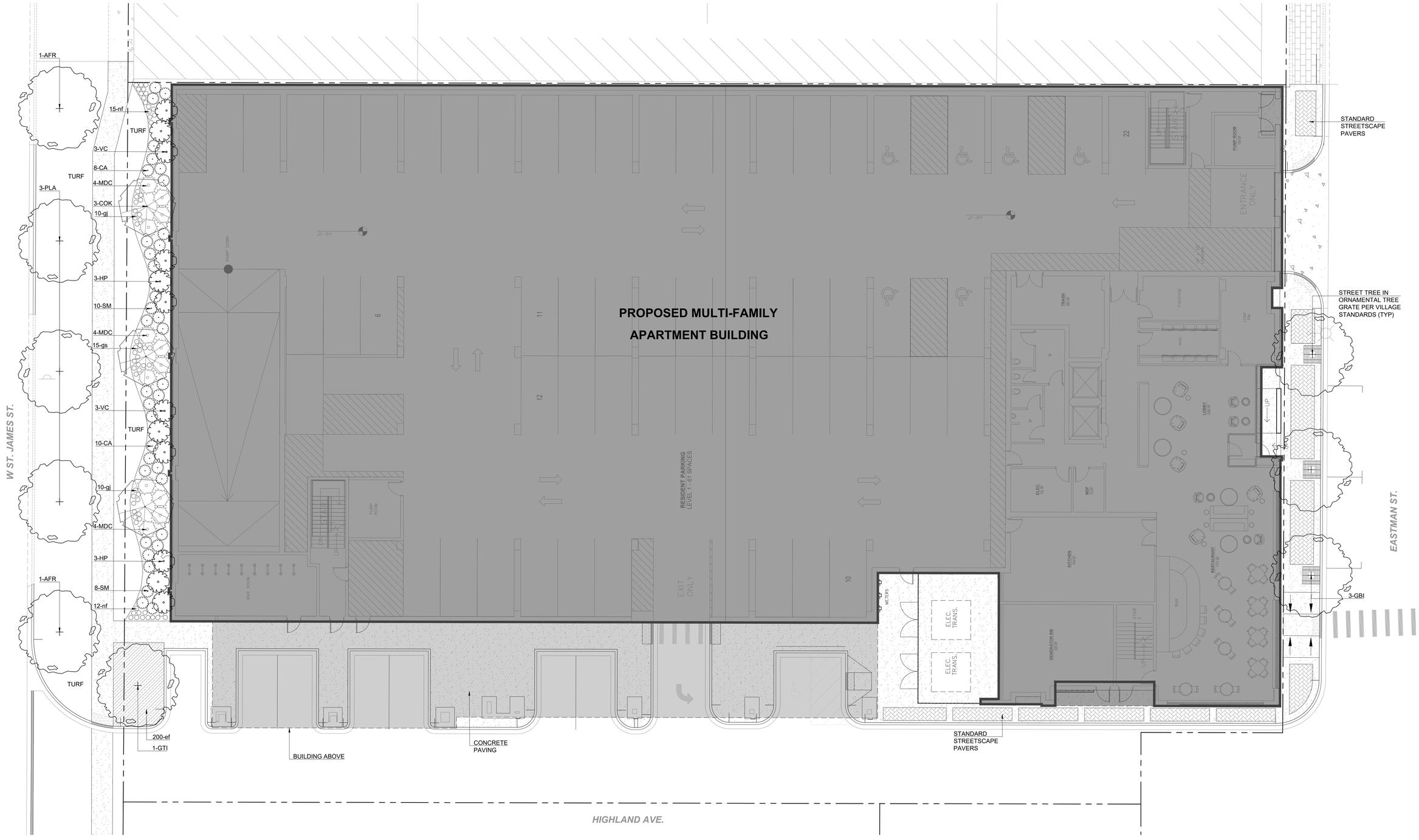
RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 68512022
DATE 07/31/23
SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
1 OF 2

October 27, 2023 1:15:25 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\68512022 – EASTMAN STREET APARTMENTS\300_ENGINEERING\310_CADD\PRELIM\685_BASE_PRELIM.DWG


(RECORDS SHOW 1" WATER MAIN EAST OF THIS CONNECTION POINT)
(RECORDS SHOW WATER MAIN HEADING NORTH IN THIS GENERAL LOCATION--NO DIMENSIONS, OR FIELD EVIDENCE AVAILABLE)
CONNECT PROPOSED 8" WATERMAIN
CONNECT EXISTING 1" WM SERVICE TO NEW 8" WATERMAIN; COORDINATE TIMING WITH PROPERTY OWNER
6" MAIN PER RECORDS
(LOC. PER WATER VALVE VAULT AND PAVEMENT MARKING TO WEST, PROJECTED EAST, GENERALLY LOCATED PER RECORDS)
8"X8" TEE
ST. JAMES STREET
66' PUBLIC RIGHT OF WAY HERETOFORE DEDICATED PER DOCUMENT 695762
8" WM
WATERMAIN TO BE EXTENDED TO N. VAIL AVENUE
8" SAN
SAN INSPECTION M.H. RIM=710.85 INV=706.65
ROOF DRAIN CONNECTION, TYP.
INV=706.75
SANITARY SEWER INSIDE BUILDING TO BE DESIGNED BY M.E.P.; SANITARY SEWER TO BE AN OVERHEAD SEWER WITH AN EJECTOR PUMP IN BASEMENT OF GARAGE.
NOTE: INTERNAL PARKING GARAGE DRAINAGE TO BE COORDINATED WITH ARCHITECT AT FINAL ENGINEERING.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 11
LOT 12
HIGH 1 STORY BRICK COMMERCIAL BUILDING NO. 106
NOTE: RECORDS SHOW 8" SANITARY SEWER IN PRIVATE ROAD AREA RUNNING NORTH/SOUTH. MANHOLES SHOWN ON RECORDS NOT FOUND, NO FIELD MARKINGS FOUND
UNDERGROUND VOLUME CONTROL STORMWATER STORAGE
SLEEVE FOR W.M.
FF=712.00
REPLACE EXISTING C.B WITH PROPOSED INLET AND NEW STORM SEWER CONNECTION RIM=709.80
W. EASTMAN STREET
66' PUBLIC RIGHT OF WAY HERETOFORE DEDICATED PER DOCUMENT 695762
CATCH BASIN RIM 709.80 FULL OF WATER
EXIT ONLY
RESIDENT PARKING LEVEL 1 ST SPACES
ENTRANCE ONLY
UNRESTRICTED PARKING
6" BARRIER CURB
RIM=710.85
RIM=710.80
RIM=710.90
TC=711.95
TC=712.0
TC=711.65
TC=711.90
FL=709.90
TC=710.90
FL=710.40
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## OVERALL LANDSCAPE PLAN

SCALE: 1" = 10'-0"

N

0 10' 20'


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REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

| no. | revision description | initial | date |
|---|---|---|---|
| | ISSUED FOR REVIEW | KMT | 01-11-23 |
| | PER VILLAGE COMMENTS | KMT | 04-04-23 |
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| | ISSUED FOR REVIEW | KMT | 07-28-23 |
| | ISSUED FOR REVIEW | KMT | 10-27-23 |

ARLINGTON HEIGHTS
MULTI-FAMILY
116 W EASTMAN ST
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS

date 01-10-23 | drawn DW | checked KMT

job no. 23010

sheet no. L 1.1

| Master Plant List | | | | | | |
|---|---|---|---|---|---|---|
| **Shade Trees** | | | | | | |
| **Symbol** | **Quantity** | **Botanical Name** | **Common Name** | **Size** | **Origin** | **Notes** |
| AFR | 2 | ACER X FREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE FREEMAN MAPLE | 3" BB | | MOIST |
| GBI | 3 | GINKGO BILOBA | GINKGO | 3" BB | | URBAN, MALE SPEC. ONLY |
| GTI | 1 | GLEDITSIA TRIACANTHOS F. INERMIS | THORNLESS HONEYLOCUST | 3" BB | | URBAN, MOIST |
| PLA | 3 | PLATANUS x ACERIFOLIA 'MORTON CIRCLE' | EXCLAMATION LONDON PLANETREE | 3" BB | | URBAN, MOIST |
| | | | | | | |
| **Ornamental Trees** | | | | | | |
| COK | 3 | CORNUS KOUSA | KOUSA DOGWOOD | 6' BB | | |
| | | | | | | |
| **Evergreen Shrubs** | | | | | | |
| MDC | 12 | MICROBIOTA DECUSSATA 'CELTIC PRIDE' | RUSSIAN ARBORVITAE | 5 GAL | | |
| | | | | | | |
| **Deciduous Shrubs** | | | | | | |
| CA | 20 | CLETHRA ALNIFOLIA 'HUMMINGBIRD' | HUMMINGBIRD CLETHRA | 5 GAL | | |
| HP | 6 | HYDRANGEA PANICULATA 'TARDIVA' | TARDIVA HYDRANGEA | 36" BB | | |
| SM | 20 | SYRINGA MEYERI 'PALIBIN' | DWARF KOREAN LILAC | 24" BB | | |
| VC | 6 | VIBURNUM CARLESII 'COMPACTUM' | DWARF KOREANSPICE VIBURNUM | 36" BB | | |
| | | | | | | |
| **Groundcover** | | | | | | |
| ef | 200 | EUONYMOUS FORTUNEI 'COLORATUS' | PURPLELEAF WINTERCREEPER | 3" POTS | | |
| | | | | | | |
| **Perennials** | | | | | | |
| gj | 20 | GERANIUM X 'JOHNSON'S BLUE' | JOHNSON'S BLUE GERANIUM | 1 GAL | | 18" BLUE |
| gs | 15 | GERANIUM SANGUINEUM 'ANKUM'S PRIDE' | BLOODY CRANESBILL | 1 GAL | | 12" PINK |
| nf | 27 | NEPETA X FAASSENII | FAASSEN'S CATMINT | 1 GAL | | 12" LAVENDER |

## GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
16. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
17. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

# LANDSCAPE MAINTENANCE SPECIFICATIONS

### LANDSCAPE MAINTENANCE SPECIFICATIONS
The Contractor shall provide as a separate bid, maintenance for a period of 1 year after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

### STANDARDS
All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

### APPROVALS
Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative.

All seasonal color selections shall be approved by the Owner's Representative prior to ordering and installation.

### SOIL TESTING
The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results:

| | Landscape Trees & Shrubs | Turf |
|---|---|---|
| pH Range | 5.0-7.0 | 6.0-7.0 |
| Organic Matter | >1.5% | >2.5% |
| Magnesium (Mg) | 100+lbs./acre | 100+lbs./acre |
| Phosphorus (P2O5) | 150+lbs./acre | 150+lbs./acre |
| Potassium (K2O) | 120+lbs./acre | 120+lbs./acre |
| Soluble salts | Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix | Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix |

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

| | |
|---|---|
| Boron | 3 pounds per acre |
| Manganese | 50 pounds per acre |
| Potassium (K2O) | 450 pounds per acre |
| Sodium | 20 pounds per acre |

### WORKMANSHIP
During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

## TURF

### GENERAL CLEAN UP
Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

### MOWING
Turf grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Mechanical weeders should NOT be used around trees because of potential damage to the bark.

### EDGING
Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

### FERTILIZING
Seasonally stepped fertilizer shall be applied in areas based on the existing turf species.

### LAWN WEED CONTROL: HERBICIDES
Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. Read the label prior to applying any chemical.

### INSECT & DISEASE CONTROL FOR TURF
The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

## TREES, SHRUBS, & GROUND COVER

### PRUNING
All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. Do not shear trees or shrubs. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:
1. Prune plants that flower before the end of June (spring blooming) immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune plants that flower in July – September (summer or autumn blooming) in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as Cotoneasters and Viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
   A. Yews, Junipers, Hemlocks and Arborvitae may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
   B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
   C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.
9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on Crab Apples, Lilacs, Viburnums, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on Forsythia, Hydrangea, Spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

### SPRING CLEANUP
Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

### FERTILIZING
For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for
narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area.
Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

## TREES, SHRUBS, & GROUND COVER (CONT.)

### MULCHING
Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

### WEEDING
All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

### INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is Insects that feed on Trees and Shrubs by Johnson and Lyon, Comstock Publishing Associates. For plan pathogenic diseases, two references are suggested: Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and Diseases of Trees and Shrubs by Sinclair and Lyon, published by Comstock Publishing Press.

### TRASH REMOVAL
The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

### LEAF REMOVAL
All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

### WINTER CLEAN-UP
The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:
- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

## SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

### SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:
1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:
1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
   A. Dead heading: Pinch and remove dead flowers on annuals as necessary.
   B. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
   C. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

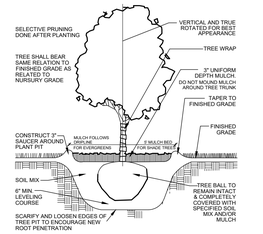
**Perennials:**
1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
2. The following year:
   A. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
   B. Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
   C. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials.
   D. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
   E. Weed perennial bed as specified in "WEEDING" above.
   F. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
4. Long-term Care:
   A. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
   B. For detailed information regarding the care of specific perennials, refer to All About Perennials by Ortho; Perennials: How to Select, Grow and Enjoy by Pamela Harper and Frederick McGouty, Hp Books Publisher; Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes by Allan Armitage, Stipes Pub LLC.

## SUMMARY OF MAINTENANCE

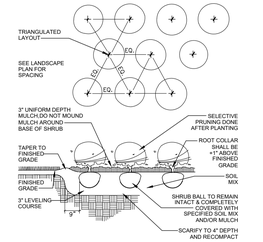
### LAWN MAINTENANCE
1. Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for turf grasses.
3. Mow turf on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
4. Aerate warm season turf areas to maintain high standards of turf appearance.
5. Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
6. Apply post emergent as needed to control weeds.
7. Mechanically edge curbs and walks.
8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

### TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE
1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
2. Mulch to be applied in February/March with a half rate in late summer to top dress.
3. Apply pre-emergent herbicides in February and April.
4. Manual weed control to maintain clean bed appearance.
5. Apply fungicides and insecticides as needed to control insects and disease.
6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
7. Edge all mulched beds.
8. Remove all litter and debris.

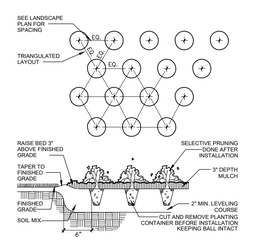
### GENERAL MAINTENANCE
1. Remove all man-made debris, blow edges.
2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.



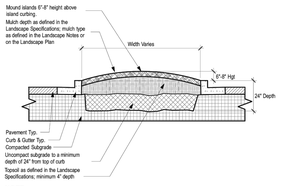

1 L2.1 TREE PLANTING DETAIL
SCALE: NO SCALE




2 L2.1 SHRUB PLANTING DETAIL
SCALE: NO SCALE

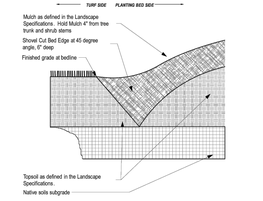



3 L2.1 GROUNDCOVER DETAIL
SCALE: NO SCALE




**NOTE**
1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
2. Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
3. Island plant material as per the Landscape Plan.
4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 L2.1 PARKING LOT ISLAND
SCALE:




5 L2.1 SPADED PLANTING BED EDGE
SCALE:

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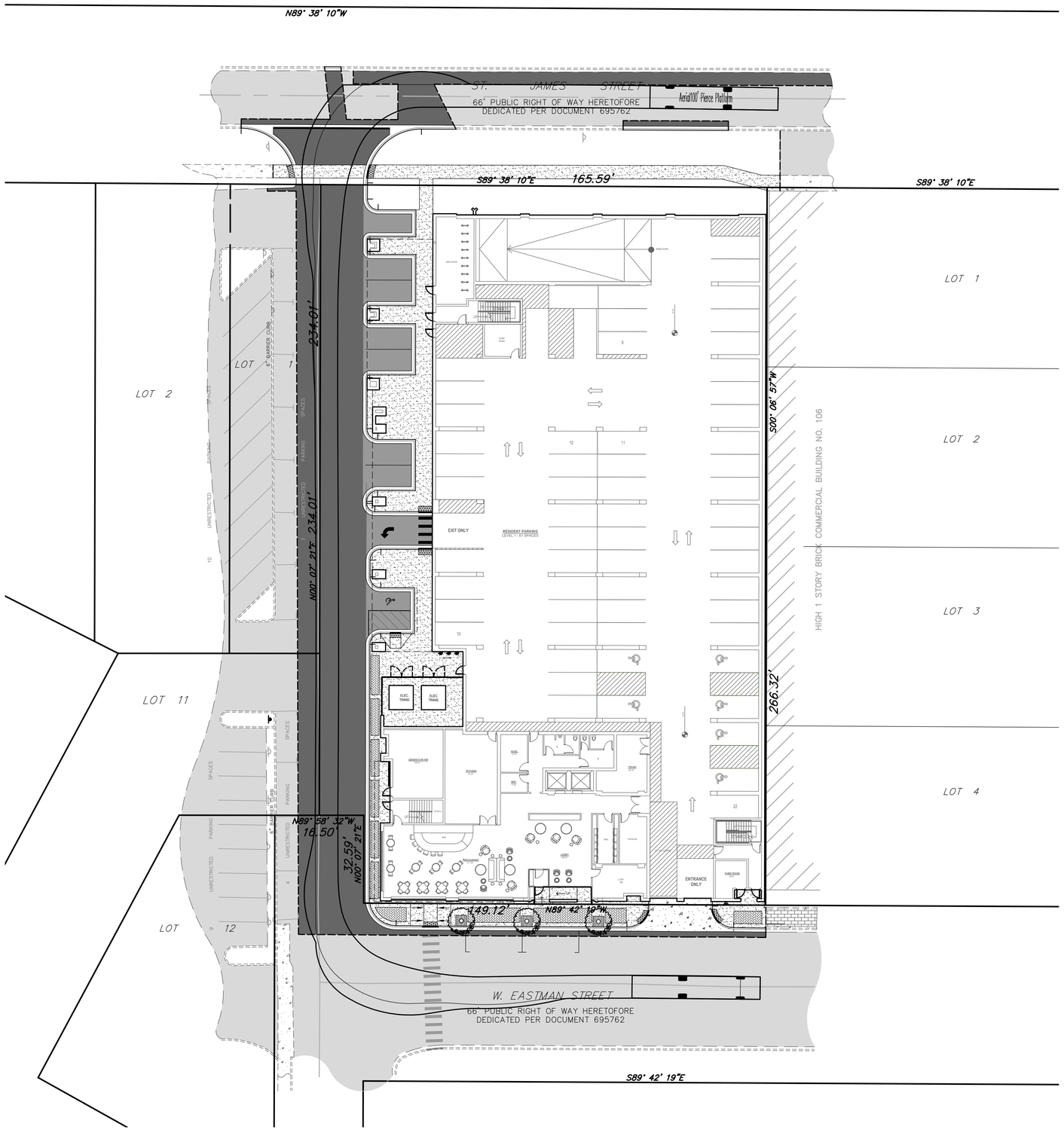
ARLINGTON HEIGHTS
MULTI-FAMILY
116 EASTMAN ST
ARLINGTON HEIGHTS, ILLINOIS

LANDSCAPE NOTES
MASTER PLANT LIST
PLANTING SPECIFICATIONS
DETAILS

date 01-10-23 | drawn KMT | checked KMT

job no. 23010

sheet no. L 2.1



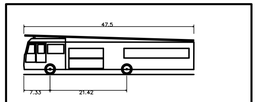




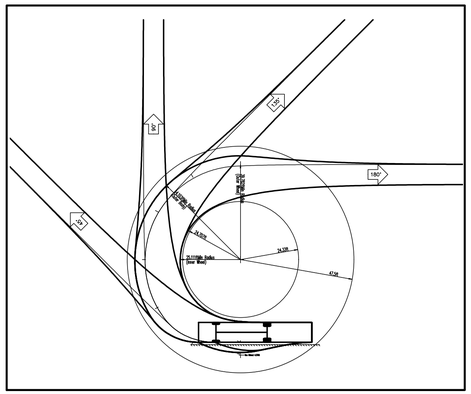
GRAPHIC SCALE

20 0 10 20 40

( IN FEET )
1 inch = 20 ft.




| | |
|---|---|
| Aerial100' Pierce Platform | |
| Overall Length | 47.500ft |
| Overall Width | 8.333ft |
| Overall Body Height | 11.000ft |
| Min Body Ground Clearance | 1.167ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.000 |
| Max Wheel Angle | 40.00° |




| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 1 08/31/23 | PER VILLAGE REVIEW #1 | TLM |
| 2 10/27/23 | PER VILLAGE REVIEW #2 | TLM |

# EASTMAN STREET APARTMENTS
116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL
FIRE TRUCK MANEUVERING PLAN

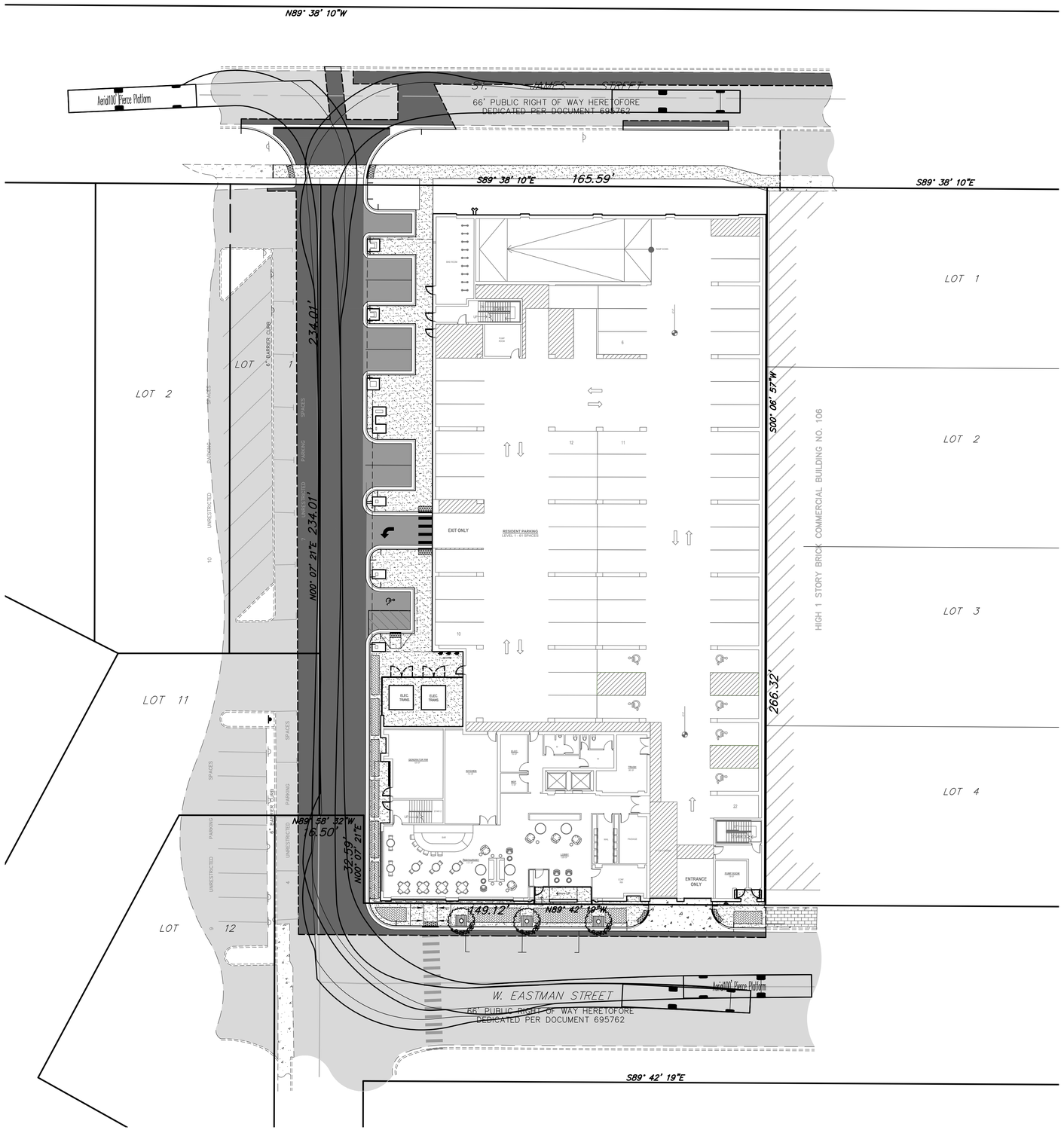
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RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

| | |
|---|---|
| PROJECT NO. | 68512022 |
| DATE | 07/31/23 |
| SCALE | 1"=20' |
| PROJ. MGR. | MRM |
| PROJ. ASSOC. | RWG |
| DRAWN BY | TLM |

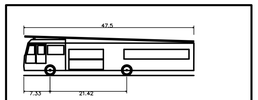
SHEET
1 OF 2

October 27, 2023 1:17:35 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\68512022 – EASTMAN STREET APARTMENTS\300_ENGINEERING\310_CADD\PRELIM\685_BASE_PRELIM.DWG

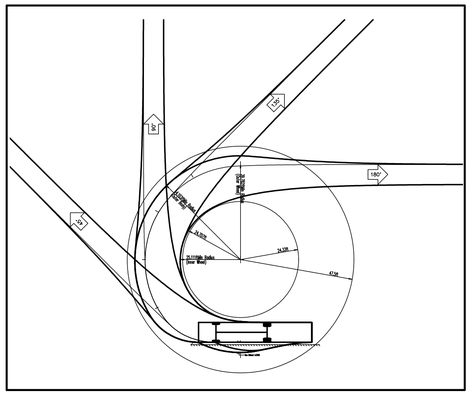









| | |
|---|---|
| Aerial100' Pierce Platform | |
| Overall Length | 47.500ft |
| Overall Width | 8.333ft |
| Overall Body Height | 11.000ft |
| Min Body Ground Clearance | 1.167ft |
| Track Width | 8.333ft |
| Lock-to-lock time | 6.000s |
| Max Wheel Angle | 40.00° |




| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 1 08/31/23 | PER VILLAGE REVIEW #1 | TLM |
| 2 10/27/23 | PER VILLAGE REVIEW #2 | TLM |

# EASTMAN STREET APARTMENTS
## 116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL
## FIRE TRUCK MANEUVERING PLAN

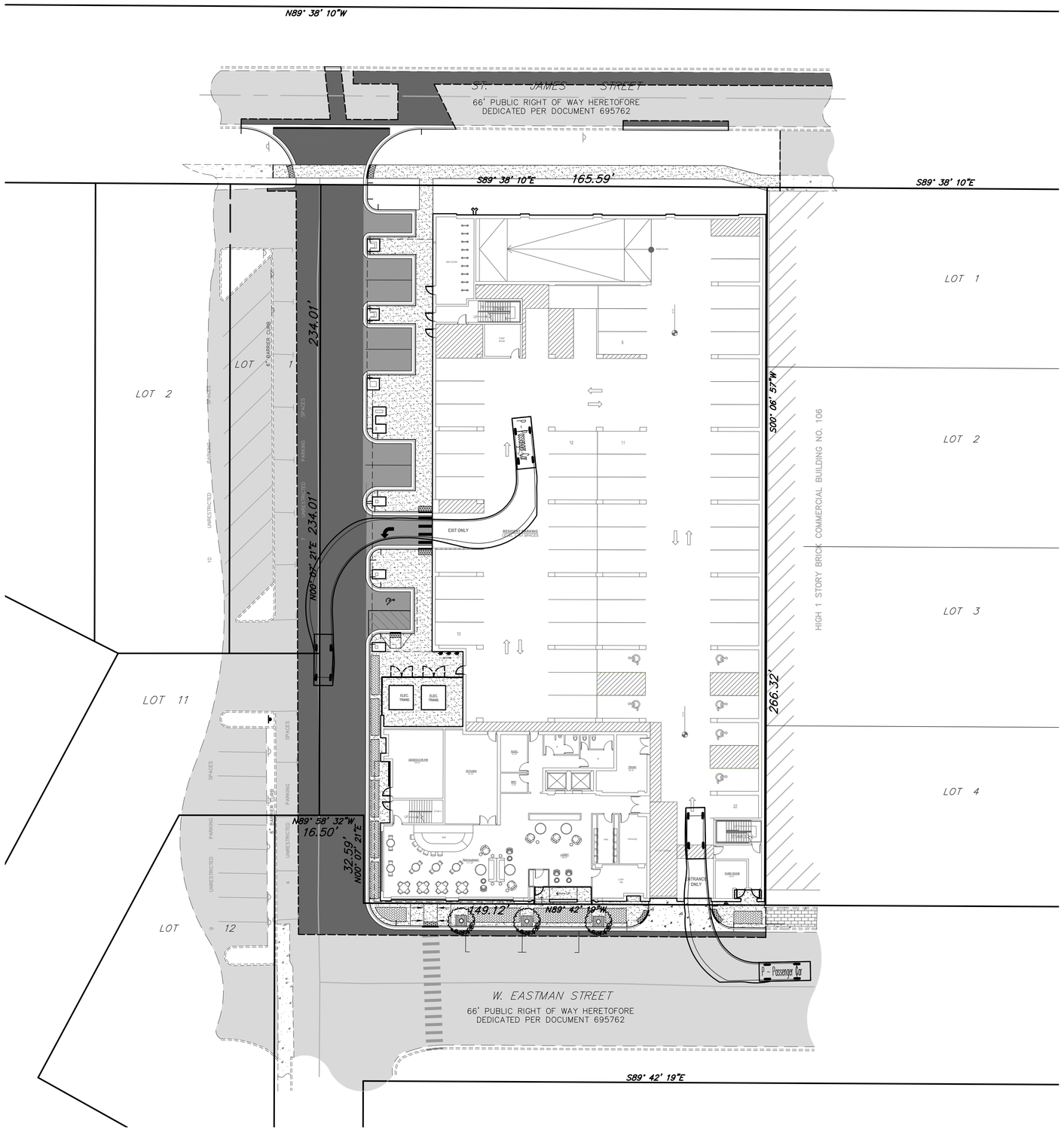
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Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

| | |
|---|---|
| PROJECT NO. | 68512022 |
| DATE | 07/31/23 |
| SCALE | 1"=20' |
| PROJ. MGR. | MRM |
| PROJ. ASSOC. | RWG |
| DRAWN BY | TLM |

SHEET
2 OF 2

October 27, 2023 1:18:22 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\68512022 – EASTMAN STREET APARTMENTS\300_ENGINEERING\310_CADD\PRELIM\685_BASE_PRELIM.DWG




NORTH

GRAPHIC SCALE

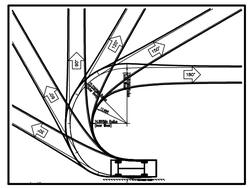
20 0 10 20 40

( IN FEET )
1 inch = 20 ft.



P - Passenger Car

| | |
|---|---|
| Overall Length | 19.000ft |
| Overall Width | 7.000ft |
| Overall Body Height | 4.700ft |
| Min Body Ground Clearance | 1.115ft |
| Track Width | 6.000ft |
| Lock-to-lock time | 4.00s |
| Max Steering Angle (Virtual) | 31.60° |



| DATE | REVISIONS | DRAWN BY |
|---|---|---|
| 1 08/31/23 | PER VILLAGE REVIEW #1 | TLM |
| 2 10/27/23 | PER VILLAGE REVIEW #2 | TLM |

# EASTMAN STREET APARTMENTS

## 116-120 W. EASTMAN STREET, ARLINGTON HEIGHTS, IL

## PASSENGER CAR MANEUVERING PLAN

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Wheaton, IL 60189
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PROJECT NO. 68512022
DATE 07/31/23
SCALE 1"=20'
PROJ. MGR. MRM
PROJ. ASSOC. RWG
DRAWN BY TLM

SHEET
1 OF 1

October 27, 2023 1:19:13 p.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\68512022 – EASTMAN STREET APARTMENTS\300_ENGINEERING\310_CADD\PRELIM\685_BASE_PRELIM.DWG

# VIEW FROM NORTHWEST HWY




OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# EASTMAN AVE. ENTRANCE




OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# VIEW FROM ST. JAMES ST.



**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# VIEW FROM ST. JAMES ST.




**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

# VIEW FROM HIGHLAND AVE.



**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

COMPASSPOINT
DEVELOPMENT, LLC

**Received by Village of Arlington Heights:** 9-11-23

# Parking Management Plan

Parking Management and Operation Plan:
Lincoln Properties, a nationally recognized professional property management company, will be providing leasing and ongoing management of the rental building including the parking areas of the building. The operations staff will include a Regional Property Manager, an on-site Property Manager, a Marketing Manager, and several Leasing Professionals during the initial lease-up of the project. Included in the personnel plan will include on-site Maintenance Technicians and daily Cleaning Professionals during the day as needed. After the initial leasing period, the building will be staffed by an on-site property manager who will live in one of the building's apartments and use that unit's allotted parking space. A Maintenance Technician will also be present on a daily basis.

The parking spaces in the garage will be leased to residents and the lease will run concurrently with their apartment lease term. All spaces internal to the building are reserved for tenant use only.

Parking will be assigned by the management company on a first-come, first-served basis. Management will charge a monthly fee, collected as an additional payment under the lease. All studios and one bedrooms units will be reserved one parking space per unit. All two bedrooms will be reserved a tandem parking space. . Only Twenty-two of the twenty-three tandem spaces will be reserved for the twenty-two two-bedroom units. The remaining tandem space will be reserved for use by one of the one-bedroom units who may request two-spaces.

The first of the excess parking spaces( up to 5 spaces) will be available on a first come basis for one bedroom units only. The additional excess parking spaces will be reserved for guest parking, or other temporary parking needs. If any units elect not to lease a parking space, these spaces would be available to other residents of one or two bedroom units.. Parking will be assigned by the management company on a first-come, first-served basis. Parking will be limited to two spaces per one or two bedroom unit, and no additional spaces may be rented in excess of this number. A minimum of three unleased spaces will be held in reserve for changes in residents' leasing so a unit without a leased space can provide a space for a new tenant if requested.

All vehicles must be registered at the Management office. Any vehicle(s) not registered, considered abandoned, or violating the Lease, in the sole judgment of Management, will be towed at the vehicle owner's expense after a 24-hour notice is placed on the vehicle. Notwithstanding this, any vehicle illegally parked in a fire lane, designated no parking space or handicapped space, or blocking an entrance, exit, driveway, dumpster, or parked illegally in a designated parking space, will immediately be towed, without notice, at the vehicle owner's expense.

Management, our traffic and parking engineer, and the owner do not anticipate more than one space per bedroom will be necessary for this development. Please see the owner's traffic engineering report on parking utilization.
The current parking plan shows a revised entrance location on Eastman Ave. There will be an overhead garage door that will restrict access to those who have leased a parking stall. The parking will have a key fob system for entry to the garage. Tenants will be responsible for providing access to the garage for their guests. A guest parking permit will be required.

Lastly, the parking structure will also include a number of stalls that are for electric vehicles, with dedicated charging systems. Parking assignments for these spaces will be limited to those who have certified EV electric vehicles. The garage will also have the capacity to create additional charging stations.

The exterior parking spaces located on Highland will be utilized by patrons of the restaurant, and after the closing of the restaurant, overnight guest parking.

2 BEDROOM - 22 UNITS
2 SPACES / UNIT

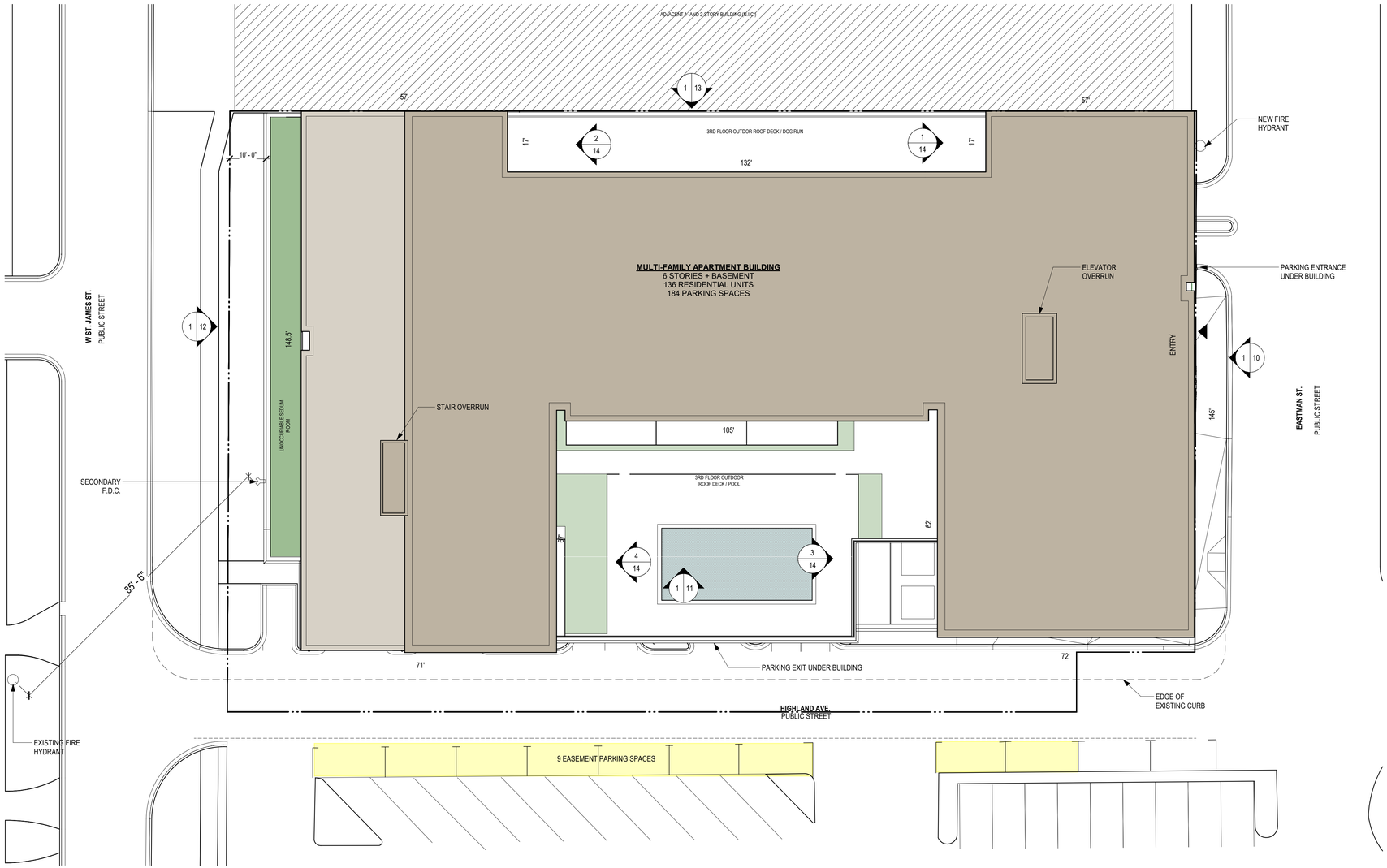
1 BEDROOM - 67 UNITS
1 SPACE / UNIT

STUDIO - 47 UNITS
1 SPACE / UNIT

ACCESSIBLE SPACES
AVAILABLE FOR LEASE

COMMERCIAL PARKING
SPACES/ OVERNIGHT
GUEST PARKING

GUEST PARKING




1/02 SITE PLAN
SCALE: 1/16" = 1'-0"

## ZONING SUMMARY

| | | |
|---|---|---|
| **PROPOSED ZONING DISTRICT:** | **B-5** | |
| **ZONING DESCRIPTION:** | | |
| **SITE AREA:** | **43,584 SF** | |
| | **ORDINANCE REQUIREMENT** | **PROPOSED** |
| **FAR** | N/A | |
| **AREA / DWELLING UNIT:**<br>1 Bedroom<br>2 Bedroom | 300 sf lot area / DU<br>400 sf lot area / DU | |
| **FRONT YARD**<br>Adjacent Residential Minimum:5 FT.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **SIDE YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft, if abutting street or alley | 0'-0" | 0'-0" |
| **REAR YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **HEIGHT (W/ GROUND FLOOR RETAIL)** | 90'-0" | 80'-8" T/PARAPET<br>76'- 8" T/STRUCTURE |
| **PARKING** STUDIO & 1 BEDROOM UNITS<br>2-BR UNIT<br>LOADING | 1 space / unit<br>1.25 space / unit<br>(1) 10'x35'x14'H | 167 |
| TOTAL RESIDENTIAL PARKING SPACES | 143 | |
| RESTAURANT | 1 space / 200sf seating<br>8 req'd spaces | 8+9 easement |
| **TOTAL:** | 151 | 184 |

## DEVELOPMENT SUMMARY

**BUILDING AREA**

| | GROSS | NET (RESIDENTIAL) | PARKING |
|---|---|---|---|
| TOTAL: | | | |
| LEVEL LL: | 35,669 | -- | 34,238 |
| LEVEL 01: | 32,048 | -- | 24,541 |
| LEVEL 02: | 26,521 | 14,192 | |
| LEVEL 03: | 26,521 | 19,558 | |
| LEVEL 04: | 26,521 | 19,558 | |
| LEVEL 05: | 26,521 | 19,558 | |
| LEVEL 06: | 22,243 | 17,195 | |
| **TOTAL:** | **196,044** | **90,061** | **58,779** |

**PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LOWER LEVEL | 106 | 0 | 106 |
| LEVEL 01 | 61 | 8 | 78 |
| | | + 9 EASEMENT SPACES | |
| TOTAL PROVIDED: | 167 (1.23 SPACES/UNIT) | 17 | 184 |
| TOTAL REQ'D | 143 | 8 | 151 |

**BIKE PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LEVEL 01 | 15 | 0 | 15 |
| TOTAL PROVIDED | 15 | 0 | 15 |
| TOTAL REQ'D | 15 | 0 | 15 |

## UNIT MATRIX

| | STUDIO | 1-BED | 2-BED | TOTALS |
|---|---|---|---|---|
| **LEVEL 2** | 11 | 8 | 3 | 22 |
| **LEVEL 3** | 10 | 15 | 5 | 30 |
| **LEVEL 4** | 10 | 15 | 5 | 30 |
| **LEVEL 5** | 10 | 15 | 5 | 30 |
| **LEVEL 6** | 6 | 14 | 4 | 24 |
| **TOTALS** | 47 | 67 | 22 | 136 |


OKW Architects
**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


N

SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

PROJECT

COMPASSPOINT
DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/01/2023 Project #: 22008

2 BEDROOM - 22 UNITS
2 SPACES / UNIT

1 BEDROOM - 67 UNITS
1 SPACE / UNIT

STUDIO - 47 UNITS
1 SPACE / UNIT

ACCESSIBLE SPACES
AVAILABLE FOR LEASE

COMMERCIAL PARKING
SPACES/ OVERNIGHT
GUEST PARKING

GUEST PARKING




1/03 1ST FLOOR PLAN
SCALE:1" = 10'-0"


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


N

PROJECT

SCALE1" = 10'
0 2.5' 5' 10' 20'

COMPASSPOINT
DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/22/2023 Project #: 22008

03

2 BEDROOM - 22 UNITS
2 SPACES / UNIT

1 BEDROOM - 67 UNITS
1 SPACE / UNIT

STUDIO - 47 UNITS
1 SPACE / UNIT

ACCESSIBLE SPACES
AVAILABLE FOR LEASE

COMMERCIAL PARKING
SPACES/ OVERNIGHT
GUEST PARKING

GUEST PARKING




1/04 BASEMENT FLOOR PLAN
SCALE: 1" = 10'-0"


OKW Architects

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661


N

SCALE: 1" = 10'
0 2.5' 5' 10' 20'

PROJECT

COMPASSPOINT
DEVELOPMENT, LLC

ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
08/01/2023 Project #: 22008

| NOTES |
|---|
| PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS. |
| FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS. |
| FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES. |
| RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST |

Luminaire Schedule

| Symbol | Qty | Tag | Manufacturer | Label | Arrangement | Total Lamp Lumens | LLF | Description |
|---|---|---|---|---|---|---|---|---|
| | 18 | F01 | LEDRA BRANDS | NU4-RD-SW-20LM-30K-80-HET60-WH-WH | Single | N.A. | 0.900 | NU4-RD-SW-20LM-30K-80-HET60-WH-WH |
| | 18 | F02 | Insight Lighting | SSM_MO_40k_55 | Single | N.A. | 0.450 | SSM_MO_40k_55°_WM_UNV_DIM |
| | 41 | F03 | Focal Point, LLC | FSM4LWLS-AS-275LF-35K-1C-UNV- | Single | N.A. | 0.900 | FSM4LWLS-AS-275LF-35K-1C-UNV-XXX-XX-XX-WH-4FT |
| | 5 | F04 | BEACON - HOL - CURRENT | RFL3-90L-50-4K7-M-UNV-K-FINISH | Single | N.A. | 0.900 | RFL3-90L-50-4K7-M-UNV-K-FINISH |
| | 3 | F05 | BEACON - HOL - CURRENT | TRP2-D-50-4K7-FT | Single | N.A. | 0.900 | TRP2-D-50-4K7-FT |

Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| Asphalt_Planar | Illuminance | Fc | 2.56 | 21.1 | 0.0 | N.A. | N.A. |
| Pedestrian Ramp | Illuminance | Fc | N.A. | N.A. | N.A. | N.A. | N.A. |
| RESIDENTIAL PROP LINE | Illuminance | Fc | 0.09 | 0.1 | 0.0 | N.A. | N.A. |

## LIGHTING SCHEDULE AND SUMMARY: NTS



## SITE ILLUMINATION CALC - 1/16" = 1'-0"

PROJECT NAME:
# ARLINGTON HEIGHTS MULTI-FAMILY

CLIENT NAME:
## OKW Architects


DRAWN BY:
**ERIC SISCO**
eric.sisco@pg-enlighten.com
913.488.3072

PG CONTACT:
**BRADY SCHENKEL**
brady.schenkel@pg-enlighten.com
260.519.0867


| REVISIONS | | | |
|---|---|---|---|
| 1 | 08/01/23 | REV1 | |
| 2 | 08/29/23 | REV2 | |
| 3 | | | |

PG ENLIGHTEN
500 QUAIL RIDGE DRIVE
WESTMONT, IL 60559
WWW.PG-ENLIGHTEN.COM



## LIGHT FIXTURE SCHEDULE

**REFER TO PRODUCT SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION - SPECIFIER TO CONFIRM PRODUCT NUMBERS**

| TYPE | DESCRIPTION | MANUFACTURER | PRODUCT NUMBER | WATTS | DIMMING TYPE | NOTES | CONTACT PERSON |
|---|---|---|---|---|---|---|---|
| *F01* | *4" Recessed Round* | *Alphabet*<br>*EcoNU 4" RD* | *NU4-RD-SW-20LM-4K-80-HET60-WH-WH-IC -UNV-DIM10*<br>https://alphabetlighting.com/home/product/nu4rd/ | *16* | *0-10V* | | *BRADY SCHENKEL*<br>*brady.schenkel@pg-enlighten.com*<br>*260-519-0867* |
| *F02* | *Sconce* | *Insight Lighting*<br>*Scope Medium Sconce* | *SSM-DN-LO-NA-NA-4k-55°-WM-UNV-DIM- TBL*<br>https://insightlighting.com/products/scope-medium-sconce-wl/ | *10* | *0-10V* | *FINSISH - Per Arch* | *BRADY SCHENKEL*<br>*brady.schenkel@pg-enlighten.com*<br>*260-519-0867* |
| *F03* | *4" Wet surface Asymetric Linear* | *Focal Point*<br>*Seem 4* | *FSM4LWLS-AS-275LF-4K-1C-UNV-LD1-SM-WH- LENGTH*<br>https://www.focalpointlights.com/products/surface-mount-suspended-linear/seem-4-led-direct-suspend | *2.4 / FT* | *0-10V* | *LENGTH - Per drawings* | *BRADY SCHENKEL*<br>*brady.schenkel@pg-enlighten.com*<br>*260-519-0867* |
| *F04* | *Area Flood* | *BEACON - HOL - CURRENT*<br>*RFL3 Ratio Floodlight* | *RFL3-90L-50-4K7-M-UNV-K- BLT*<br>https://www.currentlighting.com/outdoor-lighting/rfl2-ratio-floodlight/3236081 | *50* | *0-10V* | *FINSISH - Per Arch* | *BRADY SCHENKEL*<br>*brady.schenkel@pg-enlighten.com*<br>*260-519-0867* |
| *F05* | *Wall Area Flood* | *BEACON - HOL - CURRENT*<br>*TRP2 GeoPak* | *TRP2-D-50-4K7-FT-UNV- BL*<br>https://www.currentlighting.com/outdoor-lighting/trp2-geopak/2518916#documents | *50* | *0-10V* | *FINSISH - Per Arch* | *BRADY SCHENKEL*<br>*brady.schenkel@pg-enlighten.com*<br>*260-519-0867* |

**GENERAL NOTES**

CONTRACTOR TO VERIFY QUANTITIES & LENGTH AND VERIFY FIELD AND SPECIFIED INFORMATION AS REQUIRED
SCHEDULE IS PROVIDED FOR REFERENCE ONLY – SEE ISSUED CONTRACT DRAWING SET FOR FINAL INFORMATION
ALL MOUNTING LOCATIONS AND CONDITIONS PER ARCHITECTURAL SET
CATALOG NUMBERS IN RED TO BE CONFIRMED BY PURCHASER AND MAY ALTER PRICING OR LEAD TIMES
INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE FROM MANUFACTURERS



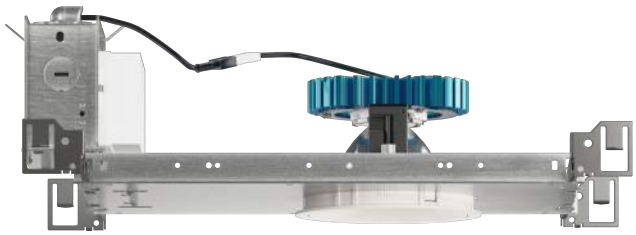
847-228-1199
INFO@PG-ENLIGHTEN.COM

# alphabet

# NU4

## 4" Round Downlight Standard White

NSF | AT airtight | DF dead-front | PR plenum rated | wet rated





Trim



Trimless



Trimless Millwork

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

**30° - 70° BEAM**
(Note: Specifications are subject to change without notice)

14mm COB PERFORMANCE DATA

| LED LIGHT ENGINE | NOMINAL DELIVERED LUMENS | SYSTEM WATTAGE |
|---|---|---|
| 10LM | 800LM @30K/80CRI | 9W |
| 15LM | 1200LM @30K/80CRI | 14W |
| 20LM | 1600LM @30K/80CRI | 16W |
| 25LM | 2000LM @30K/80CRI | 20W |
| 30LM | 2400LM @30K/80CRI | 24W |
| 35LM | 2620LM @30K/80CRI | 28W |
| 40LM | 3000LM @30K/80CRI | 32W |
| 10LM | 670LM @30K/90/CRI | 9W |
| 15LM | 1010LM @30K/90/CRI | 14W |
| 20LM | 1350LM @30K/90/CRI | 16W |
| 25LM | 1700LM @30K/90/CRI | 20W |
| 30LM | 2020LM @30K/90/CRI | 24W |
| 35LM | 2210LM @30K/90/CRI | 28W |
| 40LM | 2500LM @30K/90/CRI | 32W |
| Notes | Delivered lumens based on WH70 optic with no lens, (see page 2) | |

**10° BEAM**
(Note: Specifications are subject to change without notice)

9mm COB PERFORMANCE DATA

| LED LIGHT ENGINE | NOMINAL DELIVERED LUMENS | SYSTEM WATTAGE |
|---|---|---|
| 10LM | 740LM @30K/80CRI | 9W |
| 15LM | 1145LM @30K/80CRI | 14W |
| 20LM | 1525LM @30K/80CRI | 16W |
| 25LM | 1900LM @30K/80CRI | 20W |
| 30LM | 2285LM @30K/80CRI | 24W |
| 10LM | 620LM @30K/90/CRI | 9W |
| 15LM | 960LM @30K/90/CRI | 14W |
| 20LM | 1280LM @30K/90/CRI | 16W |
| 25LM | 1605LM @30K/90/CRI | 20W |
| 30LM | 1900LM @30K/90/CRI | 24W |
| Notes | Delivered lumens based on S10 optic with no lens, (see page 2) | |

eldoLED | LUTRON | CASAMBI | nLIGHT

### FEATURES
- Thermally optimized for LED longevity
- 3/4" bezel regress with 1/16" micro flange
- 10° - 70° optical beam control
- UGR < 15
- Multiple mounting, glare control options, trims, and finishes available

### DIMMING AND CONTROLS
- eldoLED flicker free 0-10V dimming to 0% and 1%
- eldoLED flicker free DALI dimming to 0% and 1%
- DMX dim to zero
- Lutron Hi-lumen 2-Wire (Triac and Eco System) dimming
- Leading & trailing edge (Triac/ELV) dimming to 1%
- Casambi bluetooth dimming to 0.1%
- NLight control interface dimming to 0%

### CONSTRUCTION
- Lexan™ (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless BLE signal connectivity
- Shatter proof acrylic bezel lens
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-5/8"

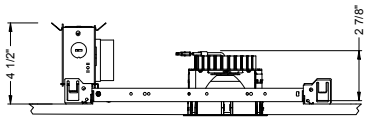
### LED
- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: $L_{70}$ > 66,000 hrs
- 80 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: $L_{70}$ > 66,000 hrs

### LISTING
- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- Made in the USA - meets the requirements of the Buy American provision within the ARRA
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- 5 Year Limited warranty

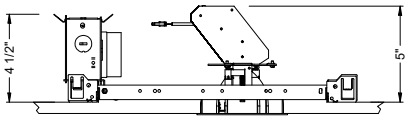
### ELECTRICAL
- 120V-277V, 120 only Triac / ELV
- Power factory ≥ 0.9
- 2kV driver input surge protection
- Remote and Integral (ITS) emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

### FIXTURE HEIGHT

10LM-30LM LOW LUMENS



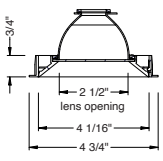

40LM HIGH LUMENS




### TRIMMED

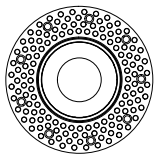


ceiling cutout
4-3/8" diameter
ceiling thickness
1/8" to 1-5/8"

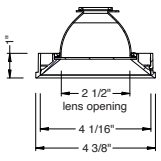



aperture dimensions

### TRIMLESS

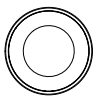


ceiling cutout
4-1/2" diameter
ceiling thickness
3/8" to 1-3/4"

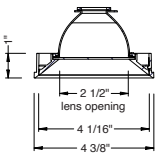



aperture dimensions

### MILLWORK



ceiling cutout
4-3/8" diameter
ceiling thickness
1/2" to 1-3/4"




aperture dimensions

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In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

## 30°- 70° BEAM ORDERING CODE

| | | |
|---|---|---|
| **SERIES** | **NU4** | NU4 |
| **TYPE** | **RD** | round downlight |
| | **RDT** | round downlight trimless |
| | **RDTMW** | round downlight trimless millwork |
| **LED** | **SW** | standard white |
| **DELIVERED LUMENS** | **10LM** | 800 lm |
| | **15LM** | 1200 lm |
| | **20LM** | 1600 lm |
| | **25LM** | 2000 lm |
| | **30LM** | 2400 lm |
| | **35LM** | 2800 lm |
| | **40LM** | 3000 lm |
| | **Standard Configuration:** 3000K 80CRI WH70<br>**Calculated Delivered Lumens** = [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier] | |
| **CCT** | **27K** | 2700K |
| | **30K** | 3000K |
| | **35K** | 3500K |
| | **40K** | 4000K |

| CCT | 2700K | | 3000K | | 3500K | | 4000K | |
|---|---|---|---|---|---|---|---|---|
| CRI | 80+ | 90+ | 80+ | 90+ | 80+ | 90+ | 80+ | 90+ |
| CCT MULTIPLIER FOR LUMEN OUTPUT | 0.96 | 0.81 | 1.00 | 0.85 | 1.03 | 0.88 | 1.06 | 0.91 |

| | | | |
|---|---|---|---|
| **CRI** | **80** | 80 CRI | |
| | **90** | 90 CRI | |
| **OPTIC & LM MULTIPLIER** SEE PAGE 4 | **HE40** | 40° high efficiency diffused lens | (0.96) |
| | **HE60** | 60° high efficiency diffused lens | (0.96) |
| | **HE70** | 70° high efficiency diffused lens | (0.92) |
| | **HET30** | 30° high efficiency textured lens, similar to Solite™ | (0.97) |
| | **HET40** | 40° high efficiency textured lens, similar to Solite™ | (0.87) |
| | **HET60** | 60° high efficiency textured lens, similar to Solite™ | (0.92) |
| | **HET70** | 70° high efficiency textured lens, similar to Solite™ | (0.97) |
| | **SS30** | 30° semi-specular with clear lens | (0.90) |
| | **SS40** | 40° semi-specular with clear lens | (0.82) |
| | **SS60** | 60° semi-specular with clear lens | (0.94) |
| | **D40** | 40° diffused with clear lens | (0.86) |
| | **D50** | 50° diffused with clear lens | (0.90) |
| | **D60** | 60° diffused with clear lens | (0.90) |
| | **WH70** | 70° brilliant white with clear lens | (1.00) |
| | 10° narrow beam angle, see page 3 for details. | | |
| **ACCESSORY** SEE PAGE 4 | **HCL**[1] | honeycomb louver | |
| | Attached to bezel | | |
| **BEZEL LENS** SEE PAGE 4 | **NL**[2,3] | no lens | (1.00) |
| **TRIM COLOR** SEE PAGE 4 | **BK** | black | |
| | **WH** | white | |
| | **MC** | matte chrome | |
| | **BZ** | bronze | |
| | **WT** | wheat | |
| | Not applicable to trimless option. Do not include in trimless ordering code. | | |
| **BEZEL COLOR** SEE PAGE 4 | **BK** | black | (0.98) |
| | **WH** | white | (1.00) |
| | **MC** | matte chrome | (0.99) |
| | **BZ** | bronze | (0.98) |
| | **WT** | wheat | (0.99) |

## 30°- 70° BEAM ORDERING CODE

| | | |
|---|---|---|
| **MOUNTING OPTIONS** SEE PAGE 7, 8 | **NC** | new construction with ceiling fitting plate |
| | **IC**[4] | insulation contact housing |
| | **ICAT**[4] | insulation contact/airtight housing |
| | **CP**[4] | chicago plenum housing |
| | **RET** | retrofit, no ceiling fitting plate |
| **VOLTAGE** | **120** | 120V |
| | **UNV** | 120V-277V |
| **DIMMING** | **DIM10** | eldoLED flicker free 0-10V dimming to 1% |
| | **DIM10Z** | eldoLED flicker free 0-10V dimming to 0% |
| | **DALI** | eldoLED flicker free DALI dimming to 1% |
| | **DALIZ** | eldoLED flicker free DALI dimming to 0% |
| | **DMXZ** | DMX dim to zero |
| | **LTE**[5] | Lutron Hi-lume 2-Wire (Triac) dimming to 1% |
| | **LUT** | Lutron Hi-lume Ecosystem dimming to 1%, Soft-on & Fade-to-Black |
| | **LUTP**[6] | Lutron Hi-lume Premier Ecosystem dimming to 0.1%, Soft-on & Fade-to-Black |
| | **ELV1**[5] | leading & trailing edge (Triac/ELV) dimming to 1% |
| | **NLT** | nLight control interface: standard Cat-5/RJ45 connection (female), dimming to 0% |
| | **CAS** | Casambi Bluetooth control with flicker free 0.1% dimming |
| **ELECTRICAL OPTIONS** | **EM7**[7] | emergency battery backup, 90 minutes at 7W to LED |
| | **EM12**[7,8] | emergency battery backup, 90 minutes at 12W to LED |
| | **EM10CA20**[7] | remote emergency battery backup, 90 minutes at 10W to LED, CA title 20 |

## ADDITIONAL MOUNTING INFO

| | |
|---|---|
| New Construction<br>Bar Hangers (included) | Mounting Length:<br>14-3/4" to 26" |
| Extension Kit p/n: K20266<br>(ordered separately,<br>1 per fixture) | *Extends a pair of Bar Hangers*<br>Total Mounting Length:<br>29" to 48" |

## YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:

**NU4 - RD - SW - 20LM - 35K - 90 - D40 - NL - WH - WH - NC - UNV - DIM10 - EM7**

### NOTES

1. HCL not available with lens. Multiplier: Delivered Lumens (0.78) / Beam Spread (0.80).
2. NL option does not meet requirement for AT/DF/WET/NSF listings.
3. NL option available for SS30/SS40/SS60/D40/D50/D60/WH70.
4. IC/ICAT/CP not available in 35LM/40LM.
5. ELV1/LTE (120V) not available 10LM.
6. LUTP not available in 25LM/30LM/40LM.
7. For integrated test switch add "ITS" after emergency backup code, i.e. EM12ITS. Test switch is mounted in the bezel of the fixture.
8. EM12 not available in 10LM.

*EldoLED uses logarithmic dimming curve as standard. For linear dimming curve, add "LIN" after dimming code, i.e. DIM10LIN.

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alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

## 10° BEAM ORDERING CODE

| | | |
|---|---|---|
| **SERIES** | **NU4** | NU4 |
| **TYPE** | **RD** | round downlight |
| | **RDT** | round downlight trimless |
| | **RDTMW** | round downlight trimless millwork |
| **LED** | **SW** | standard white |
| **DELIVERED LUMENS** | **10LM** | 740 lm |
| | **15LM** | 1145 lm |
| | **20LM** | 1525 lm |
| | **25LM** | 1900 lm |
| | **30LM** | 2285 lm |
| | **Standard Configuration:** 3000K 80CRI S10<br>**Calculated Delivered Lumens** = [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier] | |
| **CCT** | **27K** | 2700K |
| | **30K** | 3000K |
| | **35K** | 3500K |
| | **40K** | 4000K |

| CCT | 2700K | | 3000K | | 3500K | | 4000K | |
|---|---|---|---|---|---|---|---|---|
| CRI | 80+ | 90+ | 80+ | 90+ | 80+ | 90+ | 80+ | 90+ |
| CCT MULTIPLIER FOR LUMEN OUTPUT | 0.96 | 0.81 | 1.00 | 0.85 | 1.03 | 0.88 | 1.06 | 0.91 |

| | | |
|---|---|---|
| **CRI** | **80** | 80 CRI |
| | **90** | 90 CRI |
| **OPTIC & LM MULTIPLIER** SEE PAGE 4 | **S10** | 10° specular with clear lens (1.00) |
| **ACCESSORY** SEE PAGE 4 | **HCL**[1] | honeycomb louver |
| | Attached to bezel | |
| **BEZEL LENS** SEE PAGE 4 | **NL**[2] | no lens (1.00) |
| **TRIM COLOR** SEE PAGE 4 | **BK** | black |
| | **WH** | white |
| | **MC** | matte chrome |
| | **BZ** | bronze |
| | **WT** | wheat |
| | Not applicable to trimless option. Do not include in trimless ordering code. | |
| **BEZEL COLOR** SEE PAGE 4 | **BK** | black (0.98) |
| | **WH** | white (1.00) |
| | **MC** | matte chrome (0.99) |
| | **BZ** | bronze (0.98) |
| | **WT** | wheat (0.99) |

## 10° BEAM ORDERING CODE

| | | |
|---|---|---|
| **MOUNTING OPTIONS** SEE PAGE 7, 8 | **NC** | new construction with ceiling fitting plate |
| | **IC**[3] | insulation contact housing |
| | **ICAT**[3] | insulation contact/airtight housing |
| | **CP**[3] | chicago plenum housing |
| | **RET** | retrofit, no ceiling fitting plate |
| **VOLTAGE** | **120** | 120V |
| | **UNV** | 120V-277V |
| **DIMMING** | **DIM10** | eldoLED flicker free 0-10V dimming to 1% |
| | **DIM10Z** | eldoLED flicker free 0-10V dimming to 0% |
| | **DALI** | eldoLED flicker free DALI dimming to 1% |
| | **DALIZ** | eldoLED flicker free DALI dimming to 0% |
| | **DMXZ** | DMX dim to zero |
| | **LTE**[4] | Lutron Hi-lume 2-Wire (Triac) dimming to 1% |
| | **LUT** | Lutron Hi-lume Ecosystem dimming to 1%, Soft-on & Fade-to-Black |
| | **LUTP**[5] | Lutron Hi-lume Premier Ecosystem dimming to 0.1%, Soft-on & Fade-to-Black |
| | **ELV1**[4] | leading & trailing edge (Triac/ELV) dimming to 1% |
| | **NLT** | nLight control interface: standard Cat-5/RJ45 connection (female), dimming to 0% |
| | **CAS** | Casambi Bluetooth control with flicker free 1% dimming |
| **ELECTRICAL OPTIONS** | **EM7**[6] | emergency battery backup, 90 minutes at 7W to LED |
| | **EM12**[6, 7] | emergency battery backup, 90 minutes at 12W to LED |
| | **EM10CA20**[7] | emergency battery backup, 90 minutes at 10W to LED, CA title 20 |

| ADDITIONAL MOUNTING INFO | |
|---|---|
| New Construction<br>Bar Hangers (included) | Mounting Length:<br>14-3/4" to 26" |
| Extension Kit p/n: K20266<br>(ordered separately,<br>1 per fixture) | *Extends a pair of Bar Hangers*<br>Total Mounting Length:<br>29" to 48" |

## YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:

**NU4 - RD - SW - 20LM - 35K - 90 - S10 - NL - WH - WH - NC - UNV - DIM10 - EM7**

**NOTES**

1. HCL not available with lens. Multiplier: Delivered Lumens (0.78) / Beam Spread (0.80).
2. NL option does not meet requirement for AT/DF/WET/NSF listings.
3. IC/ICAT/CP not available in 25LM/30LM.
4. ELV1/LTE (120V) not available 10LM.
5. LUTP not available in 25LM/30LM.
6. For integrated test switch add "ITS" after emergency backup code, i.e. EM12ITS. Test switch is mounted in the bezel of the fixture.
7. EM12 not available in 10LM.

*EldoLED uses logarithmic dimming curve as standard. For linear dimming curve, add "LIN" after dimming code, i.e. DIM10LIN.

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alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

## TRIM OPTIONS

### TRIM/BEZEL COLORS




WH



MC



BK



BZ



WT

## OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

### ACCESSORY
Honeycomb Louver



| OPTIC | BEAM ANGLE | UGR |
|---|---|---|
| S10 | 10 | 5 |
| SS30 | 24.5 | 5 |
| SS40 | 35.7 | 5 |
| SS60 | 47.2 | 5 |
| D40 | 33.4 | 5 |
| D50 | 38.2 | 5 |
| D60 | 49 | 5 |

### HE
High Efficiency Diffused Lens



| OPTIC | BEAM ANGLE | UGR |
|---|---|---|
| HE40 | 45.7 | 21.2 |
| HE60 | 59.5 | 21.8 |
| HE70 | 75.8 | 23.1 |

### CL
Clear Lens



| OPTIC | BEAM ANGLE | UGR |
|---|---|---|
| S10 | 12.6 | 14.7 |
| SS30 | 30.6 | 14.9 |
| SS40 | 44.6 | 16.6 |
| SS60 | 59 | 16.8 |
| D40 | 41.8 | 16.2 |
| D50 | 47.8 | 17 |
| D60 | 61.2 | 17.7 |

### HET
High Efficiency Textured Lens



| OPTIC | BEAM ANGLE | UGR |
|---|---|---|
| HET30 | 30 | 14.3 |
| HET40 | 36.2 | 15.4 |
| HET60 | 55.5 | 19.2 |
| HET70 | 69.3 | 24.2 |

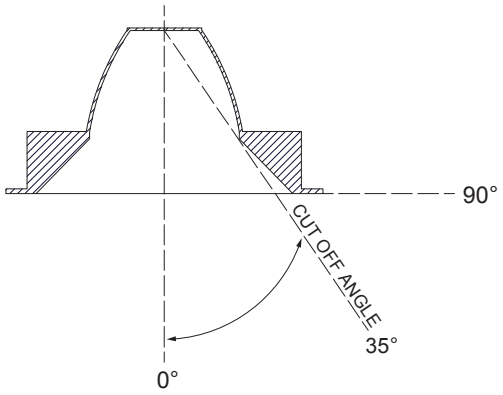
## GLARE CONTROL

### CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

- Cutoff angle of CL is 35 degrees;




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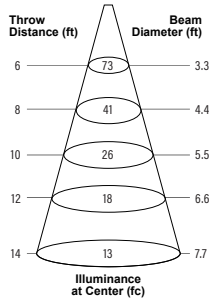
alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

## PHOTOMETRIC DATA

| 15LM CCT MULTIPLIERS | | |
|---|---|---|
| | 80CRI | 90CRI |
| 2700K | 0.96 | 0.81 |
| 3000K | 1 | 0.85 |
| 3500K | 1.03 | 0.88 |
| 4000K | 1.06 | 0.91 |
| FC Formula = CBCP / Distance$^2$ | | |

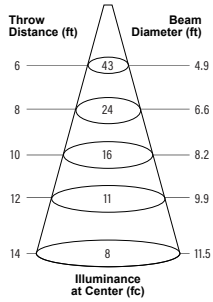
### SS30
### 31° SEMI-SPECULAR WITH CLEAR LENS




| WATTS: 12.7 | LPW: 87.3 |
|---|---|
| LUMENS: 1109 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 2640 |
| 5 | 2424 |
| 15 | 1349 |
| 25 | 676 |
| 35 | 222 |
| 45 | 32 |

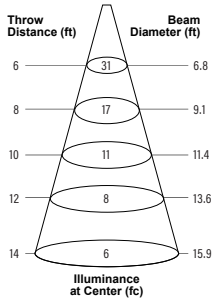
### HE40
### 45° HIGH EFFICIENCY DIFFUSED LENS




| WATTS: 12.7 | LPW: 92.2 |
|---|---|
| LUMENS: 1171 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 1551 |
| 5 | 1496 |
| 15 | 1122 |
| 25 | 661 |
| 35 | 333 |
| 45 | 153 |

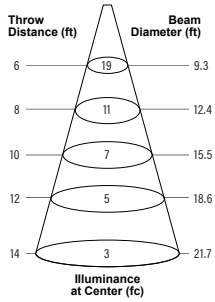
### HE60
### 59° HIGH EFFICIENCY DIFFUSED LENS




| WATTS: 12.7 | LPW: 92.5 |
|---|---|
| LUMENS: 1174 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 1108 |
| 5 | 1089 |
| 15 | 946 |
| 25 | 689 |
| 35 | 401 |
| 45 | 185 |

### HE70
### 76° HIGH EFFICIENCY DIFFUSED LENS

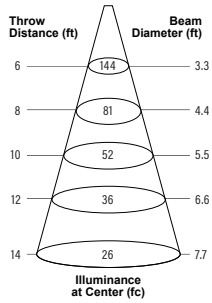



| WATTS: 12.7 | LPW: 89.5 |
|---|---|
| LUMENS: 1137 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 682 |
| 5 | 675 |
| 15 | 621 |
| 25 | 516 |
| 35 | 381 |
| 45 | 249 |

| 30LM CCT MULTIPLIERS | | |
|---|---|---|
| | 80CRI | 90CRI |
| 2700K | 0.96 | 0.81 |
| 3000K | 1 | 0.85 |
| 3500K | 1.03 | 0.88 |
| 4000K | 1.06 | 0.91 |
| FC Formula = CBCP / Distance$^2$ | | |

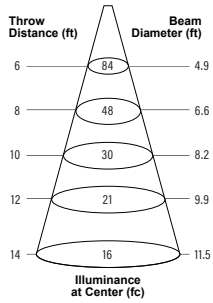
### SS30
### 31° SEMI-SPECULAR WITH CLEAR LENS




| WATTS: 26.5 | LPW: 82.1 |
|---|---|
| LUMENS: 2175 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 5175 |
| 5 | 4754 |
| 15 | 2646 |
| 25 | 1325 |
| 35 | 436 |
| 45 | 63 |

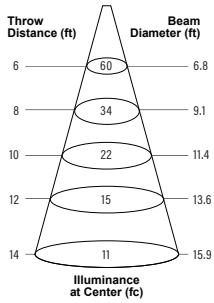
### HE40
### 45° HIGH EFFICIENCY DIFFUSED LENS




| WATTS: 26.5 | LPW: 86.6 |
|---|---|
| LUMENS: 2296 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 3042 |
| 5 | 2934 |
| 15 | 2201 |
| 25 | 1295 |
| 35 | 653.3 |
| 45 | 299 |

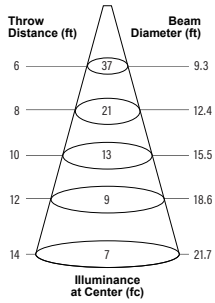
### HE60
### 59° HIGH EFFICIENCY DIFFUSED LENS




| WATTS: 26.5 | LPW: 86.9 |
|---|---|
| LUMENS: 2303 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 2172 |
| 5 | 2136 |
| 15 | 1854 |
| 25 | 1351 |
| 35 | 787 |
| 45 | 362 |

### HE70
### 76° HIGH EFFICIENCY DIFFUSED LENS




| WATTS: 26.5 | LPW: 84.1 |
|---|---|
| LUMENS: 2229 | CCT: 3000K |

| INTENSITY | |
|---|---|
| DEGREE | CANDELA |
| 0 | 1338 |
| 5 | 1324 |
| 15 | 1218 |
| 25 | 1013 |
| 35 | 747 |
| 45 | 488 |

100014

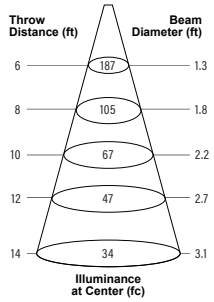
alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

## PHOTOMETRIC DATA

| 10LM CCT MULTIPLIERS | | |
|---|---|---|
| | 80CRI | 90CRI |
| 2700K | 0.96 | 0.81 |
| 3000K | 1 | 0.85 |
| 3500K | 1.03 | 0.88 |
| 4000K | 1.06 | 0.91 |
| FC Formula = CBCP / Distance$^2$ | | |

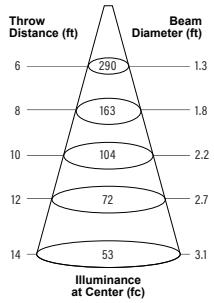
**S10**
**12.5° SPECULAR WITH CLEAR LENS**




| WATTS: 8.2 | LPW: 90.1 |
|---|---|
| LUMENS: 739 | CCT: 3000K |
| INTENSITY | |
| DEGREE | CANDELA |
| 0 | 6747 |
| 5 | 4317 |
| 15 | 446 |
| 25 | 338 |
| 35 | 169 |
| 45 | 9 |

| 15LM CCT MULTIPLIERS | | |
|---|---|---|
| | 80CRI | 90CRI |
| 2700K | 0.96 | 0.81 |
| 3000K | 1 | 0.85 |
| 3500K | 1.03 | 0.88 |
| 4000K | 1.06 | 0.91 |
| FC Formula = CBCP / Distance$^2$ | | |

**S10**
**12.5° SPECULAR WITH CLEAR LENS**




| WATTS: 12.2 | LPW: 93.7 |
|---|---|
| LUMENS: 1143 | CCT: 3000K |
| INTENSITY | |
| DEGREE | CANDELA |
| 0 | 10439 |
| 5 | 6680 |
| 15 | 690 |
| 25 | 523 |
| 35 | 261 |
| 45 | 14 |

100014

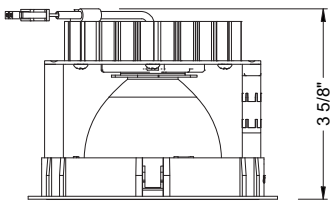
alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

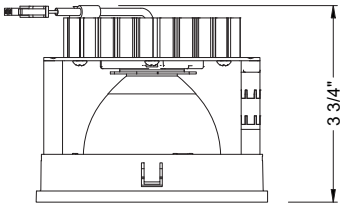
## MOUNTING OPTIONS

### FIXTURE HEIGHT

#### 10LM-30LM CONFIGURATION

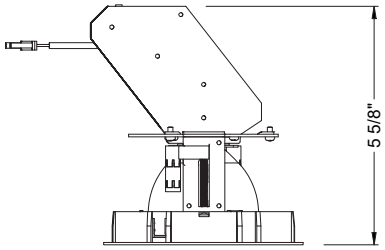



TRIMMED

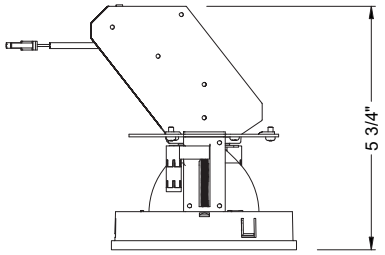



TRIMLESS & MILLWORK

#### 40LM CONFIGURATION



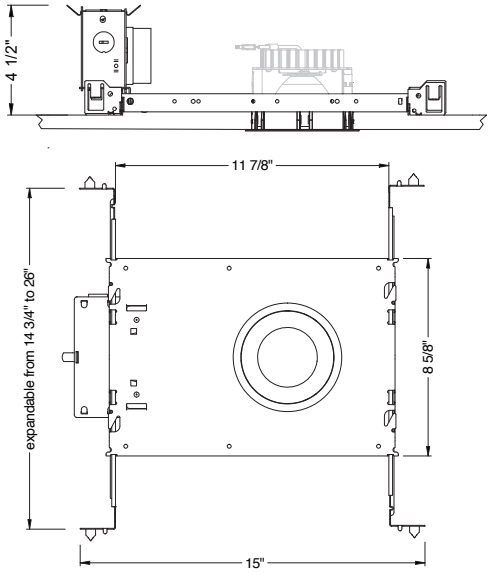

TRIMMED



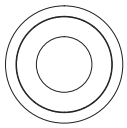

TRIMLESS & MILLWORK

### NC - NEW CONSTRUCTION

#### TRIM

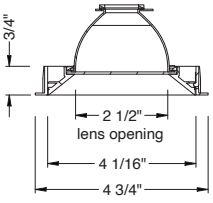



#### TRIM



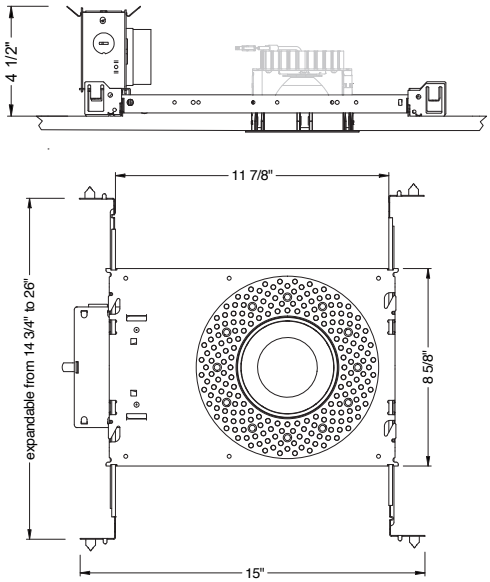
ceiling cutout
4-3/8" diameter

ceiling thickness
1/8" to 1-5/8"

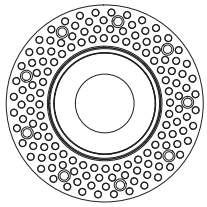



aperture dimensions

#### TRIMLESS

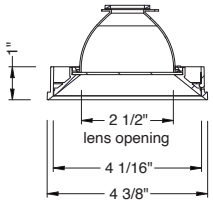



#### TRIMLESS



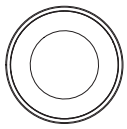
ceiling cutout
4-1/2" diameter

ceiling thickness
3/8" to 1-3/4"



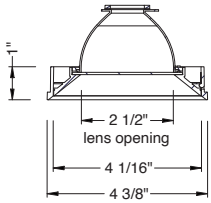

aperture dimensions

#### TRIMLESS/MILLWORK



ceiling cutout
4-3/8" diameter

ceiling thickness
1/2" to 1-3/4"




aperture dimensions

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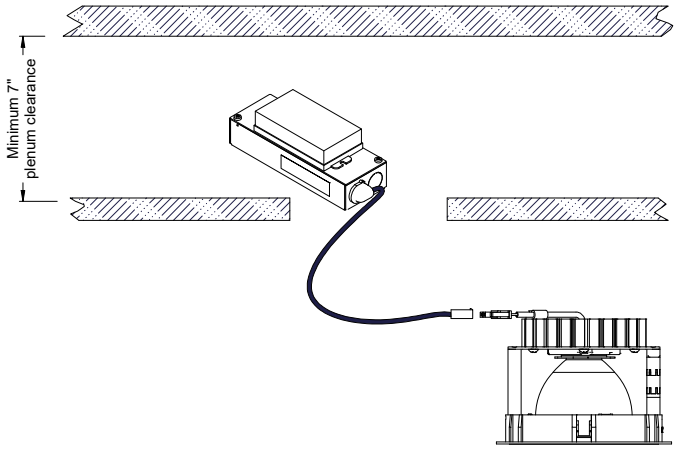
In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

## MOUNTING OPTIONS (CONTINUED)

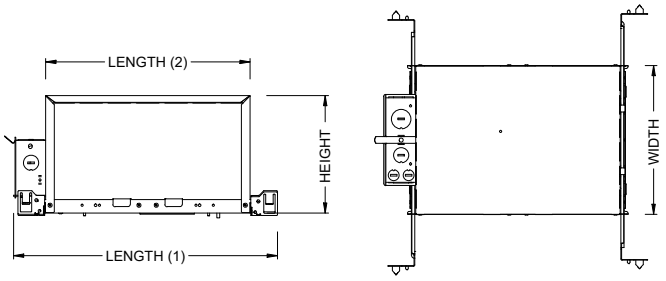
### RET - RETRO
TRIM/TRIMLESS




| RATINGS / CERTIFICATIONS | NC | RET | IC | CP |
|---|---|---|---|---|
| TYPE NON-IC | ✔ | ✔ | | |
| TYPE IC | | | ✔ | ✔ |
| CHICAGO PLENUM (CCEA) | | | | ✔ |
| SUITABLE FOR AIR HANDLING PLENUMS | ✔ | ✔ | ✔ | ✔ |
| REDUCED AIRFLOW (WITH LENS) ASTM E283 | ✔ | ✔ | ✔ | ✔ |

| CEILING THICKNESS | |
|---|---|
| FIXTURE TYPE | MOUNTING TYPE |
| | NC, IC, ICAT, CP, RET |
| | STANDARD CEILING THICKNESS |
| TRIM | 1/8" to 1-5/8" |
| TRIMLESS | 3/8" to 1-3/4" |
| MILLWORK (TRIMLESS) | 1/2" to 1-3/4" |

### IC - INSULATION CONTACT HOUSING
### ICAT - INSULATION CONTACT / AIR TIGHT
### CP - CHICAGO PLENUM




| BOX SIZE | L 1 | L 2 | W | H |
|---|---|---|---|---|
| A | 15 - 7/16" | 11 - 3/4" | 8 - 1/2" | 6 - 3/4" |
| B | 18 - 1/4" | 14 - 7/8" | 12 - 1/8" | 11 - 1/4" |

| BOX TYPE / LUMEN OUTPUT - NARROW BEAM (10°) | | | | | |
|---|---|---|---|---|---|
| LUMEN OUTPUT | BOX - A | | BOX - B | | |
| | IC | CP | IC | ICAT | CP |
| 10LM | ✔ | ✔ | | | |
| 15LM | ✔ | ✔ | | | |
| 20LM | | | ✔ | ✔ | ✔ |
| 25LM | | | | | |
| 30LM | | | | | |

| BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (30° - 70°) | | | | | |
|---|---|---|---|---|---|
| LUMEN OUTPUT | BOX - A | | BOX - B | | |
| | IC | CP | IC | ICAT | CP |
| 10LM | ✔ | ✔ | | | |
| 15LM | ✔ | ✔ | | | |
| 20LM | ✔ | ✔ | | | |
| 25LM | ✔ | ✔ | | | |
| 30LM | | | ✔ | ✔ | ✔ |
| 35LM | | | | | |
| 40LM | | | | | |

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alphabet

| PROJECT INFORMATION | | | |
|---|---|---|---|
| JOB NAME | | TYPE | |
| ORDERING CODE | | | |

## BATTERY OPTIONS

### EMERGENCY BATTERY

IOTA's ILB Battery Backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The Constant Power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, Output Class 2 Compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched fixtures, and includes Two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting Requirements. Rated for use in Plenum, Damp Location, Recessed Type IC, and Enclosed and Gasketed Luminares.

### REMOTE TEST SWITCH

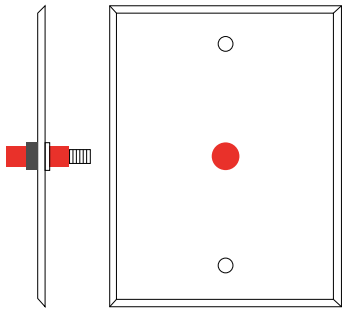
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

### EMERGENCY BATTERY ACCESS

Above ceiling access is required for service. An access panel in the ceiling (or other form of access) adjacent to the installation location of the Emergency Battery is required.

### REMOTE LOCATION

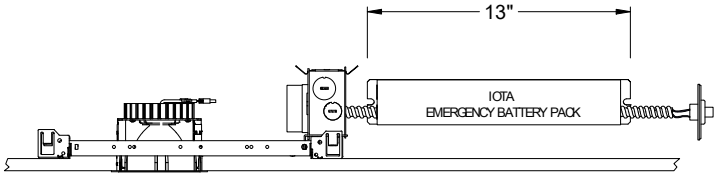
Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/ Building Codes.



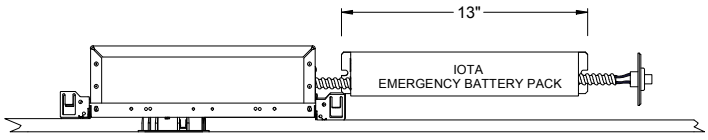
Remote Test Switch

| EM MODE OUTPUT (DELIVERED LUMENS) | | | |
|---|---|---|---|
| LUMEN ORDERING CODE | EM7 | EM10 | EM12 |
| ALL OPTIONS (10LM TO 30LM) | 560LM | 1000LM | 1200LM |
| **Notes:** Based on 30K, 80CRI | | | |

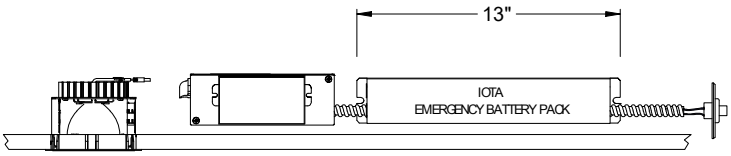
## NC - NEW CONSTRUCTION
### WITH EM BATTERY (REMOTE TEST SWITCH)




## IC / ICAT / CP - INSULATION CONTACT HOUSING
### WITH EM BATTERY (REMOTE TEST SWITCH)

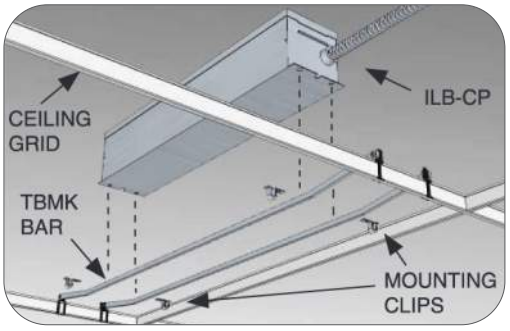



## RET - RETROFIT
### WITH EM BATTERY (REMOTE TEST SWITCH)




**Accessory**

**76066** Optional T-Grid Mounting Kit[2]




2. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

100014

insight lighting

# SCOPE MEDIUM SCONCE

CYLINDER UP OR DOWN, UP AND DOWN | WHITE LIGHT

| PROJECT: | TYPE: | CATALOG #: SSM - - - - - - - WM - - - - |
|---|---|---|

## PROFILE

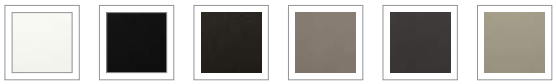
| | |
|---|---|
| WATTAGE | LO (10.0W), MO (20.0W) |
| OPTICS | 20°, 30°, 55°, ASYMMETRIC |
| CCT | 2700K, 3000K, 3500K, 4000K (82 CRI) |
| CRI | 82+ CRI |
| PERFORMANCE | UP TO 12457 PEAK CANDELA (20.0W) |
| VOLTAGE | 120V OR 277V |
| POWER | INTEGRATED POWER SUPPLY |
| DIMMING | 0-10V (DIMS DOWN TO 1%), DMX DIMMING |
| DIMENSIONS | 10.00" X 3.00", 16.00" X 3.00" |
| HOUSING | EXTRUDED ALUMINUM HOUSING |
| LENS | TEMPERED GLASS |
| FINISH | HIGH DURABILITY POWDER COATING |
| WARRANTY | 5-YEAR LIMITED |
| OPERATING TEMP | -30° C TO 50° C |
| LUMEN MAINTENANCE | 84,000 HOURS |
| CERTIFICATION | ETL/cETL WET LOCATION, IP66, 3G |
| | MEETS ADA REQUIREMENTS |



FIXTURES SHOWN:

SSM-UD-MO-40K-30-UNV-DIM-WM-TBL

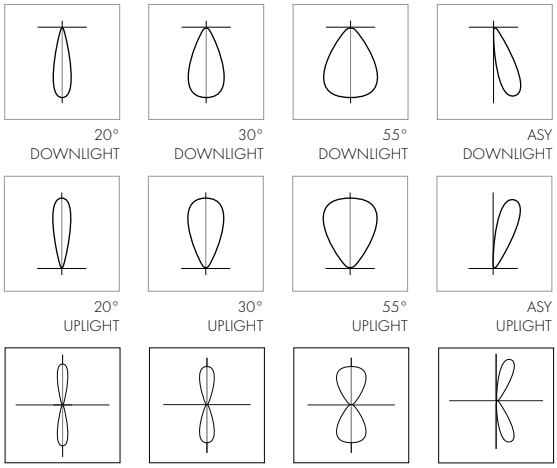
## STANDARD FINISHES



TEXTURED WHITE | TEXTURED BLACK | TEXTURED BRONZE | TEXTURED L. BRONZE | TEXTURED GRAY | TEXTURED S. STONE

## OPTICS

NOT ALL AVAILABLE OPTICS SHOWN

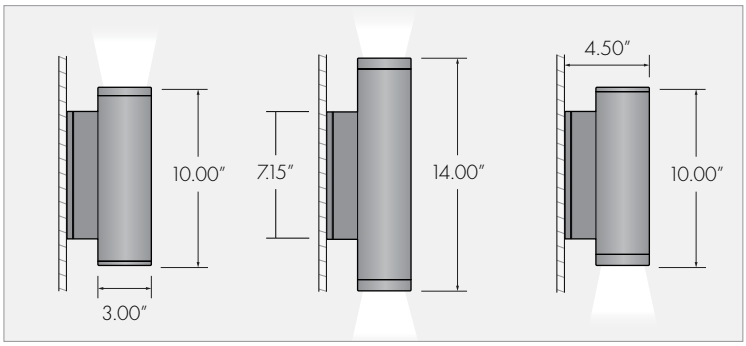


20° DOWNLIGHT | 30° DOWNLIGHT | 55° DOWNLIGHT | ASY DOWNLIGHT

20° UPLIGHT | 30° UPLIGHT | 55° UPLIGHT | ASY UPLIGHT

20°/ 20° UPLIGHT/ DOWNLIGHT | 30°/ 30° UPLIGHT/ DOWNLIGHT | 55°/ 55° UPLIGHT/ DOWNLIGHT | ASY/ ASY UPLIGHT/ DOWNLIGHT

## PROFILE







insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P.: 505.345.0888 | insightlighting.com

insight lighting

# SCOPE MEDIUM SCONCE

CYLINDER UP OR DOWN, UP AND DOWN | WHITE LIGHT

PROJECT: TYPE: CATALOG #: SSM - - - - - - - WM - - - -

## SPECIFICATION

SSM | | | | | | | WM | | | | |

1 2 3 4 5 6 7 8 9 10 11 12

### 1 FIXTURE

| | |
|---|---|
| SCOPE MEDIUM SCONCE | SSM |

### 2 LIGHT DIRECTION

| | |
|---|---|
| UPLIGHT | UP |
| DOWNLIGHT | DN |
| UPLIGHT AND DOWNLIGHT | UD |

### 3 WATTAGE

| | |
|---|---|
| LOW OUPUT | LO |
| 10 W IN EITHER DIRECTION | |
| MEDIUM OUTPUT | MO |
| 20 W IN EITHER DIRECTION | |

### 4 CCT - UPLIGHT

| | |
|---|---|
| 2700K | 27K |
| 3000K | 30K |
| 3500K | 35K |
| 4000K | 40K |
| NO SELECTION | NA |

### 5 OPTICS - UPLIGHT

| | |
|---|---|
| 20° | 20 |
| 30° | 30 |
| 55° | 55 |
| ASYMMETRIC | ASY |
| NO SELECTION | NA |

### 6 CCT - DOWNLIGHT

| | |
|---|---|
| 2700K | 27K |
| 3000K | 30K |
| 3500K | 35K |
| 4000K | 40K |
| NO SELECTION | NA |

### 7 OPTICS - DOWNLIGHT

| | |
|---|---|
| 20° | 20 |
| 30° | 30 |
| 55° | 55 |
| ASYMMETRIC | ASY |
| NO SELECTION | NA |

### 8 MOUNTING

| | |
|---|---|
| WALL MOUNT | WM |

### 9 VOLTAGE

| | |
|---|---|
| 120V | 120 |
| 277V | 277 |

### 10 CONTROLS

| | |
|---|---|
| NON-DIMMING | NO |
| 0-10V DIMMING | DIM |
| Dims down to 1% | |
| DMX DIMMING | DMX |
| Requires DMX Distribution and Programming Kit see below | |
| Dimming controls to be provided by others | |

### 11 FINISH

| | |
|---|---|
| TEXTURED WHITE | TW |
| TEXTURED BLACK | TBL |
| TEXTURED BRONZE | TBR |
| TEXTURED LIGHT BRONZE | TLB |
| TEXTURED GRAY | TG |
| TEXTURED SANDSTONE | TS |
| CUSTOM COLOR | CC |

Contact factory for custom color - additional charges will apply

### 12 OPTIONS

| | |
|---|---|
| HIGH CRI, 90+ | HCRI |
| INTEGRAL HEX LOUVER | IHL |
| 47% Light loss | |
| CORROSION RESISTANT | CRF |

Corrosion Resistance Finish Complies with ASTM B117 standard

CRF is recommended for coastal or extreme exterior environments

## CONTROL & WIRING OPTIONS

Go To DMX Guide >

### DMX DISTRIBUTION AND PROGRAMMING KIT - REQUIRED FOR DMX DIMMING

| | |
|---|---|
| DMX/RDM DISTRIBUTION KIT (4 OUTPUTS) - IP67 | CDS-RDM |

DMX/RDM Distribution Kit consists of four outputs

Each output is limited to one run per output - up to 32 fixtures max. If light direction is Uplight and Downlight, up to 16 fixtures max.

Four terminators are included for end of line termination

### RDM TOOL - OPTIONAL

| | |
|---|---|
| DMX/RDM PROGRAMMING TOOL | RDM |

DMX/RDM measurement and testing tool

Allows for RDM addressing and monitoring of products that have RDM capability while also being able to test all elements of DMX data signals to ensure proper system operations

Contact factory to order

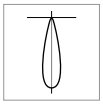
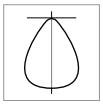


insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P.: 505.345.0888 | insightlighting.com

PROJECT: TYPE: CATALOG #: SSM - - - - - - - WM - - - -

## PERFORMANCE

### PERFORMANCE DATA

| OPTIC | CCT | SINGLE DIRECTION LOW OUTPUT (10 W) | | | SINGLE DIRECTION MEDIUM OUTPUT (20 W) | | |
|---|---|---|---|---|---|---|---|
| | | DELIVERED LUMENS | LUMINARE EFFICACY | PEAK CANDELA | DELIVERED LUMENS | LUMINARE EFFICACY | PEAK CANDELA |
| 20°  | 4000K | 1106 LM | 99.6 LM/W | 6755 | 2001 LM | 104.3 LM/W | 12457 |
| 30°  | 4000K | 1094 LM | 98.5 LM/W | 3132 | 1936 LM | 101.0 LM/W | 7961 |
| 55°  | 4000K | 1034 LM | 93.2 LM/W | 1290 | 1871 LM | 97.7 LM/W | 2379 |

## WIRING

### FIXTURES PER 10 AMP CIRCUIT (FULL LOAD)

| FIXTURE | SINGLE DIRECTION LO | | SINGLE DIRECTION MO | | UPLIGHT & DOWNLIGHT LO | | UPLIGHT & DOWNLIGHT MO | |
|---|---|---|---|---|---|---|---|---|
| VOLTAGE | 120V | 277V | 120V | 277V | 120V | 277V | 120V | 277V |
| | 120 | 277 | 60 | 138 | 60 | 138 | 30 | 69 |

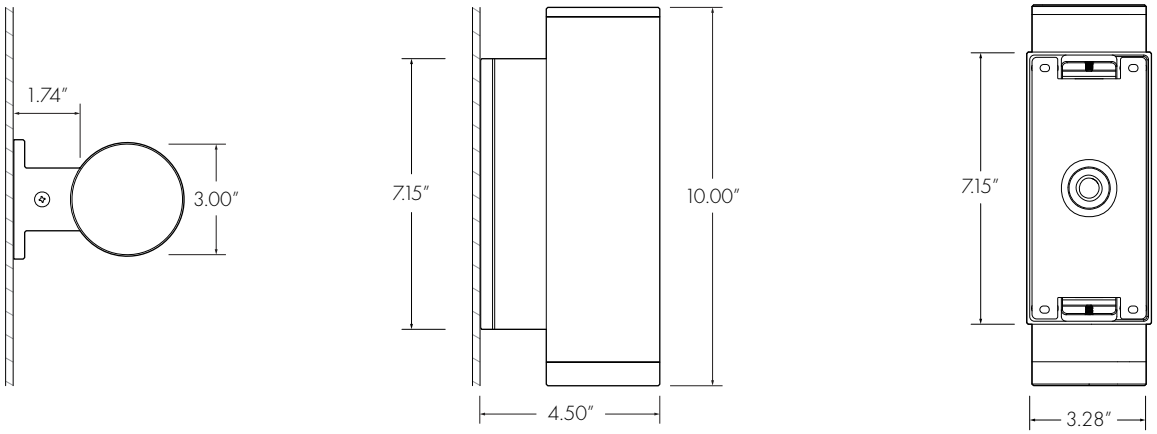


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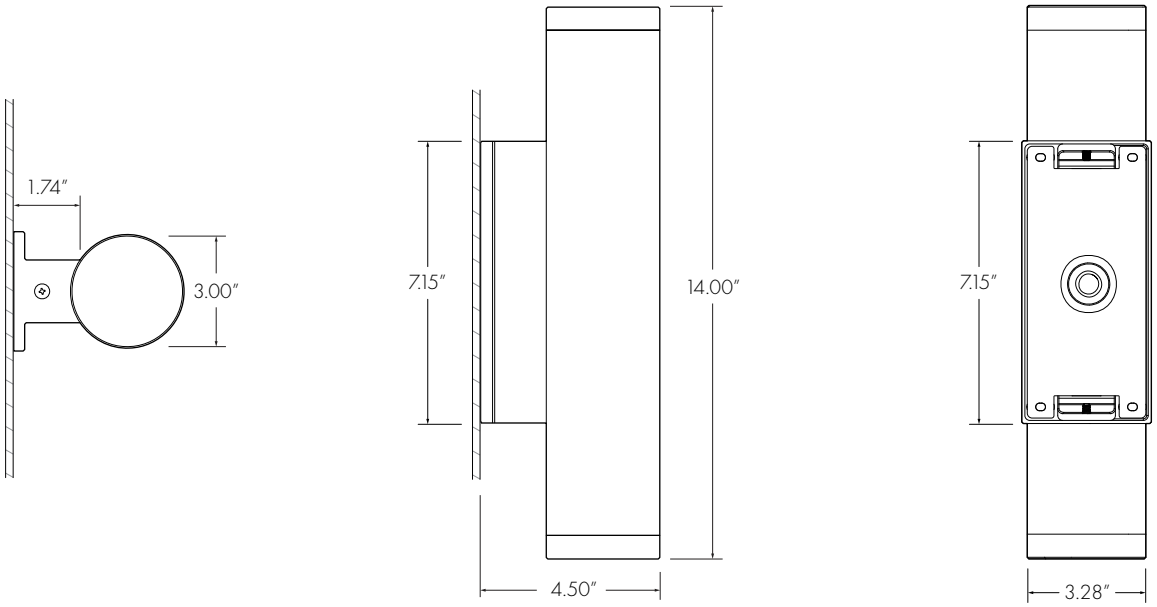
| PROJECT: | TYPE: | CATALOG #: SSM - - - - - - - WM - - - - |
|---|---|---|

## FIXTURE DIMENSIONS

### WM - WALL MOUNT (SINGLE DIRECTION)




### WM - WALL MOUNT (UP AND DOWN)






insight lighting
4341 Fulcrum Way NE, Rio Rancho New Mexico 87144
P.: 505.345.0888 | insightlighting.com

# Seem® 4

**LED - SURFACE MOUNT | WET LOCATION**

FOCAL POINT®

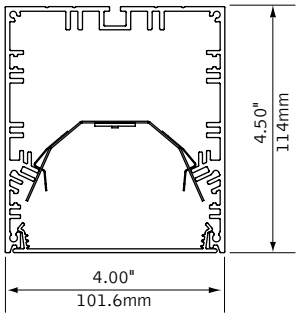




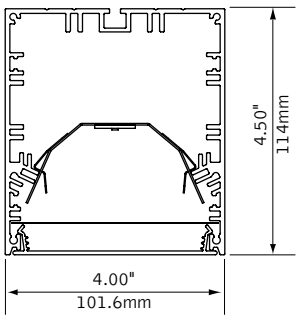
recessed
companion

## DIMENSIONAL DATA

Individual Unit




Continuous Run




## FEATURES

Narrow extruded aluminum 4" linear direct LED.

Individual units and continuous runs in 1' increments.

Available in flush, asymmetric, asymmetric room fill or batwing, lens.

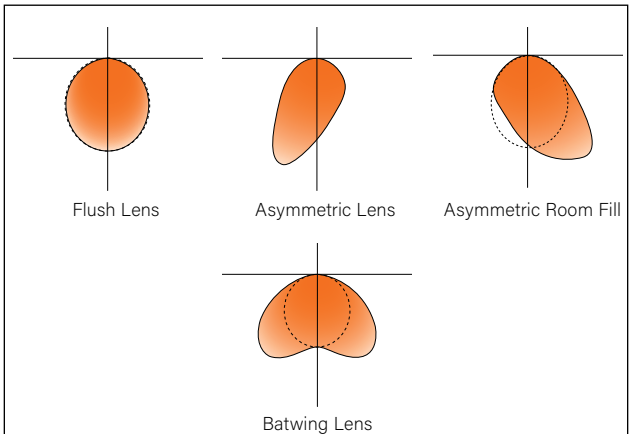
Frosted acrylic lens provides uninterrupted illumination, without pixels or shadows.

LED position and lens material optimized to provide the perfect blend of high performance and visual comfort.

Choice of output levels to meet a wide variety of application needs.

Tunable White: Supports human activity, well-being, and preferences with a light quality that evolves throughout the day.

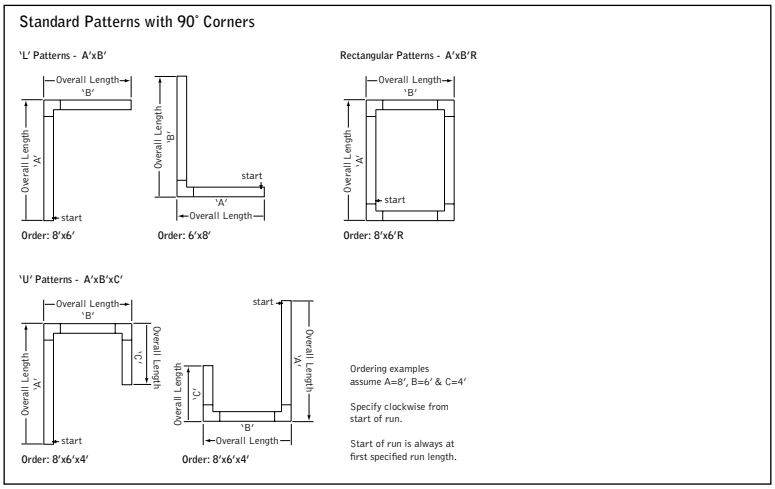
## PERFORMANCE




Photometric performance is measured in accordance with IESNA LM-79.
Visit focalpointlights.com for complete photometric data.

fixture: project:

## DETAILS




## 4' PERFORMANCE CHART

| Lumen Output | Nominal Lumens | Tested System Watts | LPW BW | LPW FL | LPW AS | LPW AF |
|---|---|---|---|---|---|---|
| 275LF | 1100 | 9.5 | 110 | 106 | 114 | 114 |
| 375LF | 1500 | 12.5 | 119 | 114 | 123 | 123 |
| 625LF | 2500 | 21.4 | 119 | 113 | 122 | 122 |
| 875LF | 3500 | 30.4 | 118 | 113 | 122 | 122 |
| 1000LF | 4000 | 35.0 | 117 | 112 | 121 | 121 |
| 1125LF | 4500 | 39.6 | 116 | 111 | 119 | 119 |
| 1250LF | 5000 | 43.5 | 115 | 110 | 119 | 118 |

Based on 3500K, 80 CRI, 4' lengths. Lumen multiplier: 90+ CRI = 0.87. Lumen output may vary +/- 5%. Actual wattage may vary +/- 5%.

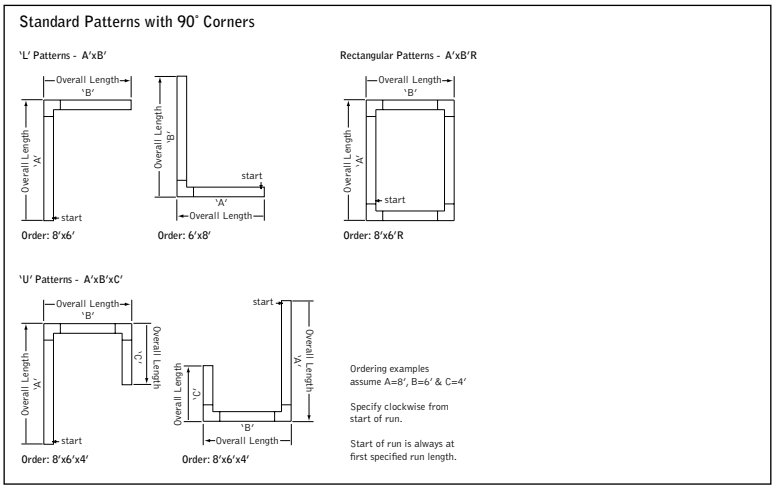
## STANDARD WHITE

| | | |
|---|---|---|
| **Luminaire Series** | | **FSM4LWLS** |
| Seem 4 LED Wet Location | FSM4LWLS | |
| **Shielding** | | _____ |
| Asymmetric Lens* | AS | |
| Asymmetric Room Fill* | AF | |
| Batwing Lens* | BW | |
| Flush Satin Lens (*individual units only) | FL | |
| **Lumen Output** | | _____ |
| 275 Lumens per foot (LD1 & L11 only.) | 275LF | |
| 375 Lumens per foot (LD1 & L11 only.) | 375LF | |
| 625 Lumens per foot (3' minimum with LH1.) | 625LF | |
| 875 Lumens per foot | 875LF | |
| 1000 Lumens per foot | 1000LF | |
| 1125 Lumens per foot | 1125LF | |
| 1250 Lumens per foot | 1250LF | |
| **Color Temperature** | | _____ |
| 3000K, 80+ CRI | 30K | |
| 3500K, 80+ CRI | 35K | |
| 4000K, 80+ CRI | 40K | |
| **Circuits & Zones** | | _____ |
| 1 Circuit, non-emergency | 1C | |
| Consult Ordering Guide on page 3 for multiple circuiting and zoning options | _C_Z_DL | |
| **Voltage** | | **UNV** |
| 120/277 UNV Volt | UNV | |
| **Control System & Dimming Level** | | _____ |
| 0-10V - 10% Dimming | LD1 | |
| 0-10V - 1% Dimming | L11 | |
| Lutron Hi-Lume EcoSystem (LDE1) - 1% Dimming (3' minimum length) | LH1 | |
| **Mounting** | | **SM** |
| Surface Mount | SM | |
| **Factory Options** (See page 4 for ordering details for DC, EC, EM & ECD.) | | |
| Daylight Circuit | _DC | _____ |
| Emergency Circuit | _EC | _____ |
| Emergency Battery Pack† | _EM | _____ |
| Emergency Control Device† †(4' minimum. 120/277 Volt only. EM or ECD not available at corners.) | _ECD | _____ |
| Outdoor Rated (LD1 only. Not available with EM.) | OD | _____ |
| **Finish** | | **WH** |
| Matte White Housing | WH | |
| **Luminaire Length** | | _____ |
| Specify luminaire/row length in 1' increments (2' minimum length.) | X' | |
| **Pattern Options** (3' minimum length) | | _____ |
| 'L' pattern | A' x B' | |
| 'U' pattern | A' x B' x C' | |
| Rectangular pattern | A' x B'R | |

Focal Point LLC reserves the right to change specifications for product improvement without notification.

fixture: project:

## DETAILS




## TW 4' PERFORMANCE CHART

| Lumen Output | Nominal Lumens | Tested System Watts | LPW BW | LPW FL |
|---|---|---|---|---|
| 275LF | 1100 | 13.30 | 87.3 | 83.2 |
| 375LF | 1500 | 17.34 | 90.8 | 86.5 |
| 625LF | 2500 | 27.84 | 94.0 | 89.5 |
| 875LF | 3500 | 37.22 | 98.9 | 94.2 |
| 1000LF | 4000 | 42.39 | 99.2 | 94.4 |
| 1125LF | 4500 | 50.27 | 93.9 | 89.4 |

Based on 2700K, 80CRI, 4' lengths. Lumen output may vary +/- 5%. Actual wattage may vary +/- 5%.

### Lumen Multipliers

| CRI | Multiplier |
|---|---|
| 80+ | 1.00 |
| 90+ | 0.89 |

### Wattage Multipliers

| CCT | Multiplier |
|---|---|
| 2700K | 1.00 |
| 3000K | 0.92 |
| 3500K | 0.88 |
| 4000K | 0.86 |
| 5000K | 0.85 |
| 5700K | 0.87 |
| 6500K | 0.90 |

## TW TUNABLE WHITE

| | | |
|---|---|---|
| **Luminaire Series** | | **FSM4LWLS** |
| Seem 4 LED Wet Location | FSM4LWLS | |
| **Shielding** | | |
| Batwing Lens (individual units only) | BW | |
| Flush Satin Lens | FL | |
| **Lumen Output** | | |
| 275 Lumens per foot (3' min. with D1TW. 4' min. with LT1.) | 275LF | |
| 375 Lumens per foot (3' min. with LT1) | 375LF | |
| 625 Lumens per foot | 625LF | |
| 875 Lumens per foot | 875LF | |
| 1000 Lumens per foot | 1000LF | |
| 1125 Lumens per foot | 1125LF | |
| **Color Temperature** | | |
| Tunable White: 2700-6500K, 80+ CRI | 2765T | |
| Tunable White: 2700-6500K, 90+ CRI | 92765T | |
| **Circuits & Zones** | | |
| 1 Circuit, non-emergency | 1C | |
| Consult Ordering Guide on page 3 for multiple circuiting and zoning options | _C_Z_DL | |
| **Voltage** | | **UNV** |
| 120/277 UNV Volt | UNV | |
| **Control System & Dimming Level** | | |
| Lutron T-Series - 1% Dimming | LT1 | |
| DALI - 1% Dimming (DT6 control. Requires two addresses, one for intensity & one for CCT tuning. Consult factory for DT8.) | D1TW | |
| **Mounting** | | **SM** |
| Surface Mount | SM | |
| **Factory Options** (See page 4 for ordering details for DC, EC, EM & ECD.) | | |
| Daylight Circuit | _DC | |
| Emergency Circuit | _EC | |
| Emergency Battery Pack† | _EM | |
| Emergency Control Device† †(Consult factory) | _ECD | |
| **Finish** | | **WH** |
| Matte White Housing | WH | |
| **Luminaire Length** | | |
| Specify luminaire/row length in 1' increments (2' minimum length.) | X' | |
| **Pattern Options** (3' minimum length) | | |
| 'L' pattern | A' x B' | |
| 'U' pattern | A' x B' x C' | |
| Rectangular pattern | A' x B'R | |

Focal Point LLC reserves the right to change specifications for product improvement without notification.

## SPECIFICATIONS

### LED System

Proprietary linear LED module incorporates premium LEDs on a robust platform to achieve excellent thermal management. LEDs are placed to promote a uniform appearance. Available in 2700K, 3000K, 3500K or 4000K with CRI>80 or CRI>90, 3 SDCM or Tunable White (2700K-6500K), CRI>80, >90. LED modules and drivers are replaceable from below.

### Construction

One piece extruded aluminum housing. Die cast aluminum end caps. 2' unit weight: 10 lbs., 3' unit weight: 14 lbs., 4' unit weight: 18 lbs., 5' unit weight: 22 lbs.

### Optic

Reflectors fabricated of 22 Ga. steel finished in High Reflectance White powder coat. Extruded acrylic lens .085" thick with satin finish, up to 8' continuous.

### Electrical

Luminaires are pre–wired with factory installed branch circuit wiring and over-molded quick connects. Standard 120-277V constant current driver includes 0-10V analog dimming.
Dimming range 100% to 10%. Power factor > .9.

### Emergency

Output - 10 watts for 90 minutes. Maximum mounting height: 19.2ft.

### Labels

UL and cUL Listed. Suitable for Dry, Damp or Wet Locations, indoor use only. Specify Outdoor rated (OD) for outdoor covered ceiling applications. Outdoor rating not available with Tunable White.

### Finish

Polyester powder coat applied over a multi-stage pre–treatment. Canopy and cord white as standard.

### Lumen Maintenance

| | | | |
|---|---|---|---|
| Reported: | L70 > 61,000 hours | Calculated: | L70 at > 480,000 hours |
| | L90 > 61,000 hours | | L90 at > 128,000 hours |

(Derived from EPA TM-21 calculator. Based on typical conditions, consult factory for additional data.)

### Reliability

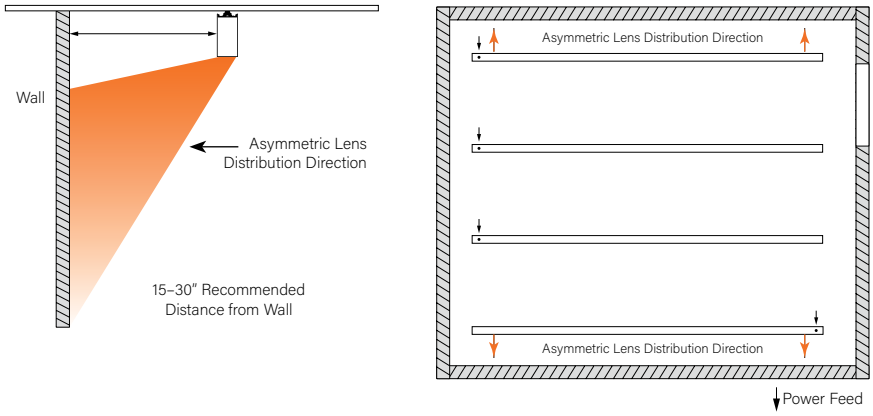
At Focal Point, our products are designed to stand the test of time. Each luminaire is engineered using superior components, manufactured with the utmost care and rigorously tested. Contact us for reliability data.

### Warranty

LED System rated for operation in ambient environments up to 25°C. 5-year limited warranty.Fixture with Outdoor rated (OD) option must be installed in a covered ceiling and is warrantied for operation in ambient environments between -20˚C to +40˚C.

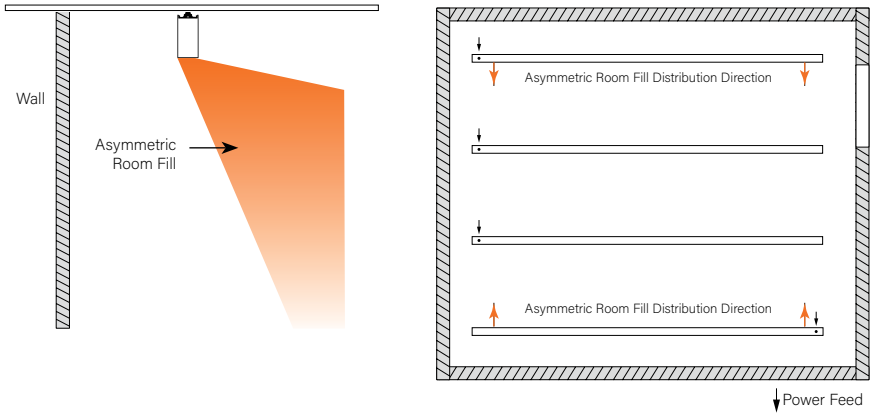
## DIRECT ASYMMETRIC

Standard Application Example




## DIRECT ASYMMETRIC ROOM FILL

Standard Application Example



# Ordering Guide

**Linear Circuitry, Zones & Factory Options**

FOCAL POINT®

### HOW TO USE THIS GUIDE

Fill out the worksheet on the following page to specify your requirements for circuitry, zones, and factory options.

Refer to the run chart for standard run configurations, consult factory for custom configurations.

Complete the Totals / Ordering Codes at the bottom of the worksheet and add to your ordering logic on the cut sheet.

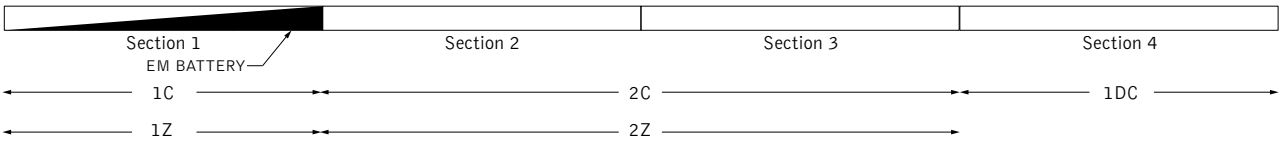
Submit the worksheet along with your order.

---

**TOTAL RUN LENGTH:** 32ft **JOB NAME:** _____ **FIXTURE TYPE:** _____

| | HOUSING SECTION | SECTION LENGTH | SHARED ELECTRICAL FEED, NORMAL POWER | | | FACTORY OPTIONS | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | SEPARATE ELECTRICAL FEEDS | | | EM |
| | | | SWITCHING CIRCUIT | DIMMING ZONE | DAYLIGHT ZONE | DAYLIGHT CIRCUIT | EMERGENCY CIRCUIT | ECD | |
| EXAMPLE | 1 | 8 | 1C | 1Z | | | | | 1EM |
| | 2 | 8 | 2C | 2Z | | | | | |
| | 3 | 8 | 2C | 2Z | | | | | |
| | 4 | 8 | | | | 1DC | | | |
| | Totals / Ordering Codes | | 2C | 2Z | | 1DC | | | 1EM |

ORDERING: FSM4L-FL-625LF-35K- **2C2Z** -UNV-LD1-G2- **1DC-1EM** -WH-32ft




---

| KEY | |
|---|---|
| **C = Switching Circuit**<br>Switched Hot / Shared Neutral | **DC = Daylight Circuit**<br>Switched Hot / Separate Neutral |
| **Z = Dimming Zone**<br>Dimming Control Wires | **EC = Emergency Circuit**<br>Switched Hot / Separate Neutral |
| **DL = Daylight Zone**<br>Daylight Dimming Control Wires | **EM = Emergency Battery**<br>Unswitched Hot / Shared Neutral |
| | **ECD = Emergency Control Device**<br>Unswitched Hot / Separate Neutral |

### DEFAULTS

- Zones and Factory Options illuminate entire sections from 4' to 8' in length.
- One shared or isolated circuit and zone required per housing section.
- Limit of one EM or ECD per housing section.
- Additional electrical feed required for applications greater than three shared circuits and zones.
- Each DC, EC and ECD require an additional electrical feed.
- ECD not available in the same housing section as EC.
- Longer lead times and additional pricing may apply for custom run configurations.

### CUSTOM LENGTHS

- If partial illumination of emergency or daylight section is required, indicate in ordering guide and add "partial illumination" in Order Notes. Drawing required.
- Engineering validation required, longer lead times may apply.

# Ordering Guide Worksheet

**Linear Circuitry, Zones & Factory Options**

FOCAL POINT®

WORKSHEET

**TOTAL RUN LENGTH:** _____ **JOB NAME:** _____ **FIXTURE TYPE:** _____

| HOUSING SECTION | SECTION LENGTH | SHARED ELECTRICAL FEED, NORMAL POWER | | | FACTORY OPTIONS | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | SEPARATE ELECTRICAL FEEDS | | | EM |
| | | SWITCHING CIRCUIT | DIMMING ZONE | DAYLIGHT ZONE | DAYLIGHT CIRCUIT | EMERGENCY CIRCUIT | ECD | |
| 1 | | | | | | | | |
| 2 | | | | | | | | |
| 3 | | | | | | | | |
| 4 | | | | | | | | |
| 5 | | | | | | | | |
| 6 | | | | | | | | |
| 7 | | | | | | | | |
| 8 | | | | | | | | |
| 9 | | | | | | | | |
| 10 | | | | | | | | |
| 11 | | | | | | | | |
| 12 | | | | | | | | |
| 13 | | | | | | | | |
| 14 | | | | | | | | |
| 15 | | | | | | | | |
| 16 | | | | | | | | |
| 17 | | | | | | | | |
| 18 | | | | | | | | |
| 19 | | | | | | | | |
| 20 | | | | | | | | |
| Totals / Ordering Codes | | | | | | | | |

Combine to create Circuits & Zones ordering code

Enter as individual Factory Options

**RUN CHART**

| Run length (ft) | Housing Configuration Section Lengths |
|---|---|
| 9 | 5 + 4 |
| 10 | 6 + 4 |
| 11 | 7 + 4 |
| 12 | 8 + 4 |
| 13 | 8 + 5 |
| 14 | 8 + 6 |
| 15 | 8 + 7 |
| 16 | 8 + 8 |
| 17 | 8 + 5 + 4 |
| 18 | 8 + 6 + 4 |
| 19 | 8 + 7 + 4 |
| 20 | 8 + 8 + 4 |

| Run length (ft) | Housing Configuration Section Lengths |
|---|---|
| 21 | 8 + 8 + 5 |
| 22 | 8 + 8 + 6 |
| 23 | 8 + 8 + 7 |
| 24 | 8 + 8 + 8 |
| 25 | 8 + 8 + 5 + 4 |
| 26 | 8 + 8 + 6 + 4 |
| 27 | 8 + 8 + 7 + 4 |
| 28 | 8 + 8 + 8 + 4 |
| 29 | 8 + 8 + 8 + 5 |
| 30 | 8 + 8 + 8 + 6 |
| 31 | 8 + 8 + 8 + 7 |
| 32 | 8 + 8 + 8 + 8 |

| Run length (ft) | Housing Configuration Section Lengths |
|---|---|
| 33 | 8 + 8 + 8 + 5 + 4 |
| 34 | 8 + 8 + 8 + 6 + 4 |
| 35 | 8 + 8 + 8 + 7 + 4 |
| 36 | 8 + 8 + 8 + 8 + 4 |
| 37 | 8 + 8 + 8 + 8 + 5 |
| 38 | 8 + 8 + 8 + 8 + 6 |
| 39 | 8 + 8 + 8 + 8 + 7 |
| 40 | 8 + 8 + 8 + 8 + 8 |
| 41 | 8 + 8 + 8 + 8 + 5 + 4 |
| 42 | 8 + 8 + 8 + 8 + 6 + 4 |
| 43 | 8 + 8 + 8 + 8 + 7 + 4 |
| 44 | 8 + 8 + 8 + 8 + 8 + 4 |

| Run length (ft) | Housing Configuration Section Lengths |
|---|---|
| 45 | 8 + 8 + 8 + 8 + 8 + 8 + 5 |
| 46 | 8 + 8 + 8 + 8 + 8 + 8 + 6 |
| 47 | 8 + 8 + 8 + 8 + 8 + 8 + 7 |
| 48 | 8 + 8 + 8 + 8 + 8 + 8 + 8 |

Standard run configurations, consult factory for custom configurations.

BEACON
design . performance . technology

# Ratio Flood

COMPACT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

RATIO



RFL2 RFL3

## FEATURES

- Compact LED flood with a variety of NEMA distributions for lighting applications such as: safety/security, accent, flag pole, columns or signs
- Part of the Ratio flood series, this luminaire was designed in cohesion with the site/area products to provide a sleek and timeless look
- Features a dense optical array, providing reduced pixelation and increased visual comfort without compromising performance

IP66 DLC LISTED DLC LISTED PREMIUM BUY AMERICAN SOLUTIONS

See Certification Specifications

## SPECIFICATIONS

### CONSTRUCTION

- Corrosion resistant, rugged die-cast aluminum housing with powder coat paint finish
- High impact UV stabilized acrylic outer lens protects LEDs and allows for cleaning and debris removal
- Internal venting fins create optimal heat dissipation and allow all water to drain from the face of the luminaire
- Lens hardware is internal to the fixture allowing for uniform pressure on the gasket for an optimal water tight seal

### OPTICS

- 44 or 90 midpower LEDs
- Stock Versions: 4000K and 5000K CCT
- Variety of NEMA distributions: - N (2x2), M (4x4) and W (6x6) - Stock version Wide (6x6) only
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance

### INSTALLATION

- Traditional ½" x 14 NPS threaded adjustable knuckle mounting
- Easy maintenance access to electrical components with removal of 4 screws from back of fixture housing
- Trunnion mount available (sold separately)

### ELECTRICAL

- 120–277V operation, 50/60Hz
- Driver IP66 and RoHS compliant driver
- 10kV surge protector optional
- 0–10V dimming driver standard, continuous dimming option to have leads pulled out for easy connection
- Drivers have 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls

### CERTIFICATIONS

- Fixture is IP66 rated
- Listed to UL1598 for use in wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

### WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

| KEY DATA | |
|---|---|
| Lumen Range | 3245–6823 |
| Wattage Range | 26–52 |
| Efficacy Range (LPW) | 126–142 |
| Weights lbs. (kg) | 3.7–5.5 (6.12–10.8) |



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# Ratio Flood
COMPACT

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

## STOCK ORDERING INFORMATION

| Catalog Number | Mounting | Distribution | Wattage | Voltage | CCT | Lumens | LPW | Weight lbs. (KG) | Finish |
|---|---|---|---|---|---|---|---|---|---|
| **RFL2-25-4K** | Knuckle | Wide | 26 | 120–277V | 4000K | 3327 | 127 | 3.7 (1.68) | Bronze |
| **RFL2-25-5K** | Knuckle | Wide | 26 | 120–277V | 5000K | 3245 | 124 | 3.7 (1.68) | Bronze |
| **RFL2-25-4K-PC** | Knuckle | Wide | 26 | 120–277V | 4000K | 3327 | 127 | 3.7 (1.68) | Bronze |
| **RFL2-25-5K-PC** | Knuckle | Wide | 26 | 120–277V | 5000K | 3245 | 124 | 3.7 (1.68) | Bronze |
| **RFL3-40-4K** | Knuckle | Wide | 34 | 120–277V | 4000K | 4551 | 134 | 5.5 (2.50) | Bronze |
| **RFL3-40-5K** | Knuckle | Wide | 34 | 120–277V | 5000K | 4439 | 131 | 5.5 (2.50) | Bronze |
| **RFL3-40-4K-PC** | Knuckle | Wide | 34 | 120–277V | 4000K | 4551 | 134 | 5.5 (2.50) | Bronze |
| **RFL3-40-5K-PC** | Knuckle | Wide | 34 | 120–277V | 5000K | 4439 | 131 | 5.5 (2.50) | Bronze |
| **RFL3-50-4K** | Knuckle | Wide | 52 | 120–277V | 4000K | 6823 | 131 | 5.5 (2.50) | Bronze |
| **RFL3-50-5K** | Knuckle | Wide | 52 | 120–277V | 5000K | 6654 | 128 | 5.5 (2.50) | Bronze |
| **RFL3-50-4K-PC** | Knuckle | Wide | 52 | 120–277V | 4000K | 6823 | 131 | 5.5 (2.50) | Bronze |
| **RFL3-50-5K-PC** | Knuckle | Wide | 52 | 120–277V | 5000K | 6654 | 128 | 5.5 (2.50) | Bronze |

## ORDERING GUIDE

**Example:** RFL2–44L-25–4K7–M–UNV–K–DBT–CD–SP

CATALOG #

| Model | Nominal Lumens | CCT/CRI | Distribution | Voltage | Mounting | Color |
|---|---|---|---|---|---|---|
| **RFL2** Ratio Flood Size 2 | **44L–25** 44 LED–3000lm | **3K7** 3000K, 70 CRI | **N** Narrow, 2x2 | **UNV** Universal 120–277 | **K** Knuckle | **BLT** Black Matte Textured |
| **RFL3** Ratio Flood Size 3 | **90L–40** 90 LED–5000lm | **4K7** 4000K, 70 CRI | **M** Medium Flood, 4x4 | | | **BLS** Black Gloss Smooth |
| | **90L–50** 90 LED–7000lm | **5K7** 5000K, 70 CRI | **W** Wide Flood, 6x6 | | | **DBT** Dark Bronze Matte Textured |
| | | | | | | **DBS** Dark Brone Gloss Smooth |
| | | | | | | **GTT** Graphite Matte Textured |
| | | | | | | **LGS** Light Grey Gloss Smooth |
| | | | | | | **PSS** Platinum Silver Smooth |
| | | | | | | **WHT** White Matte Textured |
| | | | | | | **WHS** White Gloss Smooth |
| | | | | | | **VGT** Verde Green Textured |
| | | | | | | **Color Option** |
| | | | | | | **CC** Custom Color |

| Control Options | Options |
|---|---|
| **CD** Continuous Dimmable | **SP**[1] Surge Protector, 10kA Surge Protector |
| **PC**[1] Button Photcontrol | |

1 SP and PC cannot be in the same fixture due to space constraints

## ACCESSORIES AND REPLACEMENT PARTS (ORDERED SEPARATELY)

| | Catalog Number | Description |
|---|---|---|
| ☐ | **TRN–XX**[1] | Trunnion adapter for ½" threaded knuckle mount |

1 Specify finish color to match fixture, e.g. DBT - Dark Bronze Matte



TRN-XX



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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

# Ratio Flood

COMPACT

## PERFORMANCE DATA

| | | | | | 5K (5000K nominal, 70 CRI) | | | 4K (4000K nominal, 70 CRI) | | | 3K (3000K nominal, 70 CRI) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Series | Nominal Watts | Dist. Type | NEMA | Field Angle $H^0$ X $V^0$ | Lumens | LPW[1] | Max Beam Candlepower | Lumens | LPW[1] | Max Beam Candlepower | Lumens | LPW[1] | Max Beam Candlepower |
| RFL2 | 25 | N | 2 x 2 | 20 x 20 | 3308 | 129 | 56009 | 3391 | 132 | 57425 | 3285 | 128 | 55632 |
| | | M | 4 x 4 | 57 x 57 | 3124 | 121 | 7180 | 3203 | 124 | 7588 | 3103 | 120 | 7426 |
| | | W | 6 x 6 | 105 x 105 | 3245 | 124 | 1848 | 3327 | 127 | 1895 | 3223 | 123 | 1836 |
| RFL3 | 40 | N | 2 x 2 | 20 x 20 | 4525 | 136 | 76622 | 4639 | 139 | 69924 | 4494 | 135 | 76107 |
| | | M | 4 x 4 | 57 x 57 | 4273 | 127 | 10228 | 4382 | 130 | 10486 | 4245 | 126 | 10159 |
| | | W | 6 x 6 | 105 x 105 | 4439 | 131 | 2528 | 4551 | 134 | 2592 | 4409 | 130 | 2511 |
| | 50 | N | 2 x 2 | 20 x 20 | 6784 | 133 | 114868 | 6956 | 136 | 117772 | 6739 | 132 | 114095 |
| | | M | 4 x 4 | 57 x 57 | 6408 | 125 | 17055 | 6569 | 128 | 17486 | 6364 | 124 | 16940 |
| | | W | 6 x 6 | 105 x 105 | 6654 | 128 | 3791 | 6823 | 131 | 3886 | 6610 | 127 | 3765 |

1 Lumen values are from photometric tests performed in accordance with IESNA LM–79–08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

## ELECTRICAL DATA

| # LEDS | Nominal Wattage | Input Voltage | Oper. Current (Amps) | System Power (W) |
|---|---|---|---|---|
| RFL2 | 25 | 120 | 0.22 | 26.0 |
| | | 208 | 0.13 | |
| | | 240 | 0.11 | |
| | | 277 | 0.09 | |
| RFL3 | 40 | 120 | 0.28 | 33.8 |
| | | 208 | 0.16 | |
| | | 240 | 0.14 | |
| | | 277 | 0.12 | |
| | 50 | 120 | 0.43 | 51.7 |
| | | 208 | 0.25 | |
| | | 240 | 0.22 | |
| | | 277 | 0.19 | |

## PROJECTED LUMEN MAINTENANCE

| Ambient Temperature | OPERATING HOURS | | | | | |
|---|---|---|---|---|---|---|
| | 0 | 25,000 | 50,000 | TM–21–11 60,000[1] | 100,000 | Calculated L70 (Hours) |
| 25°C / 77°C | 1.00 | 0.96 | 0.94 | 0.91 | 0.83 | > 191,000 |
| 40°C / 104°F | 0.99 | 0.95 | 0.93 | 0.93 | 0.81 | > 173,000 |

## LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

| Ambient Temperature | | Lumen Multiplier |
|---|---|---|
| 0˚ C | 32˚ F | 1.03 |
| 10˚ C | 50˚ F | 1.01 |
| 20˚ C | 68˚ F | 1.00 |
| 25˚ C | 77˚ F | 1.00 |
| 30˚ C | 86˚ F | 0.99 |
| 40˚ C | 104˚ F | 0.98 |
| 50˚ C | 122˚ F | 0.97 |

Use these factors to determine relative lumen output for average ambient temperatures from 0–40°C (32–104°F)



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# Ratio Flood
COMPACT

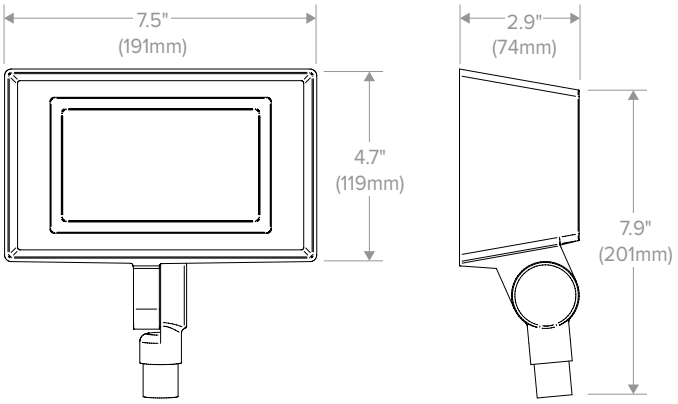
DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

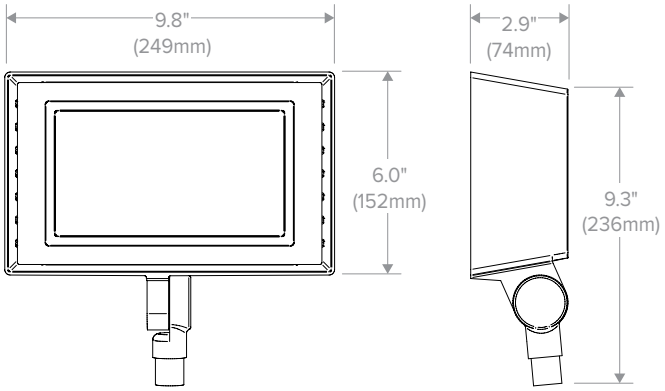
## DIMENSIONS

**RFL2**




RFL2 EPA(Front/Side)
0.34ft² / 0.17ft²

**RFL3**




RFL3 EPA(Front/Side)
0.97ft² / 0.20ft²

## ADDITIONAL INFORMATION

### SHIPPING INFORMATION

| Catalog Number | G.W (kg)/CTN | Carton Dimensions | | |
|---|---|---|---|---|
| | | Length Inch (cm) | Width Inch (cm) | Height Inch (cm) |
| RFL2 | 3.7lbs (1.68kg) | 20.7 (52.7) | 15.1 (38.4) | 6.9 (17.6) |
| RFL3 | 5.5lbs (2.50kg) | 25 (63.5) | 15.1 (38.4) | 6.9 (17.6) |

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# GEOPAK SERIES SIZE 2 LED

Architectural Wallpack

TRP2/RDI2 Low Glare **NEW**

Cat.#

Job

Type

HUBBELL Outdoor Lighting

Approvals

## SPECIFICATIONS

**Applications:**
Medium sized architectural wallpacks in two stylish shapes accentuate building architecture and provide excellent illumination and uniformity

**Construction:**
- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

**LED/Optics:**
- Precision crafted optics and reflectors provide up to 150 LPW and zero pixelation over the lens for maximum visual comfort
- Wide Throw and Forward Throw distributions available
- 3000K - 70 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal

**Electrical:**
- Optional Dual Drivers & Dual Power Feeds for 50 and 70 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor ≥ 90%
- THD (Total Harmonic Distortion) <20%
- Ambient operating temperature -40°C to 40°C

**Installation/Mounting:**
- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance.
- Black box accessory available for surface conduit application

**Options/Controls:**
- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Occupancy sensor options available for complete on/off and dimming control

**Secondary Distribution:**
- Optional secondary distributions provide approximately 5% uplight for lighting building facades and/or providing direct/indirect lighting for under canopy applications
- Available in three distribution including Wall Graze, Spot/Column and Canopy

**Listings:**
- IP65 rated housing
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Zero uplight (U0), dark sky, neighbor friendly (excludes uplight versions)
- Drivers IP66 and RoHS compliant

**Warranty:**
For more information visit:
http://www.hubbelloutdoor.com/resources warranty/

## PRODUCT IMAGE(S)

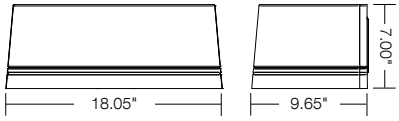


Trapezoid

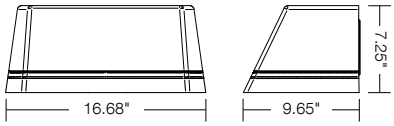


Radius

## DIMENSIONS




RDI2
Weight:
16 lbs (7.3 kg)




TRP2
Weight:
16 lbs (7.3 kg)

## CERTIFICATIONS/LISTINGS

*3000K and warmer CCTs only

## SHIPPING INFORMATION

| Catalog Number | G.W(kg)/ CTN | Carton Dimensions | | |
|---|---|---|---|---|
| | | Length Inch (cm) | Width Inch (cm) | Height Inch (cm) |
| **RDI2** | 18 (8.2) | 20.5 (52) | 9.5 (24) | 12 (30) |
| **TRP2** | 16 (7.3) | 18.5 (47) | 9.5 (24) | 11.5 (29) |

## ORDERING INFORMATION

ORDERING EXAMPLE: TRP2-D-30-3K7-FT-UNV-UG-GT-PC

[ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

**FAMILY**
- **TRP2** Trapezoid
- **RDI2** Radius

**LEDS - WATTAGE**
- **D-20** 20w Low Glare Diffuse
- **D-30** 30w Low Glare Diffuse
- **D-50** 50w Low Glare Diffuse
- **D-70** 70w Low Glare Diffuse

**CCT**
- **3K7** 3000K, 70CRI
- **4K7** 4000K, 70CRI
- **5K7** 5000K, 70CRI

**DISTRIBUTION**
- **FT** Forward Throw Diffused
- **WT** Wide Throw Diffused

**VOLTAGE**
- **UNV** 120-277V
- **120** 120V
- **208** 208V
- **240** 240V
- **277** 277V
- **UHV**[1] 347/480V
- **347**[1] 347V
- **480**[1] 480V

**FINISH**
- **BL** Black Textured
- **DB** Dark Bronze Textured
- **GT** Graphite Textured
- **GYS** Light Gray Smooth
- **PS** Platinum Silver Smooth
- **WH** White Textured
- **CC** Custom Color

**SECONDARY DISTRIBUTION**
- **BLANK** Downlight Only
- **UG**[2] Uplight Wall Graze
- **UC**[2] Uplight Canopy
- **US**[2] Uplight Spot/Column

**CONTROL OPTIONS**
- **PC** Button Photocontrol
- **SCP**[4,5] Programmable occupancy sensor, factory default is 10% light output
- **SCO**[4] Sensor Control, On/Off

**SPEC SCP/SCO MOUNT HEIGHT**
- **-8F** Up to 8ft mount height
- **-20F** Up to 20ft mount height

**OPTIONS**
- **SF**[3] Single Fuse & Fuse Holder
- **DF**[3] Double Fuse & Fuse Holder
- **2DR**[6] Dual Drivers
- **2PF**[6] Dual Power Feeds

[1] 70 watt version only, not available with PC, SCP or SCO sensors
[2] Not available with SF, DF, 2DR or 2PF electrical options
[3] Must specify voltage
[4] PCU option not applicable, included in sensor
[5] Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings
[6] Not available with 20w, 30w or uplight versions


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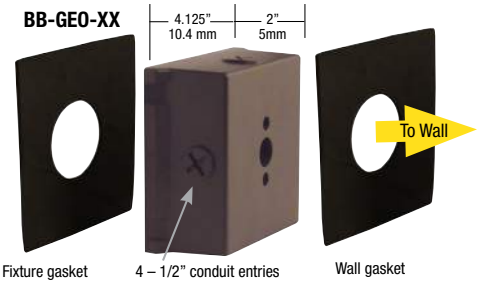
## *ACCESSORIES* - Order separately

| Catalog Number | Description |
|---|---|
| **SCP-REMOTE*** | Remote control for SCP option. Order at least one per project to program and control dimming settings |
| **BB-GEO-XX** | Black box with 4 - 1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB" |

* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.
** When ordering with SiteSync, one of the following interface options must be chosen an ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
\+ If needed, an additional Bridge Node can be ordered.



**BB-GEO-XX** – Mounted to luminaire




## *INPUT POWER CONSUMPTION*

| # OF LEDS | VERSION | INPUT VOLTAGE (V) | CURRENT (Amps) | SYSTEM POWER (w) |
|---|---|---|---|---|
| 180 | Downlight Only | 120 | 0.18 | 21 |
| | | 277 | 0.08 | 21 |
| | | 120 | 0.28 | 33 |
| | | 277 | 0.12 | 33 |
| | | 120 | 0.41 | 49 |
| | | 277 | 0.18 | 49 |
| | | 120 | 0.52 | 62 |
| | | 277 | 0.22 | 62 |
| | | 347 | 0.18 | 62 |
| | | 480 | 0.13 | 62 |
| | With Uplight | 120 | 0.18 | 22 |
| | | 277 | 0.08 | 22 |
| | | 120 | 0.29 | 35 |
| | | 277 | 0.13 | 35 |
| | | 120 | 0.43 | 52 |
| | | 277 | 0.19 | 52 |
| | | 120 | 0.55 | 66 |
| | | 277 | 0.24 | 66 |
| | | 347 | 0.19 | 66 |
| | | 480 | 0.14 | 66 |

## *PERFORMANCE DATA - LOW GLARE*

| SECONDARY DISTRIBUTION | NOMINAL WATTS | SYSTEM WATTS | MAIN DISTR. TYPE | 5K (5000K nominal, 70 CRI) | | | | | 4K (4000K nominal, 70 CRI) | | | | | 3K (3000K nominal, 70 CRI) | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | LUMENS | LPW | B | U | G | LUMENS | LPW | B | U | G | LUMENS | LPW | B | U | G |
| None | D-20 | 21.0 | FT | 3,082 | 147 | 1 | 0 | 1 | 3,067 | 146 | 1 | 0 | 1 | 2,883 | 137 | 1 | 0 | 1 |
| | | | WT | 3,195 | 152 | 1 | 0 | 0 | 3,179 | 151 | 1 | 0 | 0 | 2,988 | 142 | 1 | 0 | 0 |
| | D-30 | 33.4 | FT | 4,995 | 150 | 1 | 0 | 1 | 4,970 | 149 | 1 | 0 | 1 | 4,672 | 140 | 1 | 0 | 1 |
| | | | WT | 5,178 | 155 | 1 | 0 | 1 | 5,152 | 154 | 1 | 0 | 1 | 4,843 | 145 | 1 | 0 | 1 |
| | D-50 | 48.7 | FT | 7,094 | 146 | 1 | 0 | 1 | 7,058 | 145 | 1 | 0 | 1 | 6,635 | 136 | 1 | 0 | 1 |
| | | | WT | 7,353 | 151 | 1 | 0 | 1 | 7,316 | 150 | 1 | 0 | 1 | 6,877 | 141 | 1 | 0 | 1 |
| | D-70 | 61.8 | FT | 8,669 | 140 | 1 | 0 | 1 | 8,626 | 140 | 1 | 0 | 1 | 8,108 | 131 | 1 | 0 | 1 |
| | | | WT | 8,986 | 145 | 1 | 0 | 1 | 8,941 | 145 | 1 | 0 | 1 | 8,405 | 136 | 1 | 0 | 1 |
| UC (Canopy) | D-20 | 22.3 | FT | 2,991 | 134 | 1 | 3 | 1 | 2,976 | 133 | 1 | 3 | 1 | 2,798 | 125 | 1 | 3 | 1 |
| | | | WT | 3,325 | 149 | 1 | 3 | 0 | 3,309 | 148 | 1 | 3 | 0 | 3,110 | 139 | 1 | 3 | 0 |
| | D-30 | 35.5 | FT | 4,847 | 137 | 1 | 3 | 1 | 4,823 | 136 | 1 | 3 | 1 | 4,534 | 128 | 1 | 3 | 1 |
| | | | WT | 5,389 | 152 | 1 | 3 | 1 | 5,362 | 151 | 1 | 3 | 1 | 5,040 | 142 | 1 | 3 | 1 |
| | D-50 | 51.7 | FT | 6,884 | 133 | 1 | 3 | 1 | 6,850 | 132 | 1 | 3 | 1 | 6,439 | 125 | 1 | 3 | 1 |
| | | | WT | 7,653 | 148 | 1 | 3 | 1 | 7,615 | 147 | 1 | 3 | 1 | 7,158 | 138 | 1 | 3 | 1 |
| | D-70 | 65.7 | FT | 8,413 | 128 | 1 | 3 | 1 | 8,371 | 127 | 1 | 3 | 1 | 7,869 | 120 | 1 | 3 | 1 |
| | | | WT | 9,353 | 142 | 1 | 3 | 1 | 9,306 | 142 | 1 | 3 | 1 | 8,748 | 133 | 1 | 3 | 1 |
| UG (Wall Graze) | D-20 | 22.3 | FT | 2,966 | 133 | 1 | 3 | 1 | 2,952 | 132 | 1 | 3 | 1 | 2,774 | 124 | 1 | 3 | 1 |
| | | | WT | 3,302 | 148 | 1 | 3 | 0 | 3,286 | 147 | 1 | 3 | 0 | 3,089 | 139 | 1 | 3 | 0 |
| | D-30 | 35.5 | FT | 4,808 | 135 | 1 | 3 | 1 | 4,784 | 135 | 1 | 3 | 1 | 4,497 | 127 | 1 | 3 | 1 |
| | | | WT | 5,352 | 151 | 1 | 3 | 1 | 5,325 | 150 | 1 | 3 | 1 | 5,006 | 141 | 1 | 3 | 1 |
| | D-50 | 51.7 | FT | 6,827 | 132 | 1 | 3 | 1 | 6,793 | 131 | 1 | 3 | 1 | 6,386 | 124 | 1 | 3 | 1 |
| | | | WT | 7,600 | 147 | 1 | 3 | 1 | 7,562 | 146 | 1 | 3 | 1 | 7,109 | 137 | 1 | 3 | 1 |
| | D-70 | 65.7 | FT | 8,344 | 127 | 1 | 3 | 1 | 8,302 | 126 | 1 | 3 | 1 | 7,804 | 119 | 1 | 3 | 1 |
| | | | WT | 9,288 | 141 | 1 | 3 | 1 | 9,242 | 141 | 1 | 3 | 1 | 8,687 | 132 | 1 | 3 | 1 |
| US (Spot/ Column) | D-20 | 22.3 | FT | 3,156 | 142 | 1 | 3 | 1 | 3,140 | 141 | 1 | 3 | 1 | 2,952 | 132 | 1 | 3 | 1 |
| | | | WT | 3,316 | 149 | 1 | 3 | 0 | 3,300 | 148 | 1 | 3 | 0 | 3,102 | 139 | 1 | 3 | 0 |
| | D-30 | 35.5 | FT | 5,114 | 144 | 1 | 3 | 1 | 5,089 | 143 | 1 | 3 | 1 | 4,784 | 135 | 1 | 3 | 1 |
| | | | WT | 5,375 | 151 | 1 | 3 | 1 | 5,348 | 151 | 1 | 3 | 1 | 5,027 | 142 | 1 | 3 | 1 |
| | D-50 | 51.7 | FT | 7,263 | 140 | 1 | 3 | 1 | 7,227 | 140 | 1 | 3 | 1 | 6,793 | 131 | 1 | 3 | 1 |
| | | | WT | 7,633 | 148 | 1 | 3 | 1 | 7,595 | 147 | 1 | 3 | 1 | 7,140 | 138 | 1 | 3 | 1 |
| | D-70 | 65.7 | FT | 8,876 | 135 | 1 | 3 | 1 | 8,832 | 134 | 1 | 3 | 1 | 8,302 | 126 | 1 | 3 | 1 |
| | | | WT | 9,328 | 142 | 1 | 3 | 1 | 9,282 | 141 | 1 | 3 | 1 | 8,725 | 133 | 1 | 3 | 1 |


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### LOW - GLARE



Designed for optimal visual comfort and maximum performance, the low glare versions provide excellent illumination and uniformity with zero LED pixelation.

### UPLIGHT



Optional uplight distributions provide accent lighting for columns, canopies or building facades

The wall graze also creates a 50/50 appearance on the wall while still providing general illumination on the ground

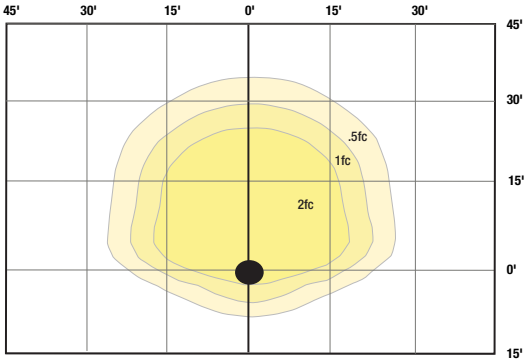
### CONTROL OPTIONS



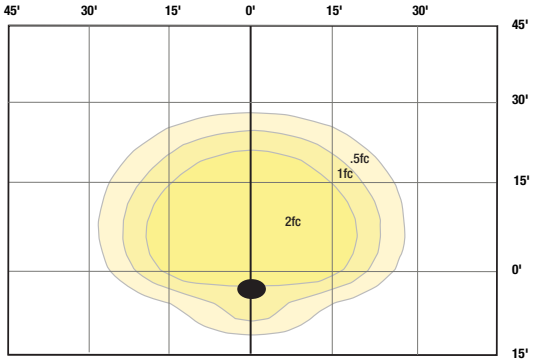
Programmable occupancy sensor offers greater control and energy savings with adjustable delay and dimming levels (Factory default is 10%).

### PHOTOMETRICS

**Mounting Height** 15ft




FORWARD THROW




WIDE THROW

### UPLIGHT GRAZE

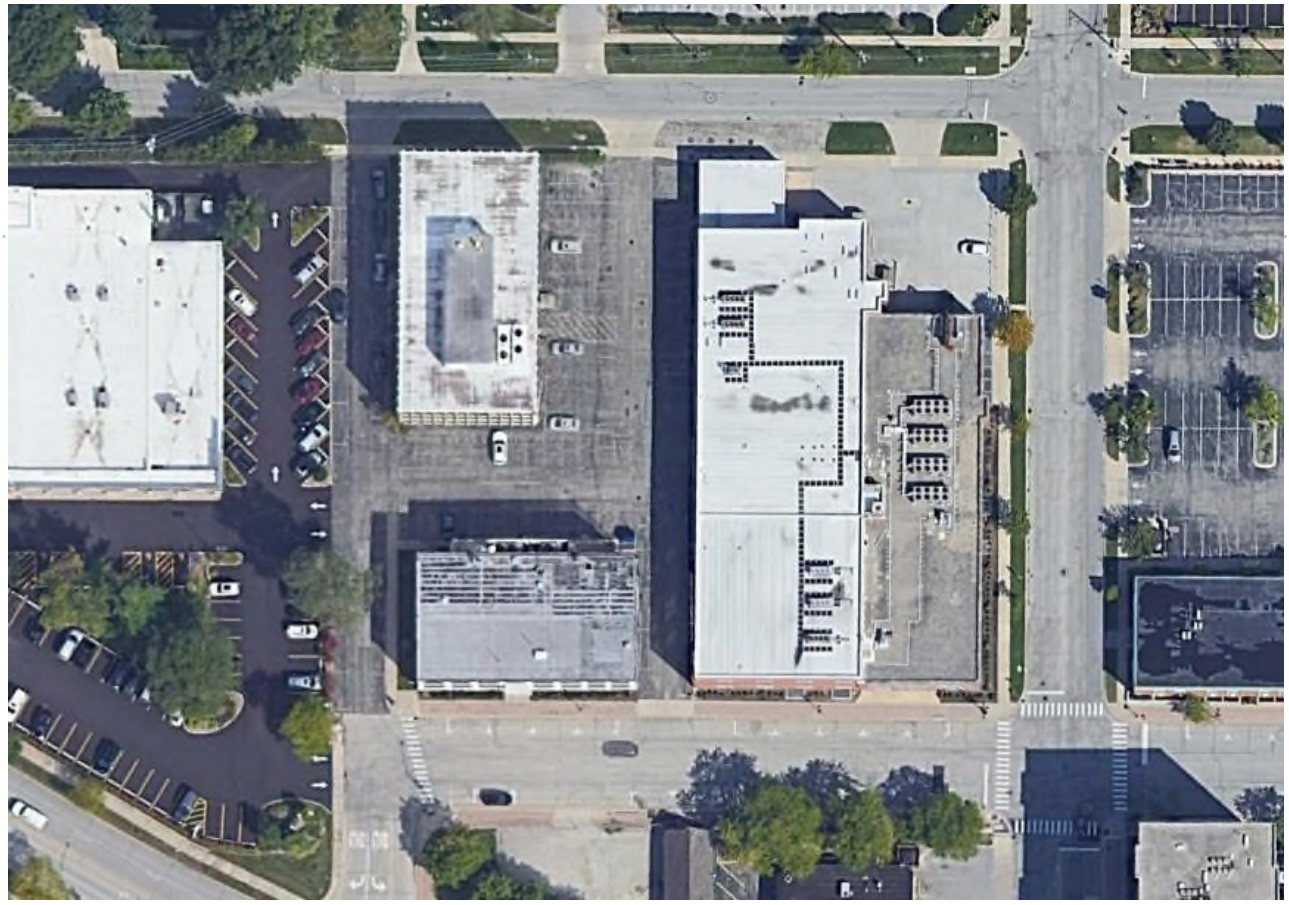


### UPLIGHT SPOT/COLUMN




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# 116-120 West Eastman Avenue
# Residential Traffic Impact and Parking Study
# Arlington Heights, Illinois



**Prepared For:**

Compasspoint Development, LLC

**Prepared by:**

Eriksson Engineering Associates, Ltd.

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Grayslake, Illinois 60030

847.223.4804

www.eea-ltd.com

# 1 INTRODUCTION AND EXISTING CONDITIONS

This report summarizes the results of a transportation analysis for a proposed mixed-use development in Downtown Arlington Heights, Illinois. The building site is located at 116-120 West Eastman Street which is occupied by two office buildings.

The purpose of this study was to identify the transportation system serving the proposed development, to determine its transportation characteristics, and to evaluate the need for improvements supporting the proposed building program.

**Site Location**

The development site is in the northwestern area of Downtown Arlington Heights, Illinois. It is bordered by St. James Street to the north, an AT&T facility to the east, Eastman Street to the south, and Highland Avenue (private road) to the west. It is occupied by surface parking and two office buildings. Access to the office building parking lots is from three driveways with one on St. James Street, one on Eastman Street, and one on Highland Avenue (private road). Land-uses around the site consist of a store and gas station to the south, a bank/office building to the west, single-family homes and a public parking lot to the north, and an AT&T building to the east. **Figure 1** illustrates the site location and area roadways.

**Roadway Characteristics**

A description of the area roadways providing access to the site is illustrated in **Figure 2** and provided below:

***Northwest Highway (U.S. Route 14)*** is an east-west minor arterial in the vicinity of the site that provides two travel lanes in each direction. At its signalized intersection with Vail Avenue, Northwest Highway provides a through lane, a combined through/right-turn lane, and a separate left-turn lane on both approaches. At the two-way stop control intersection with Highland Avenue/Metra parking access, Northwest Highway narrows down to four lanes without a center left-turn lane. It is under the jurisdiction of the Illinois Department of Transportation (IDOT) and has a posted speed limit of 30 mph in the vicinity of the site.

***Eastman Street*** is an east-west local roadway that provides one travel lane in each direction and extends from Highland Avenue east past Arlington Heights Road. It provides parallel on-street parking spaces on both sides of the street that are limited to two-hour parking. A four-way stop intersection is located at Vail Avenue. Eastman Street is under the jurisdiction of the Village of Arlington Heights.

**St. James Street** is an east-west roadway extending between Evergreen and Chestnut Avenue. It has one travel lane in each direction with no parking permitted on the south side of the street. It is under the jurisdiction of the Village of Arlington Heights.

***Highland Avenue*** is a north-south local roadway that extends north from Northwest Highway to St. James Street. From Eastman Street north to St. James Street, it has one northbound only lane with parallel parking on both sides and is a private road. South of Eastman Street, it has one northbound lane and two southbound lanes (left and right) with a stop sign at Northwest Highway. This section is under the jurisdiction of the Village of Arlington Heights.

***Vail Avenue*** is a north-south local roadway that in the vicinity of the site provides one through lane in each direction and extends thru Downtown Arlington Heights. At its signalized intersection with Northwest Highway, the southbound approach has a left-turn lane and a shared right-thru lane. Northbound Vail Avenue has separate left, thru, and right lanes. On-street parking is permitted on the east side south of Eastman Street and on the west side north of Eastman Street. It is under the jurisdiction of the Village of Arlington Heights.

**Public Transportation**

The site is located near the Arlington Heights Metra station for the UP-NW Metra Rail Line which offers daily service between Harvard/McHenry and Chicago. The site is served by PACE bus route 696 as described below:

> *PACE Route 696 Randhurst-Woodfield-Harper College* - Randhurst Mall, Metra UP-NW Line Arlington Heights Station, Cook County Courthouse, Arlington Int'l Racecourse, IKEA, Roosevelt University, Woodfield Mall Pace Northwest Transportation Center, and Harper College.

Sidewalks are provided on the entire surrounding roadway network except for the private road portion of Highland Avenue.

**Bicycle Routes**

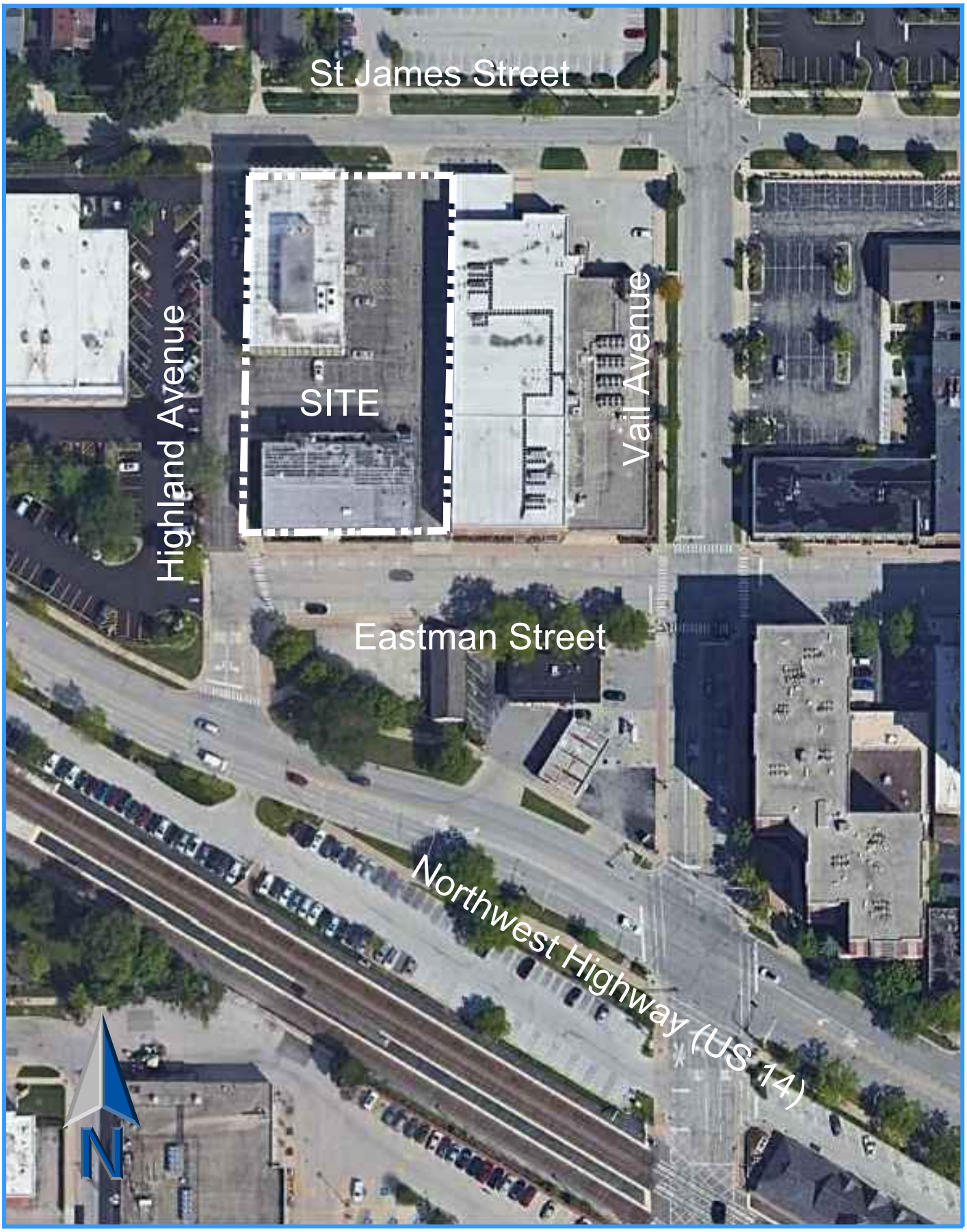
The Village of Arlington Heights identifies Vail Avenue north of St. James Street and St. James Street east of Vail Avenue as bike routes.

**Existing Vehicular, Pedestrian, and Bicycle Volumes**

Weekday morning (7:00 to 9:00 AM) and afternoon (4:00 to 6:00 PM) manual counts of pedestrians and vehicles were conducted in January 2022 at the intersections within the study area.

These counts showed the peak-hours of traffic occurring from 7:45 to 8:45 AM and 4:45 to 5:45 PM on a weekday. However, these counts were conducted during the current pandemic and do not represent pre-pandemic conditions. To be conservative, the 2022 traffic counts were increased by 10% to represent pre-pandemic conditions.

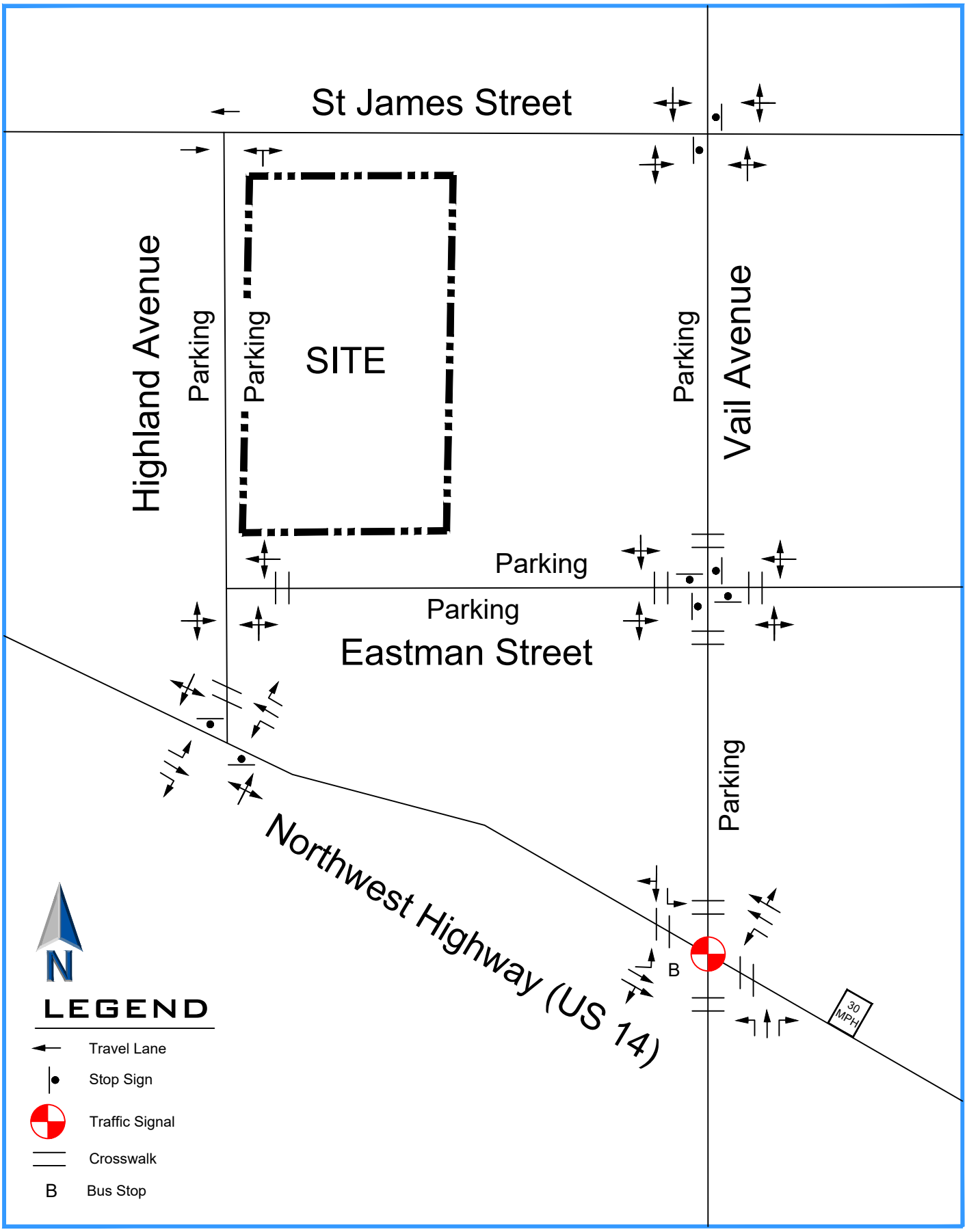
**Figures 3** and **4** illustrates the existing vehicular and pedestrian volumes, respectively. Copies of the counts can be found in the **Appendix**.




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# Site Location and Area Roadways

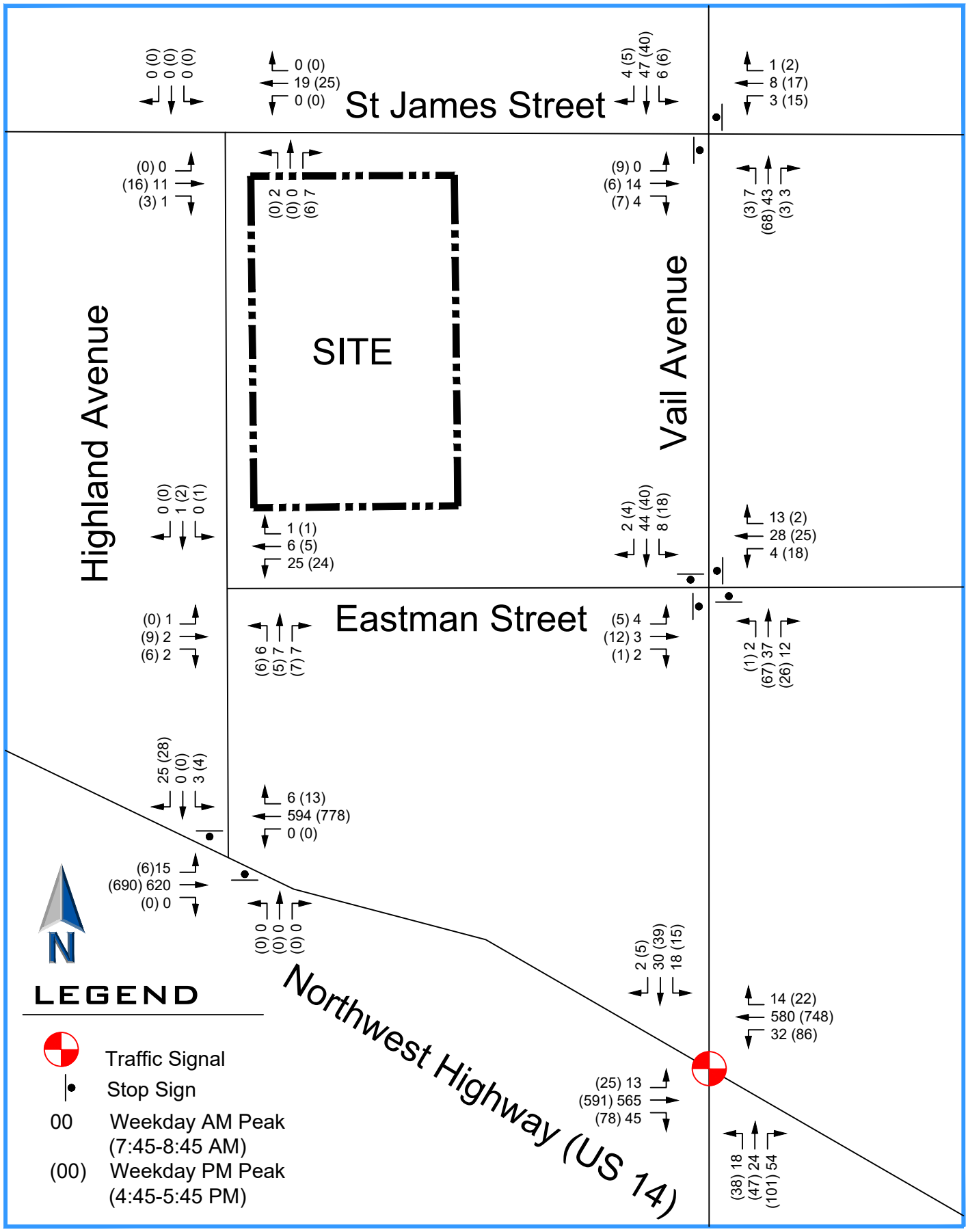
**Figure 1**




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## Existing Geometrics

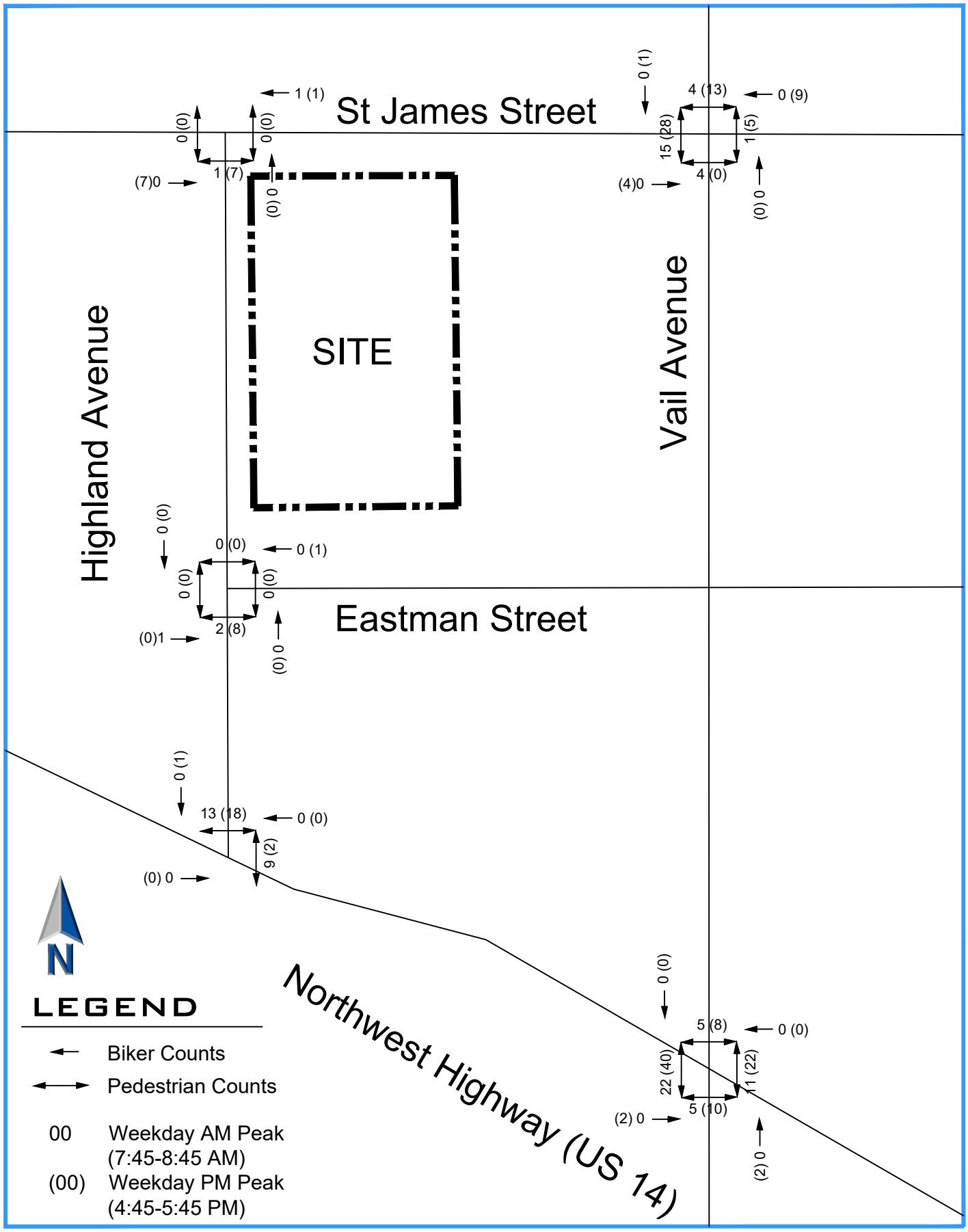
**Figure 2**




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# Year 2022 Peak Hour Volumes

**Figure 3**




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# Year 2022 Pedestrian and Bike Volumes

**Figure 4**

# 2 - DEVELOPMENT CHARACTERISTICS

### Existing and Proposed Site Use

The project site is currently occupied by two-office buildings totaling 55,500 square feet in size with three driveways on the adjacent streets. The proposed development plan is a multi-story apartment building with 136 units with a restaurant (1,885 square feet.). A parking garage for residents will have an entry drive on Eastman Avenue and an exit only access Highland Avenue (private). On-street surface parking is also provided on the private road.

### Site Trip Generation

Vehicle traffic volumes generated by the residential and commercial uses were estimated from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition. **Table 1** summarizes the estimated traffic volumes. **Table 2** illustrates the change in trip generation from the previous office buildings. The overall morning peak-hour volumes drop slightly, and the primary movement becomes outbound for the residential rather than inbound for the offices. In the evening, the volume of traffic increases due to the restaurant by 19 vehicles per hour or just under one vehicle every three minutes.

**Table 1**
**Proposed Site Trip Generation Estimates**

| Use | ITE LUC | Size | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| Apartments | 221 | 136 units | 12 | 38 | **50** | 32 | 21 | **53** |
| Restaurant | 931 | 1,885 sq. ft. | 1 | 1 | **2** | 12 | 7 | **19** |
| | | **Total** | **13** | **39** | **52** | **44** | **28** | **72** |

**Table 2**
**Site Trip Generation Comparison**

| Use | ITE LUC | Size | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| Offices | 710 | 55,500 sq. ft. | 57 | 8 | 65 | 9 | 45 | 54 |
| Proposed Site Traffic Volumes | | | 13 | 39 | 52 | 44 | 28 | 72 |
| | | **Difference** | **-44** | **+31** | **-13** | **+35** | **-17** | **+18** |

### Directional Distribution

The trip distribution for the development is based on a combination of the existing traffic volumes, the existing road system, traffic congestion, and the proposed site access. The trip distribution for the site is shown on **Table 3** and **Figure 5**.

**Table 3**
**Directional Distribution**

| Direction | Percentage |
|---|---|
| North Vail Avenue | 10% |
| East St. James Street | 5% |
| East Eastman Street | 10% |
| East Northwest Highway | 35% |
| South Vail Avenue | 5% |
| West St. James Street | 5% |
| West Northwest Highway | 35% |
| **Total** | **100%** |

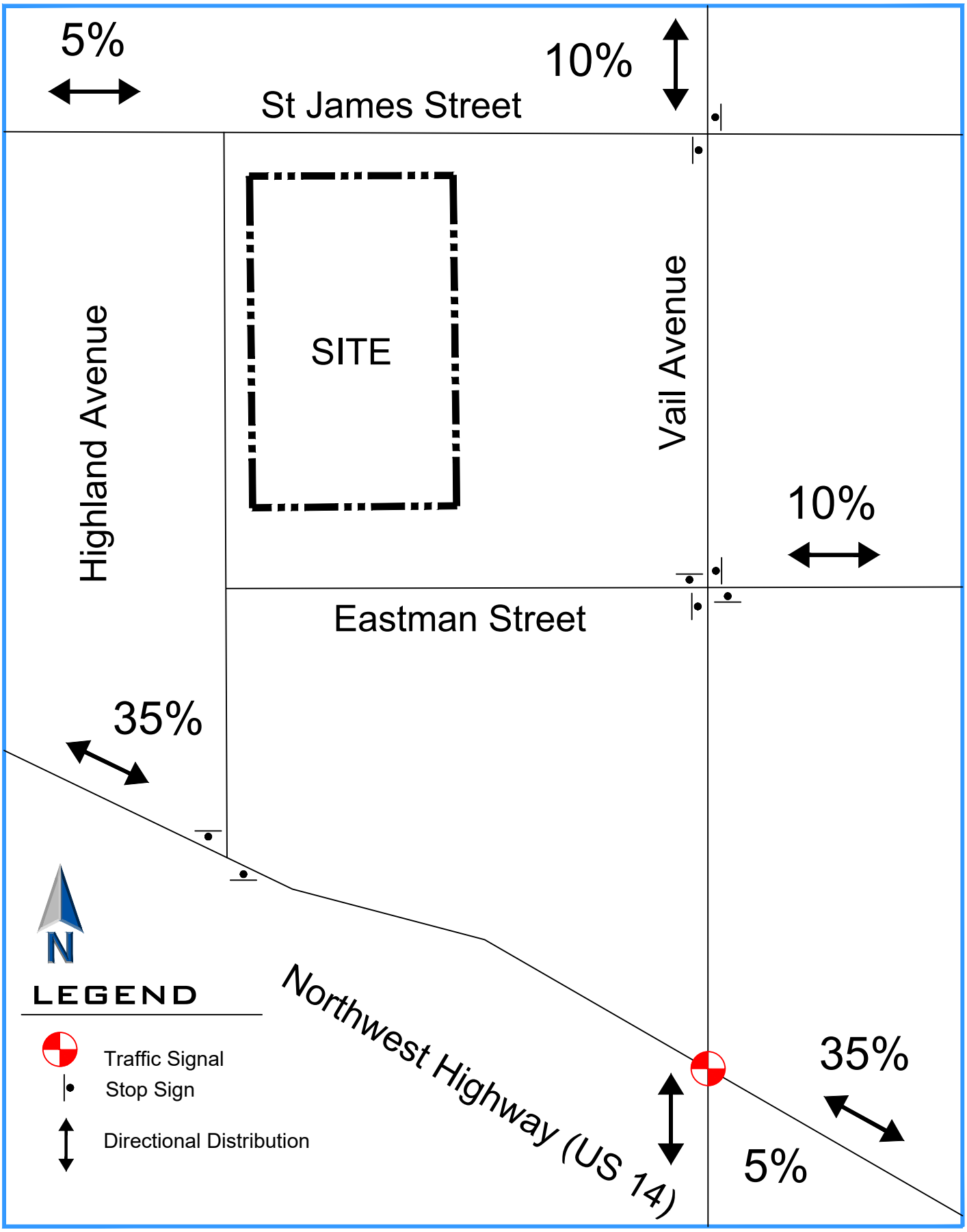
**Site Traffic Assignment**

Based on trip generation and directional distribution estimates, the site generated traffic was assigned to the proposed garage access drive and area roadways. As part of the plan, Highland Avenue will be widened to handle two-way traffic instead one-way traffic northbound. However, at St. James Street, only emergency vehicles will be permitted to use the access. **Figure 6** shows the resulting traffic assignments.

**Total Traffic Volumes**

The existing adjusted traffic volumes and annual growth in these volumes were combined to estimate the amount of traffic in the future without the development. The existing traffic volumes were increased by 0.75% per year on Northwest Highway and 0.45% per year on Vail Avenue to account for traffic growth in the area. A five-year period was used (Year 2028). **Figure 7** shows the projected traffic volumes in the study area without the development.

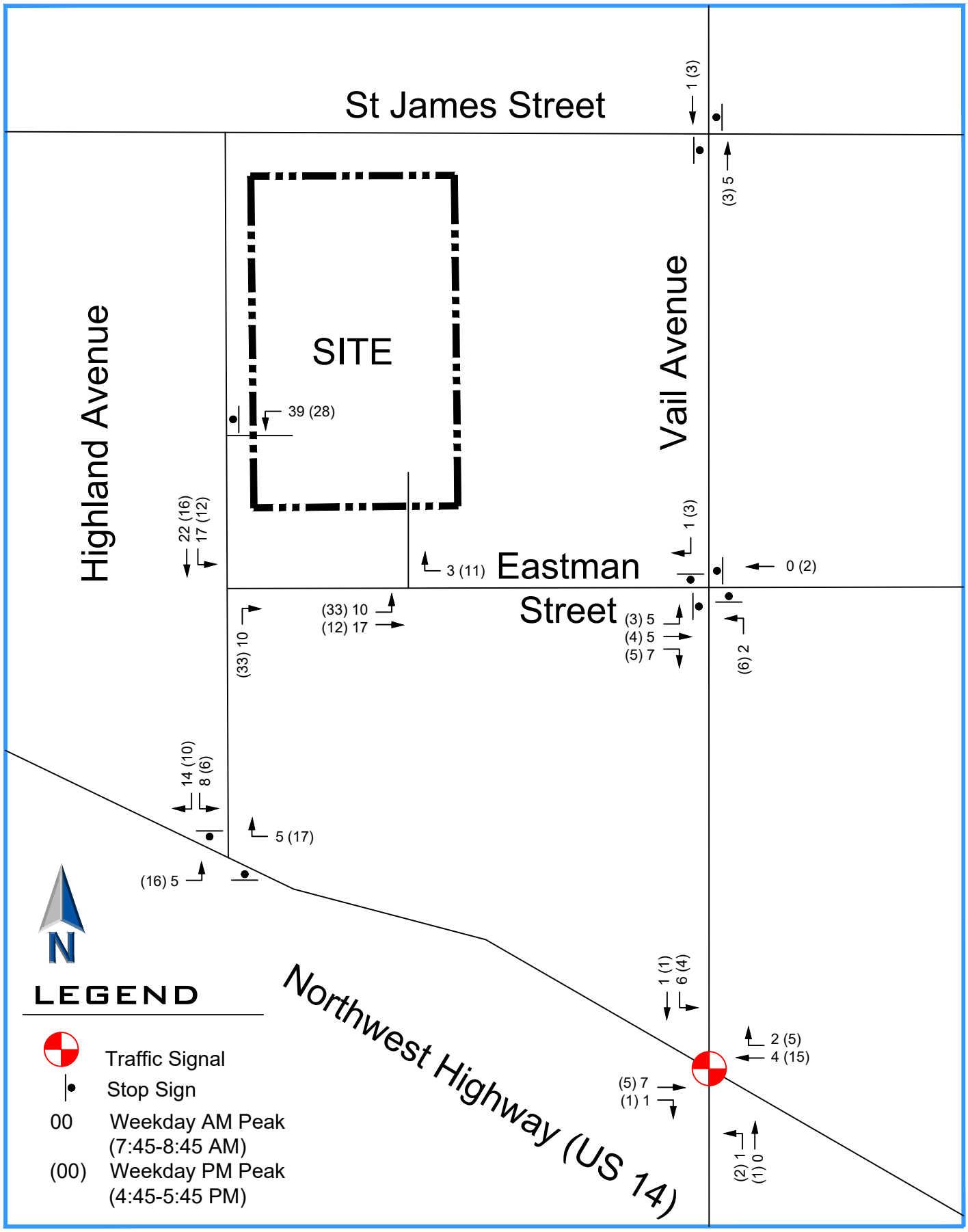
The year 2028 total traffic volumes with the development were calculated by combining the volumes in Figures 6, and 7. The projected traffic volumes are shown in **Figure 8**.




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## Directional Distribution

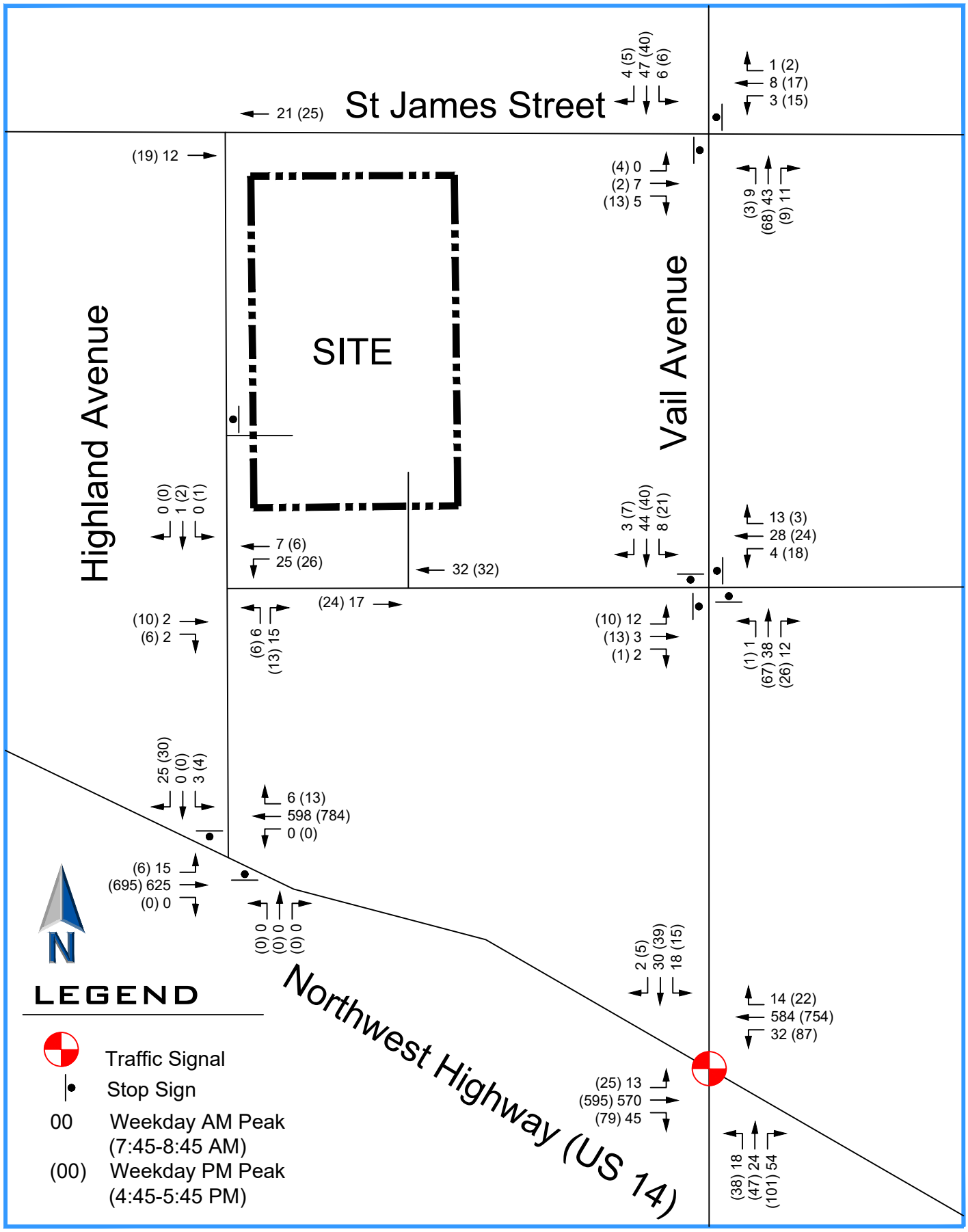
**Figure 5**




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# Site Traffic Assignment

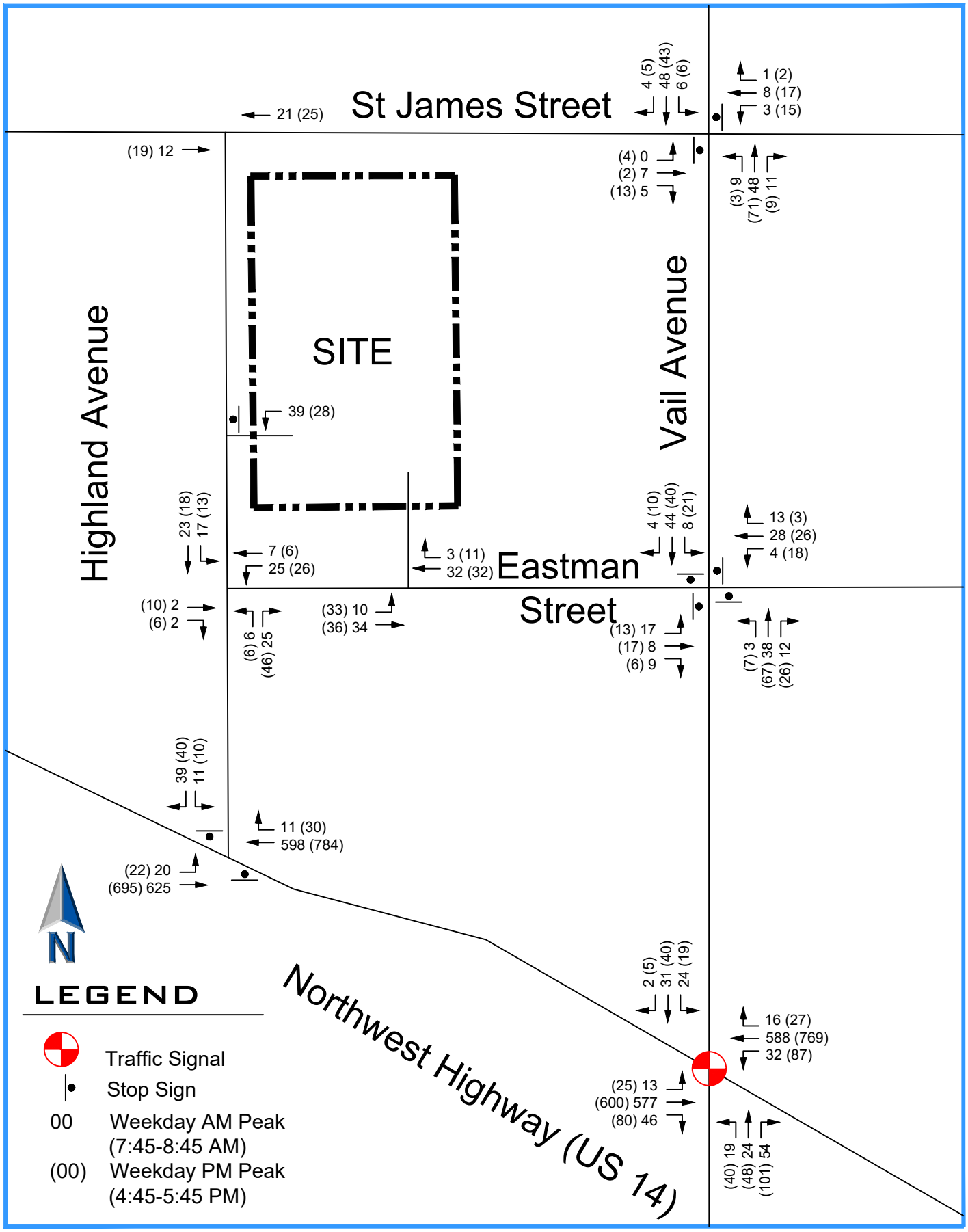
**Figure 6**




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# Year 2028 Base Traffic Volumes

**Figure 7**




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# Year 2028 Total Traffic Volumes

**Figure 8**

# 3 – ANALYSES

### Intersection Capacity Analyses

To determine the operation of the study area intersections and access drives, intersection capacity analyses were conducted for the existing and projected traffic volumes. An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

**Table 3**
**Level of Service Criteria for Intersections**

| Level of Service | Description | Control Delay (seconds/vehicle) | |
|---|---|---|---|
| | | Signals | Stop Signs |
| A | Minimal delay and few stops | <10 | <10 |
| B | Low delay with more stops | >10-20 | >10-15 |
| C | Light congestion | >20-35 | >15-25 |
| D | Congestion is more noticeable with longer delays | >35-55 | >25-35 |
| E | High delays and number of stops | >55-80 | >35-50 |
| F | Unacceptable delays and over capacity | >80 | >50 |

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection area using the Highway Capacity Software computer program to determine the existing and future operations of the access system. These analyses were performed for the weekday peak-hours. Copies of the capacity analysis summaries are included in the **Appendix**.

**Table 4** shows the existing and future level of service and delay results for the signalized and four-way stop intersections in the study area. In general, all these intersections work well now and in the future. **Table 5** shows the existing and future level of service and delay results for the unsignalized intersections in the study area.

### Existing Site Access Drives

Two existing drives on St. James Street and on Eastman Street will be removed as part of the new plan and replaced by one inbound drive. They will reduce the conflicts between vehicles and pedestrians walking along the sidewalk. One on-street space will be lost. On Highland Avenue (private) the driveway will be removed and replaced by a single access point into the parking garage.

### Highland Avenue and Eastman Street

With the conversion of Highland Avenue to two-way traffic, the north leg of the intersection will have one northbound lane and one southbound lane. There are no stop signs posted at this intersection. To clarify the rights-of-way, stop signs should be installed on the westbound Eastman Street leg and on the eastbound commercial drive. The intersection is currently operating at a good level of service and will continue to operate that way.

**Table 5**
**Intersection Level of Service and Total Delay**

| Intersection | Morning Peak | | Evening Peak | |
|---|---|---|---|---|
| | 2022 | 2028 | 2022 | 2028 |
| Northwest Highway At Vail Avenue | A-8.6 | A-8.8 | B-14.6 | B-11.9 |
| Vail Avenue at Eastman Street | A-7.3 | A-7.4 | A-7.6 | A-7.7 |

**Table 6**
**Unsignalized Intersection Level of Service and Total Delay**

| Intersection | Approach | Morning Peak | | Evening Peak | |
|---|---|---|---|---|---|
| | | 2022 | 2028 | 2022 | 2028 |
| Vail Avenue At St James Street | EB Approach | A-9.6 | A-9.4 | A-9.4 | A-9.6 |
| | WB Approach | A-9.7 | A-9.7 | A-9.8 | A-9.9 |
| | NB Left | A-7.3 | A-7.3 | A-7.3 | A-7.3 |
| | SB Left | A-7.3 | A-7.3 | A-7.4 | A-7.4 |
| Highland Avenue at St James Street | WB Left | A-7.2 | | A-7.3 | |
| | NB Approach | A-8.6 | | A-8.5 | |
| Highland Avenue at Eastman Street | EB Approach | A-8.8 | A-9.3 | A-9.0 | A-9.5 |
| | WB Approach | A-9.1 | A-10.0 | A-9.1 | A-9.7 |
| | NB Left | A-7.2 | A-7.3 | A-7.2 | A-7.3 |
| | SB Left | A-7.3 | A-7.3 | A-7.2 | A-7.4 |
| Northwest Highway and Highland Avenue | EB Left | A-9.3 | A-9.3 | A-9.7 | A-9.9 |
| | SB Approach | B-13.6 | C-16.8 | B-14.9 | C-18.8 |
| Highland Avenue and Site Exit | WB Left | | A-9.0 | | A-8.9 |
| Eastman Street and Site Entrance | EB Left | | A-9.2 | | A-9.4 |

**Northwest Highway and Vail Avenue**

The signalized intersection will continue to operate at a good level of service in the future. No additional improvements are required due to the low volume of site generated traffic. Intermittent congestion caused by commuter trains will still occur.

**Vail Avenue and Eastman Street**

The all-way-stop-controlled intersection is currently operating at a good level of service and will continue to operate that way. No additional improvements are required.

**Vail Avenue and St. James Street**

St. James Street at Vail Avenue is under stop sign control. The St. James Street approach volumes are low at 33 vph or less which results in minimal delays at the intersection. No improvements are necessary.

**Site Access Exit Drive on Highland Avenue (private)**

The access drive is proposed to serve as an exit for the parking garage for the development with one outbound lane. The outbound lane will be under stop sign control and restricted to left turns only to the south. It will replace the previous drive serving the office building's surface parking lot. This private section of Highland Avenue will be primarily used by development related traffic, the overall volumes are low and will have a good level of service.

**Site Access Entrance Drive on Eastman Street**

The access drive is proposed to serve as an entrance for the parking garage for the development with one inbound lane. The intersection will have a good level of service due to the low overall volumes.

**Highland Avenue (private) and St. James Street**

Highland Avenue (private) is one-way northbound between Eastman Street and St. James Street. During the traffic counts, there were a few vehicles traveling in the southbound direction illegally. Under the proposed development plan, Highland Avenue will not allow southbound traffic from St James Avenue. . After construction, traffic to and from St James Street onto Highland Avenue will be prohibited. Do Not Enter, No Left-turn, and No Right-turn sings will be added.

**Highland Avenue and Northwest Highway**

The stop-controlled intersection will continue to operate at a good level of service in the future.

# 4 – PARKING

The parking needs of the project were determined based on the Village Zoning Code, auto ownership census data, national parking sources, and local parking surveys. The project meets the residential zone code requirement of the Village which is one space per studio/1-bedroom apartments and 1.25 spaces for 2-bedroom apartments. In the past, the Village has required higher parking ratios of 1.3 to 1.5 per unit at other apartment projects. As planned, the proposed project has 1.16 bedrooms per unit which is lower that the bedroom counts at these other projects. As a result, a lower parking ratio should be considered.

**Proposed Parking Supply**

Parking for the development is provided by a combination of surface and garage spaces. The commercial parking consists of 17 parking spaces in the private street (Highland). With the redevelopment of the site from office to residential/restaurant, a separate 19-space parking easement to the west will be terminated. However, the developer will attempt to renegotiate another parking easement to maintain the use of those spaces. For zoning purposes, those nineteen spaces will not be included.

Within the parking garage, 167 parking spaces are provided for the residents including 22 tandem spaces (1.23 spaces per unit).

**Existing Surface Parking Usage**

EEA inventoried and conducted parking counts at the existing surface parking spaces by the site on Highland Avenue (public and private), Eastman Avenue between Highland and Vail, and on the adjacent easement parking spaces. **Table 7** summarizes the parking demand for a weekday and a Saturday. Overall, the on-street parking spaces are hardly used due to the office buildings being vacant and the four other adjacent users (AT&T, Mobil, Village Bank & Trust, and the Ottilia retail shop) have their own on-site parking lots. Without the easement parking, 18 of the 19 public on-street parking spaces were empty.

**Table 7**
**Existing Surface Parking Usage**

| Date | Time | Eastman On-street (Highland to Vail) | Highland Public On-street | Highland Private On-Street | On-street Parking Totals | Parking Easement |
|---|---|---|---|---|---|---|
| **Inventory** | | **17** | **2** | **17** | **36** | **19** |
| **Wednesday March 28, 2023** | 4:00 PM | 1 | 0 | 0 | **1** | 4 |
| | 4:30 PM | 0 | 0 | 0 | **0** | 4 |
| | 5:00 PM | 0 | 0 | 0 | **0** | 4 |
| | 5:30 PM | 0 | 0 | 0 | **0** | 2 |
| | 6:00 PM | 0 | 0 | 0 | **0** | 1 |
| **Saturday April 1, 2023** | 11:30 AM | 0 | 0 | 0 | **0** | 2 |
| | Noon | 0 | 0 | 0 | **0** | 2 |
| | 12:30 PM | 0 | 0 | 0 | **0** | 2 |
| | 1:00 PM | 0 | 0 | 0 | **0** | 1 |
| | 8:00 PM | 0 | 0 | 0 | **0** | 1 |

Across St. James Street to the north, Municipal Lot S is available for parking by the public with 176 available spaces. It has a daily fee enforced 5:00 AM to Noon, Monday through Friday. After 12:00 PM and all day on Saturday and Sunday, free unlimited hours of parking are available. No overnight parking is permitted from 2:00 to 5:00 AM without a parking permit. It is heavily used during the weekday by commuters and lightly used on the weekends. At night, it is partially used by Arlington Heights Library patrons. A farmers market takes place on Saturdays on the north half of the lot with parking open on the south half of the lot. It goes from May to October from 8:00 AM to 12:30 PM.

**Village Parking Requirements**

The parking requirements for the project are based on the Village of Arlington Zoning Code and its parking requirements. The resulting zoning code requirement is 148 spaces (see **Table 8**). The proposed site plan provides 184 parking spaces for the apartments and restaurant which exceeds the required 148 spaces. Please note that 84% of the units are studio or one-bedroom units. For the residential portion of the project, the 142 required residential parking equates to 1.04 spaces per unit or 0.90. spaces per bedroom. No parking variation is necessary for the development.

**Table 8**
**Arlington Heights Zoning Code Requirements**

| Use | Size | Zoning Code Requirement | Unit % | Required Parking | Provided Parking |
|---|---|---|---|---|---|
| **Apartment** | 47 – Studio units | 1.0 spaces per 1-bedroom unit | **35%** | **47** | **167** |
| | 67 1-bedroom units | | **49%** | **67** | |
| | 22 2-bedroom units | 1.25 spaces per 2-bedroom unit | **16%** | **28** | |
| **Restaurant** | 1,181 square feet public seating area | 1 space per 200 square feet of public seating area | | **6** | **17** |
| | | | **Total Spaces** | **148** | **184** |

**Arlington Heights Vehicle Ownership**

Residential vehicle ownership data was obtained from the US Census - American Community Survey (2017 to 2023) for rental units within the Village of Arlington Heights. This data set includes all rental units ranging from senior housing, apartments, and rental condominiums to single-family rental homes, so it is conservatively high. **Table 9** summarizes the data and results for the Village as a whole. A more detailed breakdown of this data can be found in the **Appendix**. For the bedroom counts, studio units were considered as one-bedroom units. For all rental units in the village, the average vehicle ownership is 0.76 vehicles per bedroom. Please note that only 44.5% of the units were studio or one-bedroom units which is much lower than the 84% for the project. The proposed building has 158 bedrooms which would need 120 parking spaces based on the 0.76 veh/bedroom ratio. The Census data was also reviewed for the three main census tracts that make up Downtown Arlington Heights (8033, 8034, and 8035). Rental units in the Downtown area have a slightly lower vehicle ownership than Village wide (0.76 vs 0.71 vehicles per unit). The proposed building has 158 bedrooms which would need 111 parking spaces based on the 0.71 veh/bedroom ratio. The proportion of studios/1-bedrooms were higher than the overall Village at 50.9% but still less than the project.

**Table 9**
**Vehicle Ownership at**
**Rental Units in Arlington Heights**

| Location | Rental Units | Total Vehicles Available | Vehicles Per Unit | Total Bedrooms | Vehicles Per Bedroom |
|---|---|---|---|---|---|
| **Downtown** | 2,052 | 2,427 | 1.18 | 3,426 (1.67 beds/unit) | 0.71 veh/bedroom |
| **Village Wide** | 8,347 | 11,040 | 1.32 | 14,586 (1.74 beds/unit) | 0.76 veh/bedroom |
| **Proposed Site** | 136 | 167 spaces | 1.23 | 158 (1.16 beds/unit) | 1.06 sp/bedroom |

### National Parking Rates

A review of national survey data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation*, 5th Edition for the development shows a peak demand of 202 vehicles for the project in **Table 10**. While this is more than the total number of spaces provided, it does not account for the use of public transit and walking adjustments which will reduce the overall parking demand.

The ITE restaurant data was calculated based on square footage and on the number of seats. The preliminary plans for the restaurant show a total of 26 seats which would not support the need for 28 spaces, based on square footage. The parking demand based on seats is 12 spaces.

The Downtown Arlington Heights parking study completed in 2018 included a survey of visitors (not including downtown employees or residents) that indicated that 12% of the visitors do not drive and that, on average, they visit more than one store or restaurant (1.76 stops per trip) further reducing the restaurant demand.

**Table 10**
**National Parking Requirements**

| Use | Size | Weekday | Saturday |
|---|---|---|---|
| **Apartments** | 33 – Studio units<br>85 1-bedroom units<br>18 2-bedroom units | 162<br>1.19 sp/unit<br>1.05 sp/bedroom | 162 |
| **Restaurant** | 1,885 sq. ft. | 28 | 32 |
| | 26 seats | 12 | 12 |
| | **Total** | **184** | **184** |

### Local Suburban Apartment Rates

Local parking data for similar developments were collected by EEA from the parking study for the Arlington 425 development and from additional locations in the area.

EEA obtained and reviewed the residential parking data provided in Table 6 from the *Arlington 425 Development Traffic and Parking Study* proposed in the southwestern part of Downtown Arlington Heights. That table summarized the parking supply **provided** (not vehicles parked) at 18 apartment developments located near public transit in the suburbs. The parking ratio was calculated on a per unit basis with the average of 1.26 spaces per unit. No information of unit mix and number of bedrooms was provided in the report.

EEA researched the unit mix at each development and recalculated the parking demand on a per bedroom basis. **Table 11** summarizes the results with additional detail in the **Appendix**.

The first two projects in the table were removed because they were originally constructed as condominiums with more parking than an apartment would normally have built. A third project was removed due to the lack of data. The average parking demand dropped from 1.26 to 1.20 space per unit primarily due to the higher condo rates in the original study which is slightly lower than the proposed residential supply of 1.23 spaces per unit. On a per bedroom basis, the average rate is 0.85 spaces per unit. For the proposed 158 bedrooms, the total demand would be 134 spaces.

EEA also collected parking supply and demand data for eight other apartment developments including the number of units, unit mix, spaces provided, and vehicles parked. **Tables 12 and 13** summarizes this information. The results were slightly higher than the data from 425 Arlington report but still show parking demand less that one vehicle per bedroom (0.93) which would predict 147 parked vehicles for the residents.

**Table 11**
**Arlington 425 Parking Data**

| Project | Location | Total | | Spaces Provided | Spaces Per Unit | Spaces per Bedroom |
|---|---|---|---|---|---|---|
| | | Units | Bedrooms | | | |
| ReNew Five Ninety-Five | Des Plaines | **Removed because they were developed as condominiums and then converted to rentals** | | | | |
| Kingston Pointe | Des Plaines | | | | | |
| Walker & Parker | Clarendon Hills | 42 | 67 | 42 | 1.00 | 0.63 |
| Forest & Gilbert | Downers Grove | 89 | 120 | 102 | 1.15 | 0.85 |
| Adriatic Cove | Downers Grove | **Data on this project not found** | | | | |
| Residences at the Grove | Downers Grove | 294 | 423 | 345 | 1.17 | 0.82 |
| 100 North Addison | Elmhurst | 164 | 226 | 199 | 1.21 | 0.88 |
| 1717 Ridge | Evanston | 204 | 274 | 205 | 1.00 | 0.75 |
| AMLI Evanston | Evanston | 214 | 282 | 312 | 1.46 | 1.11 |
| Central Station | Evanston | 80 | 112 | 80 | 1.00 | 0.71 |
| E2 | Evanston | 356 | 483 | 371 | 1.04 | 0.77 |
| Reserve at Evanston | Evanston | 195 | 288 | 219 | 1.12 | 0.76 |
| Midtown Square | Glenview | 138 | 177 | 160 | 1.16 | 0.90 |
| Reserve at Glenview | Glenview | 239 | 387 | 333 | 1.39 | 0.86 |
| Uptown La Grange | La Grange | 254 | 373 | 336 | 1.32 | 0.90 |
| Ninety7Fifty on the Park | Orland Park | 295 | 413 | 300 | 1.02 | 0.73 |
| Wheaton 121 | Wheaton | 306 | 394 | 400 | 1.31 | 1.02 |
| Residences of Wilmette | Wilmette | 75 | 119 | 117 | 1.56 | 0.98 |
| | **Totals** | **2,945** | **4,138 (1.41/unit)** | **3,521** | **1.20** | **0.85** |
| | **Proposed Site** | **136** | **158 (1.16/unit)** | **167** | **1.23** | **1.06** |

**Table 12**
**Apartment Building Unit Mix and Bedroom Count**

| Project | Location | Unit Mix | | | | | | Bedrooms Per Unit |
|---|---|---|---|---|---|---|---|---|
| | | Studio | 1-bed | 2-bed | 3-bed | Units | Bedrooms | |
| Hancock Square | Arlington Hts. | 30 | 232 | 147 | 0 | 409 | 556 | 1.359 |
| 10 North Main | Mount Prospect | 14 | 51 | 29 | 3 | 97 | 132 | 1.361 |
| 20 West | Mount Prospect | 9 | 41 | 20 | 1 | 71 | 93 | 1.310 |
| Maple Street Lofts | Mount Prospect | 38 | 124 | 30 | 0 | 192 | 222 | 1.156 |
| One Arlington | Arlington Hts. | 51 | 113 | 50 | 0 | 214 | 264 | 1.234 |
| One Wheeling Town Center | Wheeling | 11 | 129 | 152 | 9 | 301 | 471 | 1.565 |
| Residences at Payton Place | Arlington Hts. | 34 | 115 | 87 | 27 | 263 | 404 | 1.536 |
| Uptown 500 | Wheeling | 83 | 102 | 134 | 0 | 319 | 453 | 1.420 |
| | **Totals** | **270** | **907** | **649** | **40** | **1,866** | **2,595** | **1.391** |
| | | **14%** | **49%** | **35%** | **2%** | **100%** | | |
| **Proposed Site** | | **47** | **67** | **11** | **-** | **136** | **158** | **1.16** |

**Table 13**
**Apartment Building Parking Demand**

| Project | Location | Occupancy Rate | Occupied | | Vehicles Parked | Vehicles per | |
|---|---|---|---|---|---|---|---|
| | | | Units | Bedrooms | | Unit | Bedroom |
| Hancock Square | Arlington Hts. | 96.1% | 393 | 534 | 483 | 1.229 | 0.904 |
| 10 North Main | Mount Prospect | 96.0% | 97 | 132 | 129(1) | 1.330 | 0.977 |
| 20 West | Mount Prospect | 90.1% | 64 | 84 | 67 | 1.047 | 0.800 |
| Maple Street Lofts | Mount Prospect | 94.8% | 182 | 210 | 203 | 1.115 | 0.965 |
| One Arlington | Arlington Hts. | 97.2% | 208 | 257 | 272 | 1.308 | 1.060 |
| One Wheeling Town Center | Wheeling | 90.4% | 272 | 426 | 361 | 1.327 | 0.848 |
| Residences at Payton Place | Arlington Hts. | 63.9% | 263 | 404 | 401(1) | 1.525 | 0.993 |
| Uptown 500 | Wheeling | 88.7% | 283 | 402 | 371 | 1.311 | 0.923 |
| | | **Totals** | **1,762** | **2,449** | **2,287** | **1.298** | **0.934** |
| | | **Proposed Project** | **136** | **158** | **167** | **1.23** | **1.06** |

(1) Supply data -vehicle usage data not available

**Hourly Parking Usage**

An analysis of the parking demand for the parking garage (resident only) and the surface parking (residential guests and restaurant customers and staff) though out the weekday and weekend are provided in **Tables 14 and 15**. It is based on the procedures outlined the *Shared Parking Manual* from the Urban Land Institute (ULI). The parking garage peak demand is 158 vehicles within the 167-space parking garage resulting in a surplus of 9 spaces that could be used by guests.

**Table 14**
**Resident Parking Garage Usage**
**(167 spaces provided)**

| Period | Weekday Resident | Weekend Resident |
|---|---|---|
| **6:00 AM** | **158.0** | **158.0** |
| **7:00 AM** | 142.2 | 142.2 |
| **8:00 AM** | 134.3 | 134.3 |
| **9:00 AM** | 126.4 | 126.4 |
| **10:00 AM** | 118.5 | 118.5 |
| **11:00 AM** | 110.6 | 110.6 |
| **Noon** | 102.7 | 102.7 |
| **1:00 PM** | 110.6 | 110.6 |
| **2:00 PM** | 110.6 | 110.6 |
| **3:00 PM** | 110.6 | 110.6 |
| **4:00 PM** | 118.5 | 118.5 |
| **5:00 PM** | 134.3 | 134.3 |
| **6:00 PM** | 142.2 | 142.2 |
| **7:00 PM** | 153.3 | 153.3 |
| **8:00 PM** | 154.8 | 154.8 |
| **9:00 PM** | 156.4 | 156.4 |
| **10:00 PM** | **158.0** | **158.0** |
| **11:00 PM** | **158.0** | **158.0** |
| **Midnight** | **158.0** | **158.0** |

The on-site surface parking consists of nine parallel spaces along the west side of Highland Avenue (private) and eight perpendicular commercial spaces are located along the east side under the new building for use by the restaurant. **Table 15** shows the projected usage throughout the day. The projected peak demand is 12 vehicles.

Any overflow parking can be accommodated by the 18 available public on-street spaces along Eastman Avenue (16) and Highland Avenue (2). From a practical matter, the location of those spaces relative to the restaurant will result in their use by the restaurant customers in the evening.

Municipal Lot S to the north also has parking spaces available during the evenings during the week and on weekends. After 12:00 PM on weekdays and all day on Saturday and Sunday, free unlimited hours of parking are available at Lot S. The restaurant operating hours will slightly overlap the Farmers Market on Saturdays when overflow parking is not needed.

**Table 15**
**Surface Parking Usage**

| Period | Restaurant | |
|---|---|---|
| | Weekday | Saturday |
| 6:00 AM | 1.8 | 1.0 |
| 7:00 AM | 3.5 | 2.3 |
| 8:00 AM | 4.6 | 3.5 |
| 9:00 AM | 5.5 | 5.0 |
| 10:00 AM | 6.9 | 6.3 |
| 11:00 AM | 8.4 | 7.1 |
| Noon | 10.7 | 9.3 |
| 1:00 PM | 10.2 | 8.8 |
| 2:00 PM | 7.7 | 7.3 |
| 3:00 PM | 5.8 | 5.8 |
| 4:00 PM | 6.3 | 6.0 |
| 5:00 PM | 9.5 | 8.0 |
| 6:00 PM | 10.7 | 10.0 |
| 7:00 PM | **12.0** | **12.0** |
| 8:00 PM | **12.0** | **12.0** |
| 9:00 PM | 9.8 | 7.8 |
| 10:00 PM | 9.2 | 7.4 |
| 11:00 PM | 7.8 | 6.8 |
| Midnight | 3.2 | 3.9 |

**Parking Recommendation**

The residential parking demand for the development was based on the previously mentioned sources on a per unit and per bedroom basis. **Table 16** summarizes the parking source considered and the parking demand based on 136 units. The proposed parking supply exceed the Village Zoning Code requirements by 25 spaces (18%), the census vehicle ownership data, and the surveyed data of similar units. One hundred and sixty-seven residential spaces will more than adequately serve the needs of the residential portion of the development.

It is important to note that parking within the residential portion of the development will not be included as part of the leases for the apartments and an additional monthly fee will be charged to any tenant that desires to park within the development. This will provide economic incentives for tenants to opt out of parking and make better use of alternative travel modes and allow the building management to control the overall number of parked vehicles. The tandem spaces will be managed thru the leasing process and be available for the 15 2-bedroom units and any other unit that may have two persons in that unit.

**Table 16**
**Apartment Parking Summary**

| Parking Data | Apartment Spaces for 136 units | Spaces per unit | Spaces per Bedroom |
|---|---|---|---|
| **Census Data – Village wide** | 179 | **1.32** | 0.76 |
| **Local Apartment Data** | 177 | **1.30** | 0.93 |
| **Eastman Proposed Parking Supply** | 167 | **1.23** | 1.06 |
| **Arlington 425 Data** | 163 | **1.20** | 0.85 |
| **Institute of Transportation Engineers** | 162 | **1.19** | 1.08 |
| **Census – Downtown** | 160 | **1.18** | 0.71 |
| **Zoning Code Requirement** | 142 | **1.04** | 0.90 |

# 5 - CONCLUSIONS

With the site traffic generated by the project along with other area traffic growth, the traffic analysis developed the following conclusions and recommendations were developed:

1. The proposed development will generate 52 vehicles per hour during the morning peak-hour and 872 trips during the evening peak-hour.
2. Traffic from the former office buildings generated similar volumes in the morning and 18 vph less in the evening.
3. Removal of the two site drives on St. James Street and Eastman Street will reduce the number of vehicular and pedestrian conflict points improving overall safety.
4. The street network can accommodate the additional traffic from the proposed project and future traffic growth.
5. The location of the site and the availability of public transportation, walking and biking will minimize the volume of vehicular traffic generated by the site.
6. The private portion of Highland Avenue will be widened to allow two-way traffic, which is occurring today, and has parallel parking on its west side and perpendicular parking on the east side. Access to St. James will be limited to emergency vehicles.
7. With the conversion of Highland Avenue to two-way traffic stop signs should be installed on westbound Eastman Street and at the eastbound commercial drive.
8. The proposed parking plan exceeds the 148 parking spaces required by code with 184 spaces.
9. The 167-space parking garage will exceed the anticipated demand of 158 vehicles for the residents.
10. Seventeen surface parking spaces will be used by the restaurant customers and staff.

# Appendix

- **Existing 2022 Traffic Counts**
- **CMAP Letter**
- **ITE Trip/Parking Calculations**
- **Apartment Parking Data**
- **Intersection Capacity Analyses**
    - **2022 Existing Conditions**
    - **2028 Total Traffic Volumes**

## US 14 - Northwest Highway at Vail Avenue

| Arlington Heights, IL | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Vail Avenue Southbound | | | Northwest Hwy Westbound | | | Vail Avenue Northbound | | | Northwest Hwy Eastbound | | | 15 | 60 | Peak |
| Begin Time | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Minute Totals | Minute Totals | Hour Factor |
| | **Wednesday June 1, 2022** | | | | | | | | | | | | | | |
| 7:00 AM | 1 | 1 | 1 | 2 | 69 | 5 | 6 | 5 | 4 | 5 | 84 | 0 | 183 | 998 | 0.84 |
| 7:15 AM | 1 | 2 | 0 | 5 | 112 | 10 | 18 | 4 | 5 | 6 | 85 | 0 | 248 | 1135 | 0.89 |
| 7:30 AM | 2 | 4 | 0 | 2 | 101 | 9 | 12 | 8 | 10 | 7 | 113 | 3 | 271 | 1167 | 0.91 |
| 7:45 AM | 0 | 3 | 2 | 2 | 118 | 5 | 14 | 5 | 1 | 12 | 134 | 0 | 296 | **1180** | **0.92** |
| 8:00 AM | 2 | 4 | 0 | 3 | 141 | 6 | 19 | 4 | 8 | 9 | 117 | 7 | 320 | 1146 | 0.90 |
| 8:15 AM | 0 | 5 | 2 | 5 | 117 | 6 | 8 | 6 | 3 | 4 | 122 | 2 | 280 | | |
| 8:30 AM | 0 | 1 | 3 | 1 | 126 | 10 | 5 | 4 | 3 | 14 | 116 | 1 | 284 | | |
| 8:45 AM | 1 | 7 | 1 | 2 | 101 | 9 | 9 | 7 | 1 | 5 | 117 | 2 | 262 | | |
| Total | 7 | 27 | 9 | 22 | 885 | 60 | 91 | 43 | 35 | 62 | 888 | 15 | | | |
| **7:45-8:45 AM** | **2** | **13** | **7** | **11** | **502** | **27** | **46** | **19** | **15** | **39** | **489** | **10** | **1180** | | |
| | | | | | | | | | | | | | | | |
| 4:00 PM | 0 | 20 | 1 | 9 | 153 | 19 | 14 | 5 | 9 | 19 | 119 | 4 | 372 | 1557 | 0.90 |
| 4:15 PM | 1 | 5 | 4 | 6 | 147 | 15 | 21 | 11 | 1 | 14 | 149 | 6 | 380 | 1592 | 0.92 |
| 4:30 PM | 1 | 9 | 5 | 2 | 137 | 16 | 18 | 15 | 7 | 13 | 145 | 6 | 374 | 1589 | 0.92 |
| 4:45 PM | 3 | 9 | 1 | 3 | 178 | 21 | 23 | 8 | 7 | 21 | 151 | 6 | 431 | **1626** | **0.94** |
| 5:00 PM | 2 | 8 | 9 | 6 | 176 | 10 | 18 | 14 | 9 | 15 | 137 | 3 | 407 | 1532 | 0.93 |
| 5:15 PM | 0 | 11 | 3 | 3 | 169 | 26 | 16 | 7 | 9 | 13 | 114 | 6 | 377 | | |
| 5:30 PM | 0 | 7 | 0 | 8 | 155 | 21 | 34 | 14 | 9 | 21 | 134 | 8 | 411 | | |
| 5:45 PM | 3 | 6 | 1 | 4 | 125 | 16 | 18 | 14 | 4 | 19 | 118 | 9 | 337 | | |
| Total | 10 | 75 | 24 | 41 | 1240 | 144 | 162 | 88 | 55 | 135 | 1067 | 48 | | | |
| **4:45-5:45 PM** | **5** | **35** | **13** | **20** | **678** | **78** | **91** | **43** | **34** | **70** | **536** | **23** | **1626** | | |

ERIKSSON ENGINEERING ASSOCIATES, LTD.

# Highland Avenue at St James Street

| Arlington Heights, IL | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Highland Avenue Southbound | | | St James Street Westbound | | | Highland Avenue Northbound | | | St James Street Eastbound | | | 15 | 60 | Peak |
| Begin Time | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Minute Totals | Minute Totals | Hour Factor |
| | **Thursday June 2, 2022** | | | | | | | | | | | | | | |
| 7:00 AM | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 5 | 18 | 0.64 |
| 7:15 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 14 | 0.50 |
| 7:30 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 14 | 0.50 |
| 7:45 AM | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 7 | **13** | **0.46** |
| 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 12 | 0.50 |
| 8:15 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | | |
| 8:30 AM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 2 | | |
| 8:45 AM | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 3 | 0 | 6 | | |
| Total | 0 | 0 | 0 | 0 | 8 | 0 | 3 | 0 | 0 | 0 | 19 | 0 | | | |
| **7:45-8:45 AM** | **0** | **0** | **0** | **0** | **3** | **0** | **1** | **0** | **0** | **0** | **9** | **0** | **13** | | |
| | | | | | | | | | | | | | | | |
| 4:00 PM | 0 | 0 | 0 | 0 | 6 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 8 | 39 | 0.89 |
| 4:15 PM | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 9 | 34 | 0.77 |
| 4:30 PM | 0 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 0 | 1 | 3 | 0 | 11 | 34 | 0.77 |
| 4:45 PM | 0 | 0 | 0 | 0 | 6 | 0 | 2 | 0 | 0 | 0 | 3 | 0 | 11 | **31** | **0.70** |
| 5:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 24 | 0.67 |
| 5:15 PM | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 9 | | |
| 5:30 PM | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 8 | | |
| 5:45 PM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 2 | 0 | 4 | | |
| Total | 0 | 0 | 0 | 0 | 31 | 0 | 13 | 0 | 0 | 2 | 17 | 0 | | | |
| **4:45-5:45 PM** | **0** | **0** | **0** | **0** | **17** | **0** | **5** | **0** | **0** | **1** | **8** | **0** | **31** | | |

## Vail Avenue at Eastman Street

| Arlington Heights, IL | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Vail Avenue Southbound | | | Eastman Street Westbound | | | Vail Avenue Northbound | | | Eastman Street Eastbound | | | 15 | 60 | Peak |
| Begin Time | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Minute Totals | Minute Totals | Hour Factor |
| | **Thursday June 2, 2022** | | | | | | | | | | | | | | |
| 7:00 AM | 0 | 2 | 0 | 0 | 3 | 3 | 1 | 1 | 0 | 0 | 0 | 0 | 10 | 87 | 0.73 |
| 7:15 AM | 0 | 5 | 0 | 1 | 4 | 1 | 2 | 6 | 0 | 0 | 3 | 0 | 22 | 110 | 0.83 |
| 7:30 AM | 0 | 3 | 0 | 1 | 7 | 2 | 5 | 8 | 0 | 1 | 2 | 1 | 30 | 119 | 0.90 |
| 7:45 AM | 0 | 7 | 1 | 0 | 9 | 0 | 1 | 5 | 1 | 0 | 1 | 0 | 25 | **114** | **0.86** |
| 8:00 AM | 1 | 8 | 3 | 3 | 2 | 1 | 3 | 7 | 1 | 1 | 2 | 1 | 33 | 131 | 0.78 |
| 8:15 AM | 1 | 6 | 1 | 1 | 3 | 2 | 1 | 13 | 0 | 1 | 0 | 2 | 31 | | |
| 8:30 AM | 0 | 8 | 2 | 0 | 3 | 0 | 5 | 7 | 0 | 0 | 0 | 0 | 25 | | |
| 8:45 AM | 0 | 9 | 3 | 2 | 2 | 6 | 4 | 14 | 0 | 0 | 2 | 0 | 42 | | |
| Total | 2 | 48 | 10 | 8 | 33 | 15 | 22 | 61 | 2 | 3 | 10 | 4 | | | |
| **7:45-8:45 AM** | **2** | **29** | **7** | **4** | **17** | **3** | **10** | **32** | **2** | **2** | **3** | **3** | **114** | | |
| | | | | | | | | | | | | | | | |
| 4:00 PM | 2 | 8 | 1 | 1 | 9 | 8 | 6 | 10 | 0 | 1 | 5 | 0 | 51 | 168 | 0.74 |
| 4:15 PM | 0 | 9 | 2 | 0 | 3 | 2 | 1 | 12 | 0 | 2 | 1 | 0 | 32 | 155 | 0.68 |
| 4:30 PM | 1 | 12 | 4 | 0 | 4 | 2 | 4 | 23 | 1 | 2 | 3 | 1 | 57 | 166 | 0.73 |
| 4:45 PM | 3 | 1 | 1 | 1 | 6 | 3 | 5 | 7 | 0 | 0 | 1 | 0 | 28 | **154** | **0.86** |
| 5:00 PM | 1 | 8 | 2 | 0 | 7 | 2 | 3 | 10 | 1 | 1 | 2 | 1 | 38 | 164 | 0.91 |
| 5:15 PM | 0 | 15 | 8 | 1 | 1 | 4 | 4 | 9 | 0 | 0 | 0 | 1 | 43 | | |
| 5:30 PM | 0 | 5 | 1 | 0 | 9 | 5 | 5 | 19 | 0 | 0 | 1 | 0 | 45 | | |
| 5:45 PM | 2 | 9 | 3 | 1 | 4 | 4 | 3 | 11 | 0 | 0 | 1 | 0 | 38 | | |
| Total | 9 | 67 | 22 | 4 | 43 | 30 | 31 | 101 | 2 | 6 | 14 | 3 | | | |
| **4:45-5:45 PM** | **4** | **29** | **12** | **2** | **23** | **14** | **17** | **45** | **1** | **1** | **4** | **2** | **154** | | |

## Vail Avenue at St James Street

| Arlington Heights, IL | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Vail Avenue Southbound | | | St James Street Westbound | | | Vail Avenue Northbound | | | St James Street Eastbound | | | 15 | 60 | Peak |
| Begin Time | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Minute Totals | Minute Totals | Hour Factor |
| | **Tuesday May 31, 2022** | | | | | | | | | | | | | | |
| 7:00 AM | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 1 | 0 | 11 | 74 | 0.71 |
| 7:15 AM | 0 | 6 | 1 | 1 | 2 | 0 | 2 | 8 | 1 | 1 | 0 | 1 | 23 | 85 | 0.82 |
| 7:30 AM | 0 | 3 | 0 | 0 | 1 | 0 | 0 | 9 | 0 | 0 | 1 | 0 | 14 | 89 | 0.82 |
| 7:45 AM | 2 | 8 | 2 | 0 | 2 | 1 | 1 | 7 | 0 | 1 | 2 | 0 | 26 | **104** | **0.90** |
| 8:00 AM | 0 | 5 | 1 | 0 | 2 | 0 | 0 | 9 | 3 | 0 | 2 | 0 | 22 | 95 | 0.82 |
| 8:15 AM | 1 | 9 | 1 | 0 | 2 | 2 | 1 | 8 | 1 | 0 | 2 | 0 | 27 | | |
| 8:30 AM | 1 | 6 | 1 | 1 | 0 | 0 | 1 | 13 | 2 | 3 | 1 | 0 | 29 | | |
| 8:45 AM | 0 | 6 | 1 | 0 | 0 | 0 | 1 | 9 | 0 | 0 | 0 | 0 | 17 | | |
| Total | 6 | 46 | 7 | 2 | 9 | 3 | 6 | 68 | 7 | 5 | 9 | 1 | | | |
| **7:45-8:45 AM** | **4** | **28** | **5** | **1** | **6** | **3** | **3** | **37** | **6** | **4** | **7** | **0** | **104** | | |
| | | | | | | | | | | | | | | | |
| 4:00 PM | 1 | 14 | 0 | 2 | 2 | 4 | 1 | 15 | 2 | 0 | 1 | 1 | 43 | 148 | 0.86 |
| 4:15 PM | 0 | 11 | 1 | 2 | 5 | 6 | 0 | 9 | 0 | 0 | 1 | 2 | 37 | 143 | 0.92 |
| 4:30 PM | 1 | 9 | 2 | 3 | 4 | 1 | 2 | 11 | 0 | 2 | 1 | 3 | 39 | 147 | 0.90 |
| 4:45 PM | 1 | 6 | 2 | 0 | 3 | 4 | 1 | 10 | 0 | 1 | 0 | 1 | 29 | **149** | **0.91** |
| 5:00 PM | 0 | 12 | 1 | 0 | 3 | 3 | 0 | 10 | 2 | 3 | 1 | 3 | 38 | 151 | 0.92 |
| 5:15 PM | 1 | 12 | 2 | 1 | 4 | 5 | 1 | 8 | 0 | 3 | 2 | 2 | 41 | | |
| 5:30 PM | 3 | 6 | 1 | 1 | 5 | 1 | 1 | 18 | 1 | 0 | 2 | 2 | 41 | | |
| 5:45 PM | 1 | 15 | 1 | 1 | 1 | 0 | 0 | 11 | 0 | 1 | 0 | 0 | 31 | | |
| Total | 8 | 85 | 10 | 10 | 27 | 24 | 6 | 92 | 5 | 10 | 8 | 14 | | | |
| **4:45-5:45 PM** | **5** | **36** | **6** | **2** | **15** | **13** | **3** | **46** | **3** | **7** | **5** | **8** | **149** | | |

## Highland Avenue at Eastman Street

| Arlington Heights, IL | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Highland Avenue Southbound | | | Eastman Street Westbound | | | Highland Avenue Northbound | | | Eastman Street Eastbound | | | 15 | 60 | Peak |
| Begin Time | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Minute Totals | Minute Totals | Hour Factor |
| | **Wednesday June 1, 2022** | | | | | | | | | | | | | | |
| 7:00 AM | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 3 | 27 | 0.68 |
| 7:15 AM | 0 | 1 | 0 | 0 | 0 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 30 | 0.75 |
| 7:30 AM | 0 | 0 | 0 | 0 | 0 | 6 | 2 | 1 | 0 | 0 | 0 | 0 | 9 | 46 | 0.55 |
| 7:45 AM | 0 | 0 | 0 | 0 | 0 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 10 | **48** | **0.57** |
| 8:00 AM | 0 | 0 | 0 | 1 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 6 | 48 | 0.57 |
| 8:15 AM | 0 | 0 | 0 | 0 | 3 | 8 | 1 | 4 | 3 | 1 | 1 | 0 | 21 | | |
| 8:30 AM | 0 | 1 | 0 | 0 | 1 | 4 | 0 | 1 | 1 | 1 | 1 | 1 | 11 | | |
| 8:45 AM | 0 | 0 | 0 | 1 | 2 | 3 | 0 | 3 | 1 | 0 | 0 | 0 | 10 | | |
| Total | 0 | 2 | 0 | 2 | 7 | 36 | 9 | 9 | 5 | 2 | 2 | 1 | | | |
| **7:45-8:45 AM** | **0** | **1** | **0** | **1** | **5** | **22** | **5** | **5** | **4** | **2** | **2** | **1** | **48** | | |
| | | | | | | | | | | | | | | | |
| 4:00 PM | 0 | 0 | 0 | 1 | 1 | 6 | 0 | 2 | 2 | 1 | 1 | 0 | 14 | 65 | 0.81 |
| 4:15 PM | 0 | 2 | 0 | 1 | 1 | 5 | 0 | 1 | 3 | 2 | 3 | 1 | 19 | 70 | 0.88 |
| 4:30 PM | 0 | 1 | 0 | 0 | 0 | 9 | 1 | 0 | 0 | 0 | 1 | 0 | 12 | 63 | 0.79 |
| 4:45 PM | 0 | 1 | 0 | 0 | 0 | 6 | 2 | 2 | 1 | 3 | 5 | 0 | 20 | **57** | **0.71** |
| 5:00 PM | 0 | 1 | 0 | 0 | 2 | 8 | 1 | 1 | 2 | 2 | 2 | 0 | 19 | 49 | 0.64 |
| 5:15 PM | 0 | 0 | 1 | 0 | 1 | 4 | 1 | 1 | 1 | 1 | 2 | 0 | 12 | | |
| 5:30 PM | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 1 | 2 | 0 | 0 | 0 | 6 | | |
| 5:45 PM | 0 | 0 | 0 | 2 | 0 | 3 | 1 | 5 | 0 | 0 | 1 | 0 | 12 | | |
| Total | 0 | 5 | 1 | 5 | 5 | 41 | 8 | 13 | 11 | 9 | 15 | 1 | | | |
| **4:45-5:45 PM** | **0** | **2** | **1** | **1** | **3** | **18** | **6** | **5** | **6** | **6** | **9** | **0** | **57** | | |

## US 14 - Northwest Highway at Highland Avenue

| Arlington Heights, IL | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Highland Avenue Southbound | | | Northwest Hwy Westbound | | | Highland Avenue Northbound | | | Northwest Hwy Eastbound | | | 15 | 60 | Peak |
| Begin Time | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Right Turn | Through | Left Turn | Minute Totals | Minute Totals | Hour Factor |
| | **Wednesday June 1, 2022** | | | | | | | | | | | | | | |
| 7:00 AM | 2 | 0 | 0 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 85 | 1 | 145 | 769 | 0.81 |
| 7:15 AM | 11 | 0 | 1 | 0 | 73 | 0 | 0 | 0 | 0 | 0 | 91 | 0 | 176 | 897 | 0.82 |
| 7:30 AM | 4 | 0 | 0 | 0 | 120 | 0 | 0 | 0 | 0 | 0 | 111 | 1 | 236 | 1027 | 0.84 |
| 7:45 AM | 2 | 0 | 0 | 0 | 113 | 0 | 0 | 0 | 0 | 0 | 93 | 4 | 212 | **1013** | **0.83** |
| 8:00 AM | 9 | 0 | 1 | 0 | 138 | 0 | 0 | 0 | 0 | 0 | 123 | 2 | 273 | 1047 | 0.86 |
| 8:15 AM | 3 | 0 | 1 | 2 | 143 | 0 | 0 | 0 | 0 | 0 | 153 | 4 | 306 | | |
| 8:30 AM | 7 | 0 | 1 | 3 | 94 | 0 | 0 | 0 | 0 | 0 | 115 | 2 | 222 | | |
| 8:45 AM | 2 | 0 | 0 | 1 | 100 | 0 | 0 | 0 | 0 | 0 | 140 | 3 | 246 | | |
| Total | 40 | 0 | 4 | 6 | 838 | 0 | 0 | 0 | 0 | 0 | 911 | 17 | | | |
| **7:45-8:45 AM** | **21** | **0** | **3** | **5** | **488** | **0** | **0** | **0** | **0** | **0** | **484** | **12** | **1013** | | |
| | | | | | | | | | | | | | | | |
| 4:00 PM | 5 | 0 | 1 | 0 | 182 | 0 | 0 | 0 | 0 | 0 | 149 | 0 | 337 | 1265 | 0.94 |
| 4:15 PM | 0 | 0 | 0 | 2 | 146 | 0 | 0 | 0 | 0 | 0 | 142 | 0 | 290 | 1265 | 0.94 |
| 4:30 PM | 7 | 0 | 2 | 0 | 163 | 0 | 0 | 0 | 0 | 0 | 160 | 0 | 332 | 1318 | 0.96 |
| 4:45 PM | 6 | 0 | 0 | 1 | 151 | 0 | 0 | 0 | 0 | 0 | 148 | 0 | 306 | **1268** | **0.92** |
| 5:00 PM | 10 | 0 | 2 | 3 | 157 | 0 | 0 | 0 | 0 | 0 | 162 | 3 | 337 | 1269 | 0.92 |
| 5:15 PM | 6 | 0 | 0 | 1 | 177 | 0 | 0 | 0 | 0 | 0 | 158 | 1 | 343 | | |
| 5:30 PM | 4 | 0 | 2 | 4 | 143 | 0 | 0 | 0 | 0 | 0 | 129 | 0 | 282 | | |
| 5:45 PM | 1 | 0 | 3 | 2 | 142 | 0 | 0 | 0 | 0 | 0 | 157 | 2 | 307 | | |
| Total | 39 | 0 | 10 | 13 | 1261 | 0 | 0 | 0 | 0 | 0 | 1205 | 6 | | | |
| **4:45-5:45 PM** | **26** | **0** | **4** | **9** | **628** | **0** | **0** | **0** | **0** | **0** | **597** | **4** | **1268** | | |

City: Arlington Heights
Count Location: Highland Ave. and Eastman St. / Parking Lot
Study Date: – June 1st, 2022 (On-Street Biker Counts)

| Time | East Approach | West Approach | North Approach | South Approach | Total Bikers |
|---|---|---|---|---|---|
| 7:00-7:15 a.m. | 0 | 1 | 0 | 0 | 1 |
| 7:15-7:30 a.m. | 0 | 0 | 0 | 0 | 0 |
| 7:30-7:45 a.m. | 0 | 0 | 0 | 0 | 0 |
| 7:45-8:00 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:00-8:15 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:15-8:30 a.m. | 0 | 1 | 0 | 0 | 1 |
| 8:30-8:45 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:45-9:00 a.m. | 1 | 0 | 0 | 0 | 1 |
| **Morning Totals** | **1** | **2** | **0** | **0** | **3** |
| 4:00-4:15 p.m. | 0 | 0 | 0 | 0 | 0 |
| 4:15-4:30 p.m. | 0 | 0 | 0 | 0 | 0 |
| 4:30-4:45 p.m. | 0 | 0 | 0 | 0 | 0 |
| 4:45-5:00 p.m. | 1 | 0 | 0 | 0 | 1 |
| 5:00-5:15 p.m. | 0 | 0 | 0 | 0 | 0 |
| 5:15-5:30 p.m. | 0 | 0 | 0 | 0 | 0 |
| 5:30-5:45 p.m. | 0 | 0 | 0 | 0 | 0 |
| 5:45-6:00 p.m. | 0 | 0 | 0 | 0 | 0 |
| **Afternoon Totals** | **1** | **0** | **0** | **0** | **1** |

City: Arlington Heights
Count Location: Highland Ave. and Eastman St. / Parking Lot
Study Date: – June 1st, 2022 (Pedestrian Crosswalk Counts)

| Time | East Crosswalk | West Crosswalk | North Crosswalk | South Crosswalk | Total Pedestrians |
|---|---|---|---|---|---|
| 7:00-7:15 a.m. | 0 | 0 | 0 | 0 | 3 |
| 7:15-7:30 a.m. | 0 | 0 | 0 | 0 | 14 |
| 7:30-7:45 a.m. | 0 | 0 | 0 | 0 | 8 |
| 7:45-8:00 a.m. | 0 | 0 | 0 | 1 | 8 |
| 8:00-8:15 a.m. | 0 | 0 | 0 | 0 | 6 |
| 8:15-8:30 a.m. | 0 | 0 | 0 | 1 | 4 |
| 8:30-8:45 a.m. | 0 | 0 | 0 | 0 | 2 |
| 8:45-9:00 a.m. | 0 | 0 | 0 | 1 | 3 |
| **Morning Totals** | **0** | **0** | **0** | **3** | **3** |
| 4:00-4:15 p.m. | 0 | 0 | 0 | 1 | 1 |
| 4:15-4:30 p.m. | 1 | 0 | 0 | 1 | 2 |
| 4:30-4:45 p.m. | 1 | 0 | 0 | 1 | 2 |
| 4:45-5:00 p.m. | 0 | 0 | 0 | 0 | 0 |
| 5:00-5:15 p.m. | 0 | 0 | 0 | 1 | 1 |
| 5:15-5:30 p.m. | 0 | 0 | 0 | 4 | 4 |
| 5:30-5:45 p.m. | 0 | 0 | 0 | 3 | 3 |
| 5:45-6:00 p.m. | 1 | 0 | 0 | 0 | 1 |
| **Afternoon Totals** | **3** | **0** | **0** | **11** | **14** |

City: Arlington Heights
Count Location: Highland Ave. and Northwest Highway
Study Date: – June 7th, 2022 (On-Street Biker Counts)

| Time | East Approach | West Approach | North Approach | Total Bikers |
|---|---|---|---|---|
| 7:00-7:15 a.m. | 0 | 3 | 0 | 3 |
| 7:15-7:30 a.m. | 0 | 0 | 0 | 0 |
| 7:30-7:45 a.m. | 0 | 0 | 0 | 0 |
| 7:45-8:00 a.m. | 0 | 0 | 0 | 0 |
| 8:00-8:15 a.m. | 0 | 0 | 0 | 0 |
| 8:15-8:30 a.m. | 0 | 0 | 0 | 0 |
| 8:30-8:45 a.m. | 0 | 0 | 0 | 0 |
| 8:45-9:00 a.m. | 0 | 0 | 0 | 0 |
| **Morning Totals** | **0** | **3** | **0** | **3** |
| 4:00-4:15 p.m. | 0 | 0 | 0 | 0 |
| 4:15-4:30 p.m. | 0 | 0 | 0 | 0 |
| 4:30-4:45 p.m. | 0 | 0 | 0 | 0 |
| 4:45-5:00 p.m. | 0 | 0 | 0 | 0 |
| 5:00-5:15 p.m. | 0 | 0 | 1 | 1 |
| 5:15-5:30 p.m. | 0 | 0 | 0 | 0 |
| 5:30-5:45 p.m. | 0 | 0 | 0 | 0 |
| 5:45-6:00 p.m. | 0 | 0 | 0 | 0 |
| **Afternoon Totals** | **0** | **0** | **1** | **1** |

City: Arlington Heights
Count Location: Highland Ave. and Northwest Highway
Study Date: – June 7th, 2022 (Pedestrian Crosswalk Counts)

| Time | Across NW Highway | Across Highland | Total Pedestrians |
|---|---|---|---|
| 7:00-7:15 a.m. | 0 | 0 | 0 |
| 7:15-7:30 a.m. | 0 | 0 | 0 |
| 7:30-7:45 a.m. | 0 | 0 | 0 |
| 7:45-8:00 a.m. | 2 | 3 | 5 |
| 8:00-8:15 a.m. | 2 | 3 | 5 |
| 8:15-8:30 a.m. | 1 | 2 | 3 |
| 8:30-8:45 a.m. | 4 | 5 | 9 |
| 8:45-9:00 a.m. | 0 | 0 | 0 |
| **Morning Totals** | **9** | **13** | **22** |
| 4:00-4:15 p.m. | 1 | 3 | 4 |
| 4:15-4:30 p.m. | 0 | 0 | 0 |
| 4:30-4:45 p.m. | 0 | 5 | 5 |
| 4:45-5:00 p.m. | 0 | 5 | 5 |
| 5:00-5:15 p.m. | 1 | 4 | 5 |
| 5:15-5:30 p.m. | 1 | 3 | 4 |
| 5:30-5:45 p.m. | 0 | 6 | 6 |
| 5:45-6:00 p.m. | 0 | 4 | 4 |
| **Afternoon Totals** | **3** | **30** | **33** |

City: Arlington Heights
Count Location: Highland Ave. and St. James St.
Study Date: – June 2nd, 2022 (On-Street Biker Counts)

| Time | East Approach | West Approach | South Approach | Total Bikers |
|---|---|---|---|---|
| 7:00-7:15 a.m. | 0 | 0 | 0 | 0 |
| 7:15-7:30 a.m. | 0 | 0 | 0 | 0 |
| 7:30-7:45 a.m. | 0 | 1 | 0 | 1 |
| 7:45-8:00 a.m. | 0 | 0 | 0 | 0 |
| 8:00-8:15 a.m. | 1 | 0 | 0 | 1 |
| 8:15-8:30 a.m. | 0 | 0 | 0 | 0 |
| 8:30-8:45 a.m. | 0 | 0 | 0 | 0 |
| 8:45-9:00 a.m. | 0 | 0 | 0 | 0 |
| **Morning Totals** | **1** | **1** | **0** | **2** |
| 4:00-4:15 p.m. | 3 | 0 | 0 | 3 |
| 4:15-4:30 p.m. | 0 | 0 | 0 | 0 |
| 4:30-4:45 p.m. | 0 | 0 | 0 | 0 |
| 4:45-5:00 p.m. | 0 | 0 | 0 | 0 |
| 5:00-5:15 p.m. | 0 | 6 | 0 | 6 |
| 5:15-5:30 p.m. | 0 | 1 | 0 | 1 |
| 5:30-5:45 p.m. | 1 | 0 | 0 | 1 |
| 5:45-6:00 p.m. | 0 | 0 | 0 | 0 |
| **Afternoon Totals** | **4** | **7** | **0** | **11** |

City: Arlington Heights
Count Location: Highland Ave. and St. James St.
Study Date: – June 2nd, 2022 (Pedestrian Counts)

| Time | East Crosswalk | West Crosswalk | South Crosswalk | Total Pedestrians |
|---|---|---|---|---|
| 7:00-7:15 a.m. | 0 | 0 | 0 | 0 |
| 7:15-7:30 a.m. | 0 | 0 | 2 | 2 |
| 7:30-7:45 a.m. | 0 | 0 | 0 | 0 |
| 7:45-8:00 a.m. | 0 | 0 | 0 | 0 |
| 8:00-8:15 a.m. | 0 | 0 | 0 | 0 |
| 8:15-8:30 a.m. | 0 | 0 | 0 | 0 |
| 8:30-8:45 a.m. | 0 | 0 | 1 | 1 |
| 8:45-9:00 a.m. | 0 | 0 | 0 | 0 |
| **Morning Totals** | **0** | **0** | **3** | **3** |
| 4:00-4:15 p.m. | 0 | 0 | 0 | 0 |
| 4:15-4:30 p.m. | 0 | 0 | 0 | 0 |
| 4:30-4:45 p.m. | 0 | 1 | 0 | 1 |
| 4:45-5:00 p.m. | 0 | 0 | 4 | 4 |
| 5:00-5:15 p.m. | 0 | 0 | 2 | 2 |
| 5:15-5:30 p.m. | 0 | 0 | 0 | 0 |
| 5:30-5:45 p.m. | 0 | 0 | 1 | 1 |
| 5:45-6:00 p.m. | 0 | 0 | 0 | 0 |
| **Afternoon Totals** | **0** | **1** | **7** | **8** |

City: Arlington Heights
Count Location: Vail Ave. and Northwest Highway
Study Date: – June 1st, 2022 (On-Street Biker Counts)

| Time | East Approach | West Approach | North Approach | South Approach | Total Bikers |
|---|---|---|---|---|---|
| 7:00-7:15 a.m. | 1 | 0 | 0 | 0 | 1 |
| 7:15-7:30 a.m. | 0 | 0 | 0 | 0 | 0 |
| 7:30-7:45 a.m. | 0 | 0 | 0 | 0 | 0 |
| 7:45-8:00 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:00-8:15 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:15-8:30 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:30-8:45 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:45-9:00 a.m. | 0 | 0 | 0 | 0 | 1 |
| **Morning Totals** | **1** | **0** | **0** | **0** | **1** |
| 4:00-4:15 p.m. | 0 | 0 | 1 | 0 | 1 |
| 4:15-4:30 p.m. | 0 | 0 | 0 | 0 | 0 |
| 4:30-4:45 p.m. | 1 | 0 | 0 | 0 | 1 |
| 4:45-5:00 p.m. | 0 | 0 | 0 | 0 | 0 |
| 5:00-5:15 p.m. | 0 | 0 | 0 | 0 | 0 |
| 5:15-5:30 p.m. | 0 | 0 | 0 | 1 | 1 |
| 5:30-5:45 p.m. | 0 | 2 | 0 | 1 | 3 |
| 5:45-6:00 p.m. | 0 | 0 | 1 | 0 | 1 |
| **Afternoon Totals** | **1** | **2** | **2** | **2** | **7** |

City: Arlington Heights
Count Location: Vail Ave. and Northwest Highway
Study Date: – June 1st, 2022 (Pedestrian Crosswalk Counts)

| Time | East Crosswalk | West Crosswalk | North Crosswalk | South Crosswalk | Total Pedestrians |
|---|---|---|---|---|---|
| 7:00-7:15 a.m. | 1 | 8 | 0 | 1 | 10 |
| 7:15-7:30 a.m. | 8 | 11 | 4 | 1 | 24 |
| 7:30-7:45 a.m. | 3 | 4 | 2 | 0 | 9 |
| 7:45-8:00 a.m. | 3 | 2 | 2 | 0 | 7 |
| 8:00-8:15 a.m. | 3 | 11 | 2 | 0 | 16 |
| 8:15-8:30 a.m. | 0 | 5 | 0 | 3 | 8 |
| 8:30-8:45 a.m. | 5 | 4 | 1 | 2 | 12 |
| 8:45-9:00 a.m. | 0 | 1 | 1 | 0 | 2 |
| **Morning Totals** | **23** | **46** | **12** | **7** | **88** |
| 4:00-4:15 p.m. | 2 | 0 | 2 | 4 | 8 |
| 4:15-4:30 p.m. | 3 | 15 | 0 | 1 | 19 |
| 4:30-4:45 p.m. | 1 | 8 | 0 | 0 | 9 |
| 4:45-5:00 p.m. | 5 | 5 | 0 | 1 | 11 |
| 5:00-5:15 p.m. | 5 | 5 | 1 | 2 | 13 |
| 5:15-5:30 p.m. | 9 | 10 | 4 | 4 | 27 |
| 5:30-5:45 p.m. | 3 | 20 | 3 | 3 | 29 |
| 5:45-6:00 p.m. | 7 | 15 | 3 | 1 | 26 |
| **Afternoon Totals** | **35** | **78** | **13** | **16** | **142** |

City: Arlington Heights
Count Location: Vail Ave. and St. James St.
Study Date: – May 31st, 2022 (On-Street Biker Counts)

| Time | East Approach | West Approach | North Approach | South Approach | Total Bikers |
|---|---|---|---|---|---|
| 7:00-7:15 a.m. | 1 | 0 | 0 | 0 | 1 |
| 7:15-7:30 a.m. | 0 | 0 | 0 | 0 | 0 |
| 7:30-7:45 a.m. | 0 | 0 | 0 | 0 | 0 |
| 7:45-8:00 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:00-8:15 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:15-8:30 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:30-8:45 a.m. | 0 | 0 | 0 | 0 | 0 |
| 8:45-9:00 a.m. | 0 | 0 | 0 | 1 | 1 |
| **Morning Totals** | **1** | **0** | **0** | **1** | **2** |
| 4:00-4:15 p.m. | 0 | 0 | 0 | 0 | 0 |
| 4:15-4:30 p.m. | 2 | 0 | 0 | 0 | 2 |
| 4:30-4:45 p.m. | 0 | 0 | 0 | 0 | 0 |
| 4:45-5:00 p.m. | 0 | 1 | 0 | 0 | 1 |
| 5:00-5:15 p.m. | 1 | 0 | 0 | 0 | 1 |
| 5:15-5:30 p.m. | 2 | 1 | 1 | 0 | 4 |
| 5:30-5:45 p.m. | 6 | 2 | 0 | 0 | 8 |
| 5:45-6:00 p.m. | 0 | 0 | 0 | 2 | 2 |
| **Afternoon Totals** | **11** | **4** | **1** | **2** | **18** |

City: Arlington Heights
Count Location: Vail Ave. and St. James St.
Study Date: – May 31st, 2022 (Pedestrian Crosswalk Counts)

| Time | East Crosswalk | West Crosswalk | North Crosswalk | South Crosswalk | Total Pedestrians |
|---|---|---|---|---|---|
| 7:00-7:15 a.m. | 0 | 3 | 0 | 3 | 6 |
| 7:15-7:30 a.m. | 4 | 9 | 2 | 2 | 17 |
| 7:30-7:45 a.m. | 2 | 6 | 1 | 0 | 9 |
| 7:45-8:00 a.m. | 0 | 5 | 1 | 2 | 8 |
| 8:00-8:15 a.m. | 0 | 6 | 2 | 0 | 8 |
| 8:15-8:30 a.m. | 0 | 1 | 0 | 1 | 2 |
| 8:30-8:45 a.m. | 1 | 3 | 1 | 1 | 6 |
| 8:45-9:00 a.m. | 0 | 0 | 0 | 0 | 0 |
| **Morning Totals** | **7** | **33** | **7** | **9** | **56** |
| 4:00-4:15 p.m. | 0 | 3 | 2 | 0 | 5 |
| 4:15-4:30 p.m. | 1 | 0 | 1 | 0 | 2 |
| 4:30-4:45 p.m. | 4 | 6 | 0 | 0 | 10 |
| 4:45-5:00 p.m. | 3 | 7 | 4 | 0 | 14 |
| 5:00-5:15 p.m. | 0 | 2 | 2 | 0 | 4 |
| 5:15-5:30 p.m. | 1 | 10 | 0 | 0 | 11 |
| 5:30-5:45 p.m. | 1 | 9 | 7 | 0 | 17 |
| 5:45-6:00 p.m. | 2 | 6 | 0 | 1 | 9 |
| **Afternoon Totals** | **12** | **43** | **16** | **1** | **72** |

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

May 5, 2022

Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering
Eriksson Engineering Associates, Ltd.
145 Commerce Drive
Suite A
Grayslake, IL 60030

***Subject:*** ***Northwest Highway @ Vail Avenue***
IDOT

Dear Mr. Corcoran:

In response to a request made on your behalf and dated May 5, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

| ROAD SEGMENT | Current ADT | Year 2050 ADT |
|---|---|---|
| NW Highway, @ Vail Avenue | 15,800 | 19,700 |
| Vail Avenue, @ NW Highway | 700 | 800 |

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2021 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\ArlingtonHeights\ck-58-22\ck-58-22.docx

# TRAFFIC FORECAST RECORD

**Record Number:** ck-58-22
**Type of Report:** Projection
**Year Sought:** 2050
**Analyst:** JAR
**Organization requesting forecast:** Eriksson Engineering Associates
**Contact:** Stephen B. Corcoran, P.E. , PTOE
**Email or Phone** scorcoran@eea-ltd.com
**Sponsor:** IDOT
**Date request was received:** May 5, 2022
**Date that response was emailed:** May 5, 2022
**Facility Location:** Northwest Highway @ Vail Avenue
**Municipality:** Arlington Heights

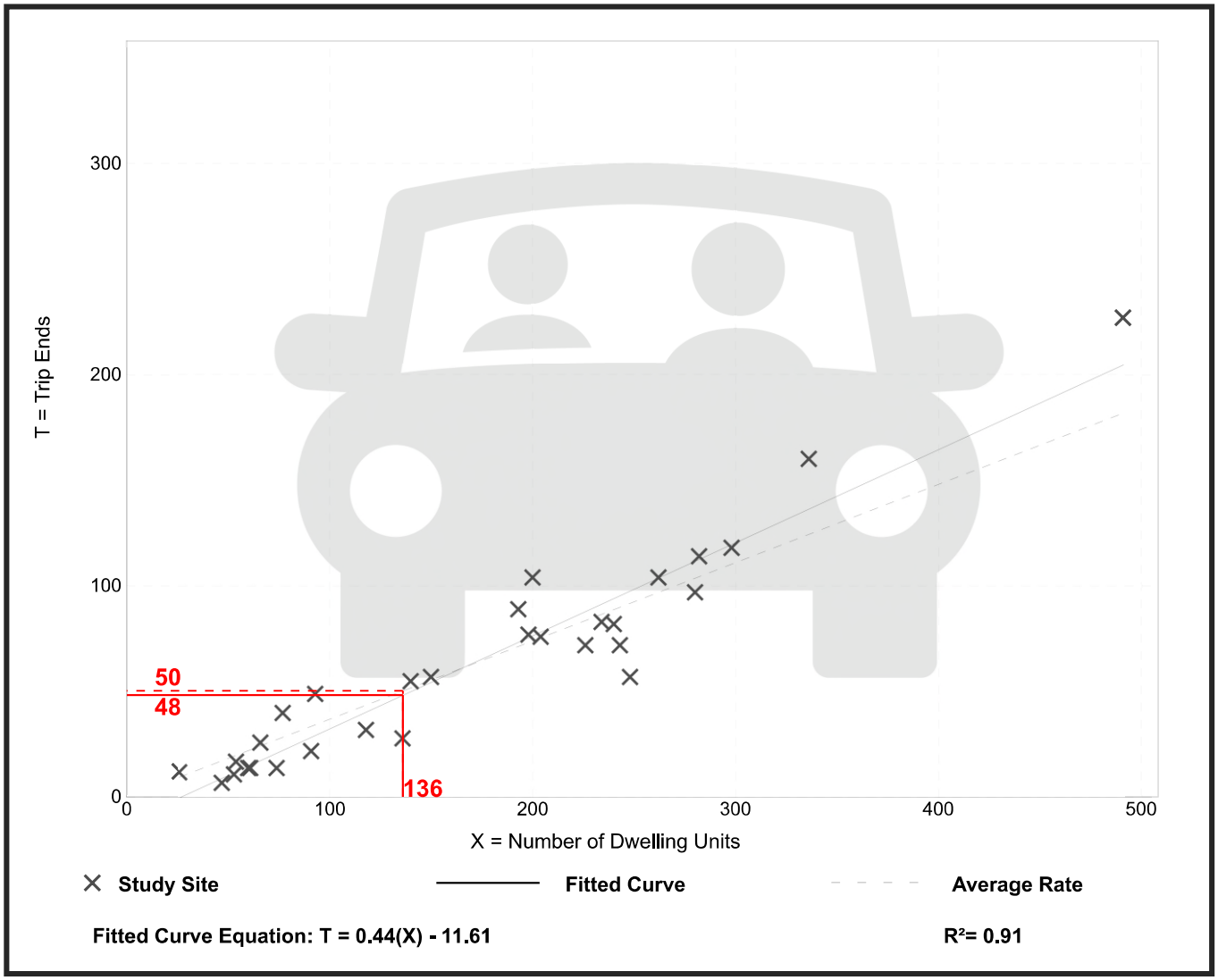
# Multifamily Housing (Mid-Rise)
## Not Close to Rail Transit (221)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Dwelling Units** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 30 |
| Avg. Num. of Dwelling Units: | 173 |
| Directional Distribution: | 23% entering, 77% exiting |

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.37 | 0.15 - 0.53 | 0.09 |

## Data Plot and Equation



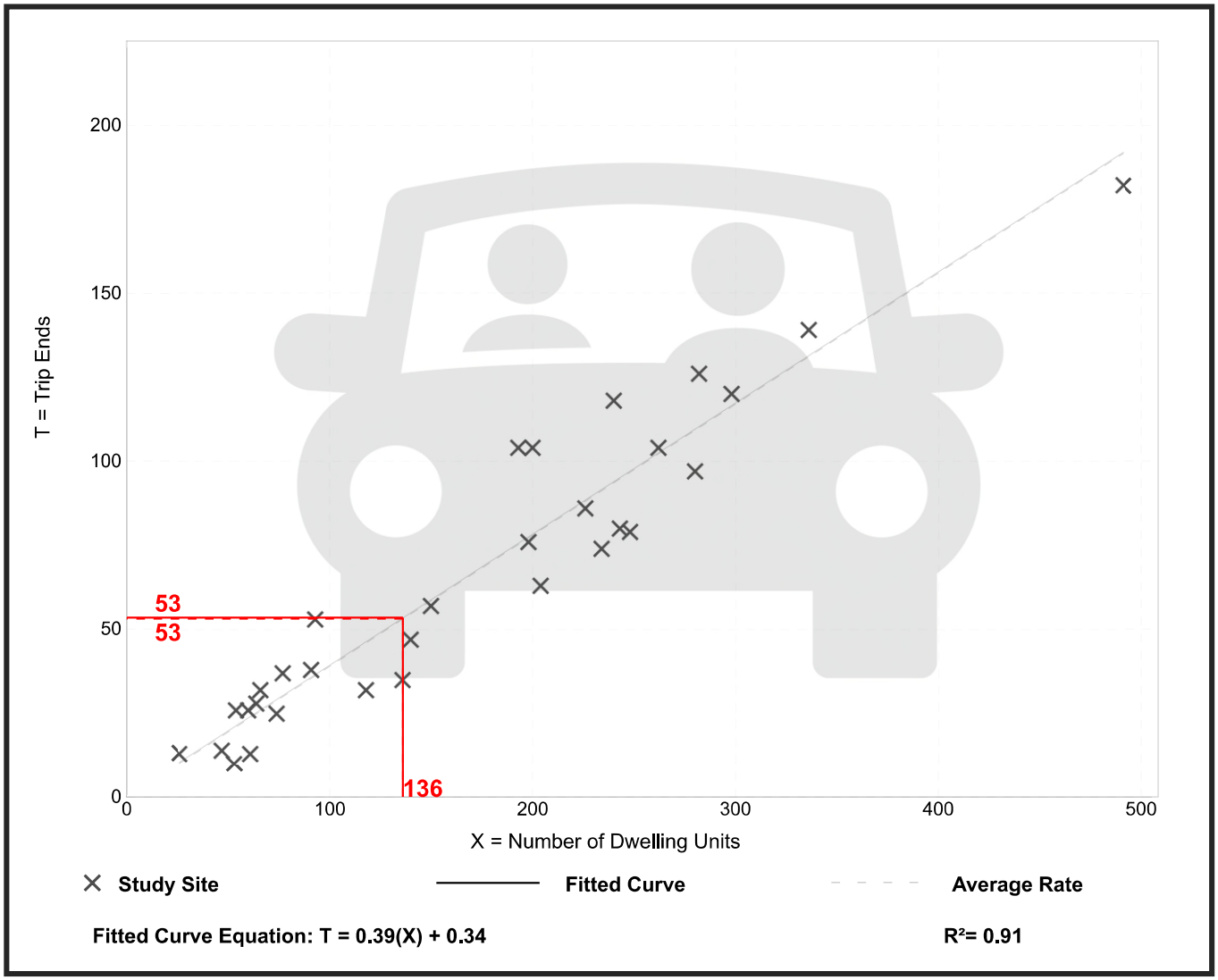
# Multifamily Housing (Mid-Rise)
## Not Close to Rail Transit (221)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **Dwelling Units** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 31 |
| Avg. Num. of Dwelling Units: | 169 |
| Directional Distribution: | 61% entering, 39% exiting |

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.39 | 0.19 - 0.57 | 0.08 |

## Data Plot and Equation




**Fitted Curve Equation: T = 0.39(X) + 0.34**

**$R^2$= 0.91**

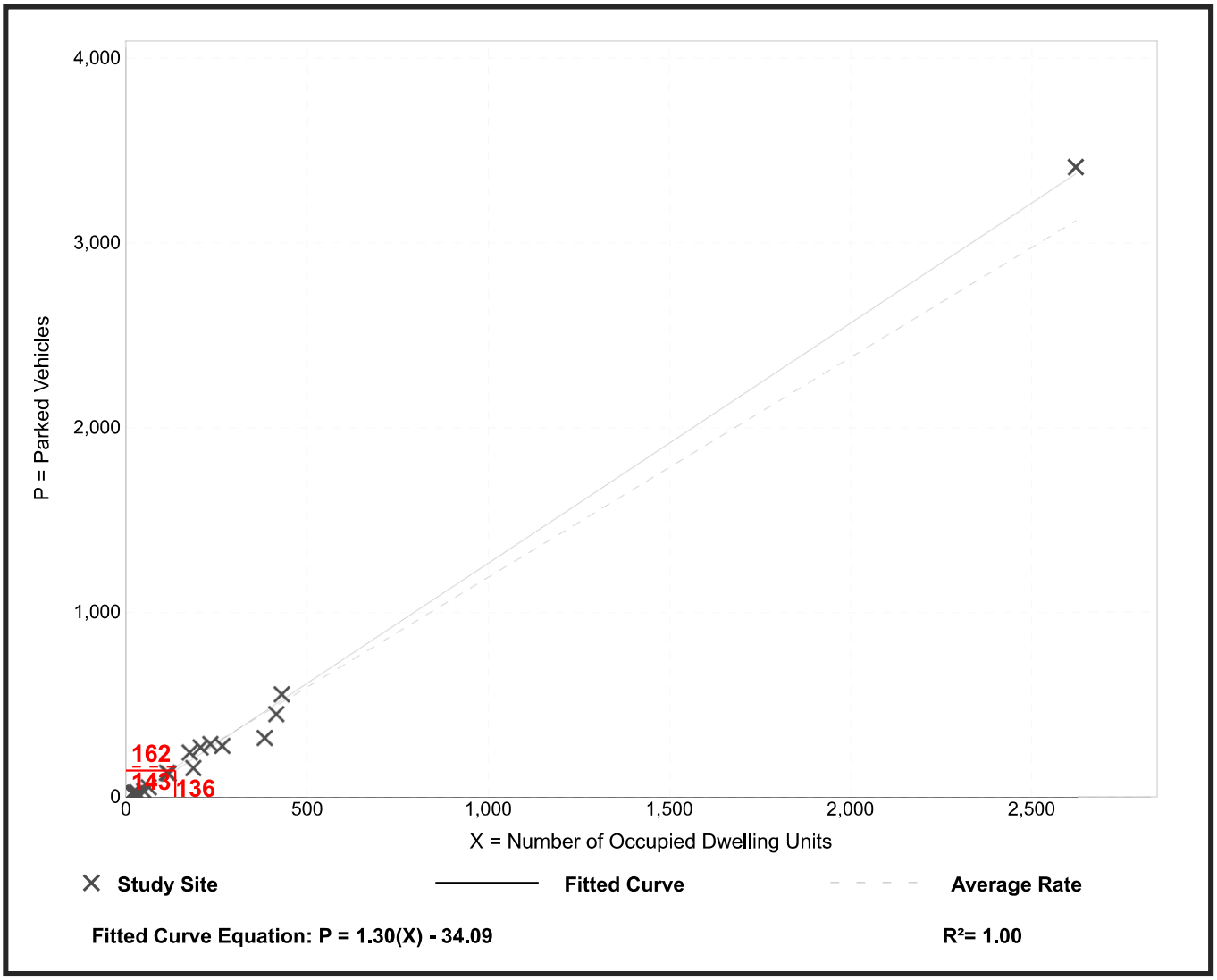
# Multifamily Housing (Mid-Rise)
(221)

**Peak Period Parking Demand vs:** **Occupied Dwelling Units**
**On a:** **Weekday (Monday - Friday)**
**Setting/Location:** **General Urban/Suburban (< 1/2 mile to rail transit)**
**Peak Period of Parking Demand:** **10:00 p.m. - 5:00 a.m.**
Number of Studies: 18
Avg. Num. of Occupied Dwelling Units: 299

## Peak Period Parking Demand per Occupied Dwelling Unit

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 1.19 | 0.55 - 1.37 | 0.84 / 1.30 | *** | 0.19 (16%) |

## Data Plot and Equation



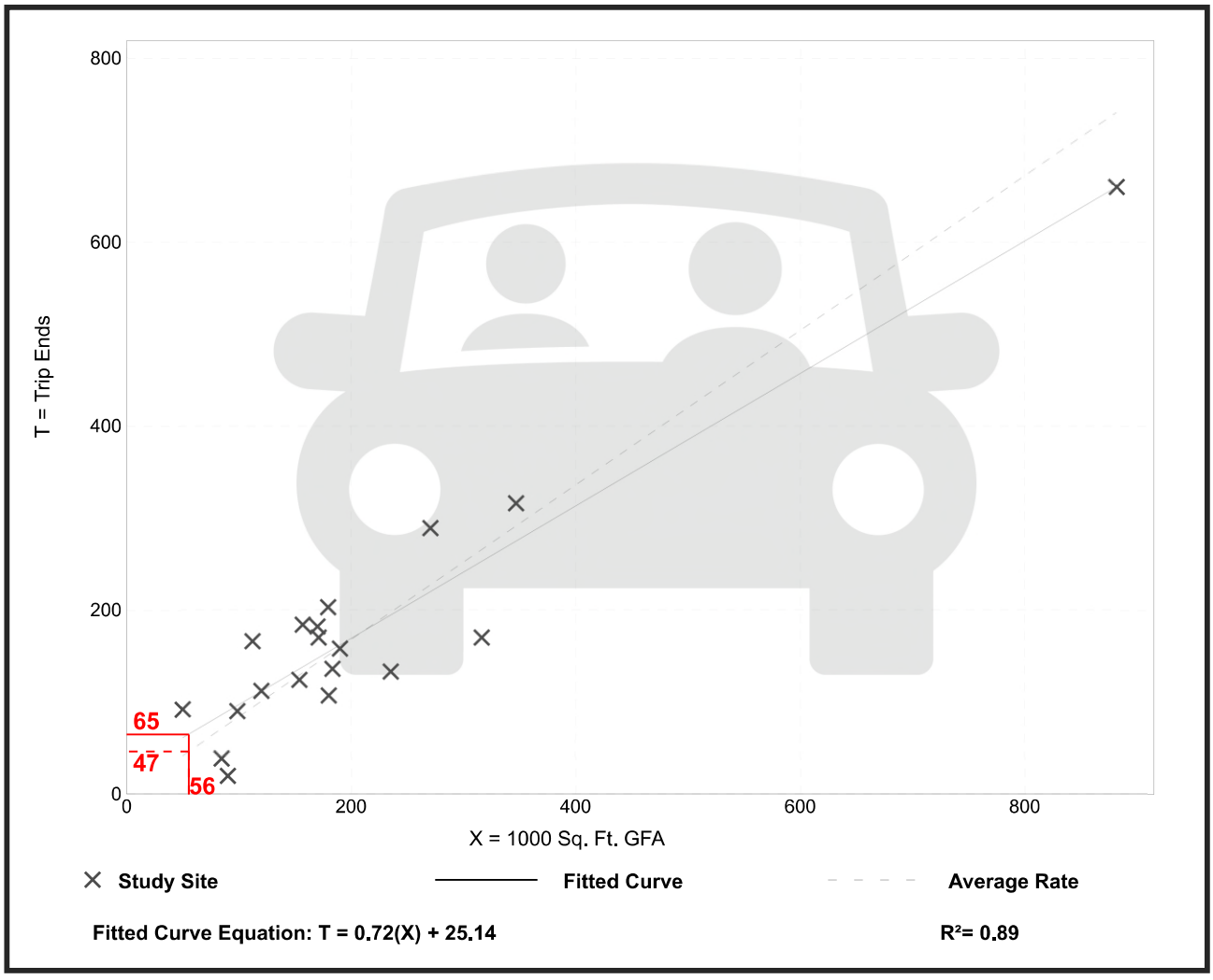
# General Office Building
(710)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location:** **Dense Multi-Use Urban**
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 210
Directional Distribution: 87% entering, 13% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.84 | 0.22 - 1.84 | 0.27 |

## Data Plot and Equation



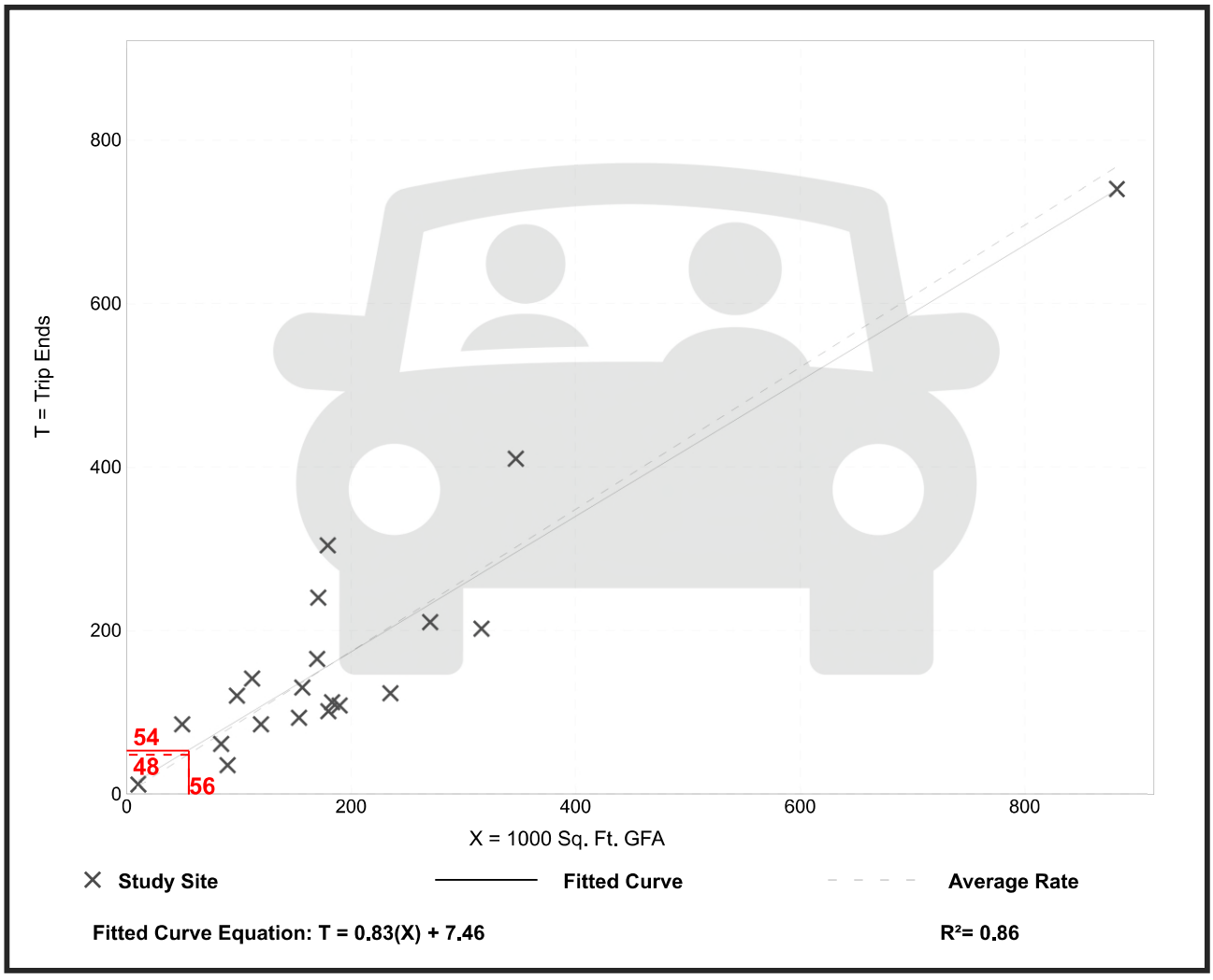
# General Office Building
(710)

**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **Dense Multi-Use Urban**
Number of Studies: 20
Avg. 1000 Sq. Ft. GFA: 200
Directional Distribution: 16% entering, 84% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.87 | 0.39 - 1.70 | 0.33 |

## Data Plot and Equation



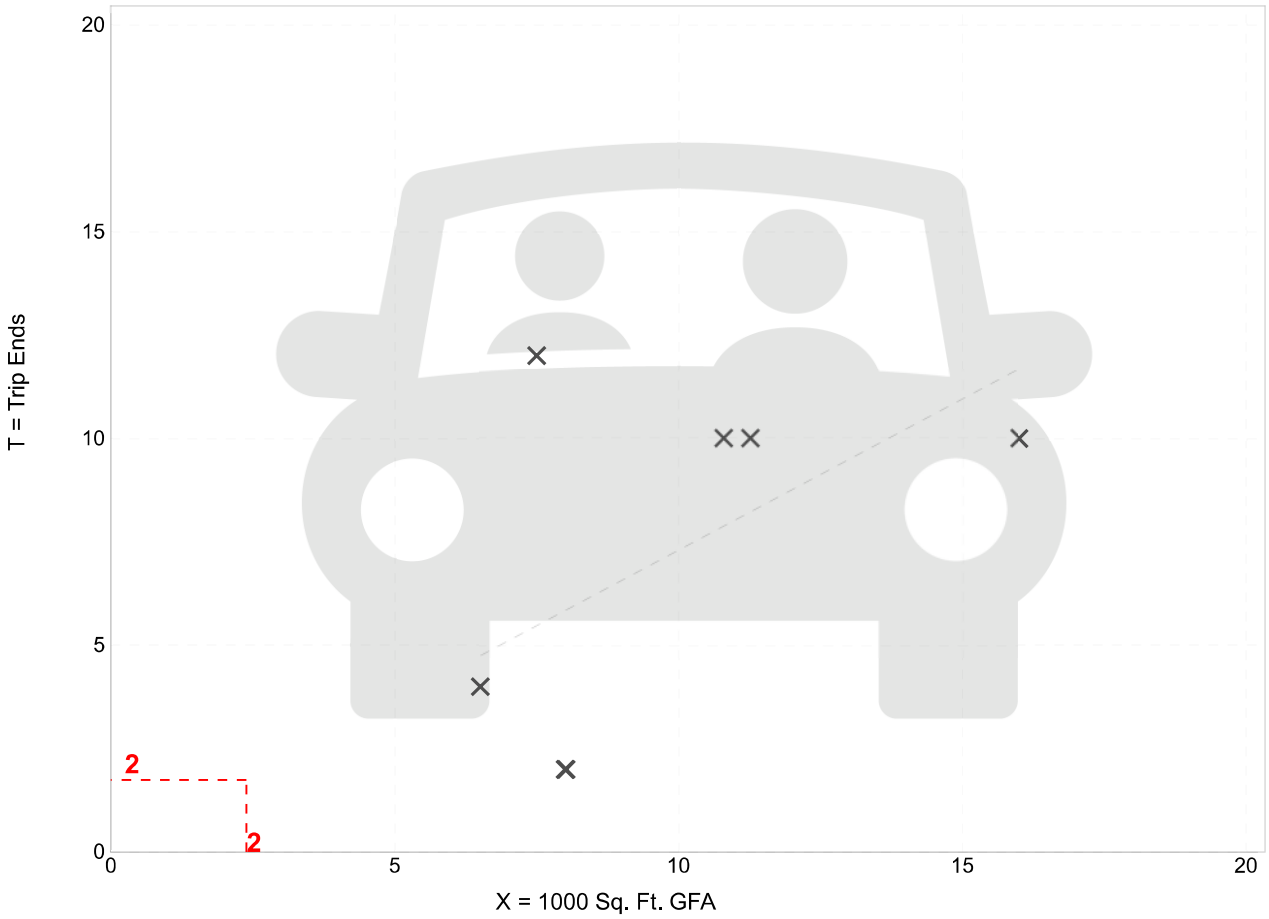
# Fine Dining Restaurant
(931)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 7 and 9 a.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 7 |
| Avg. 1000 Sq. Ft. GFA: | 10 |
| Directional Distribution: | Not Available |

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.73 | 0.25 - 1.60 | 0.42 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= ******

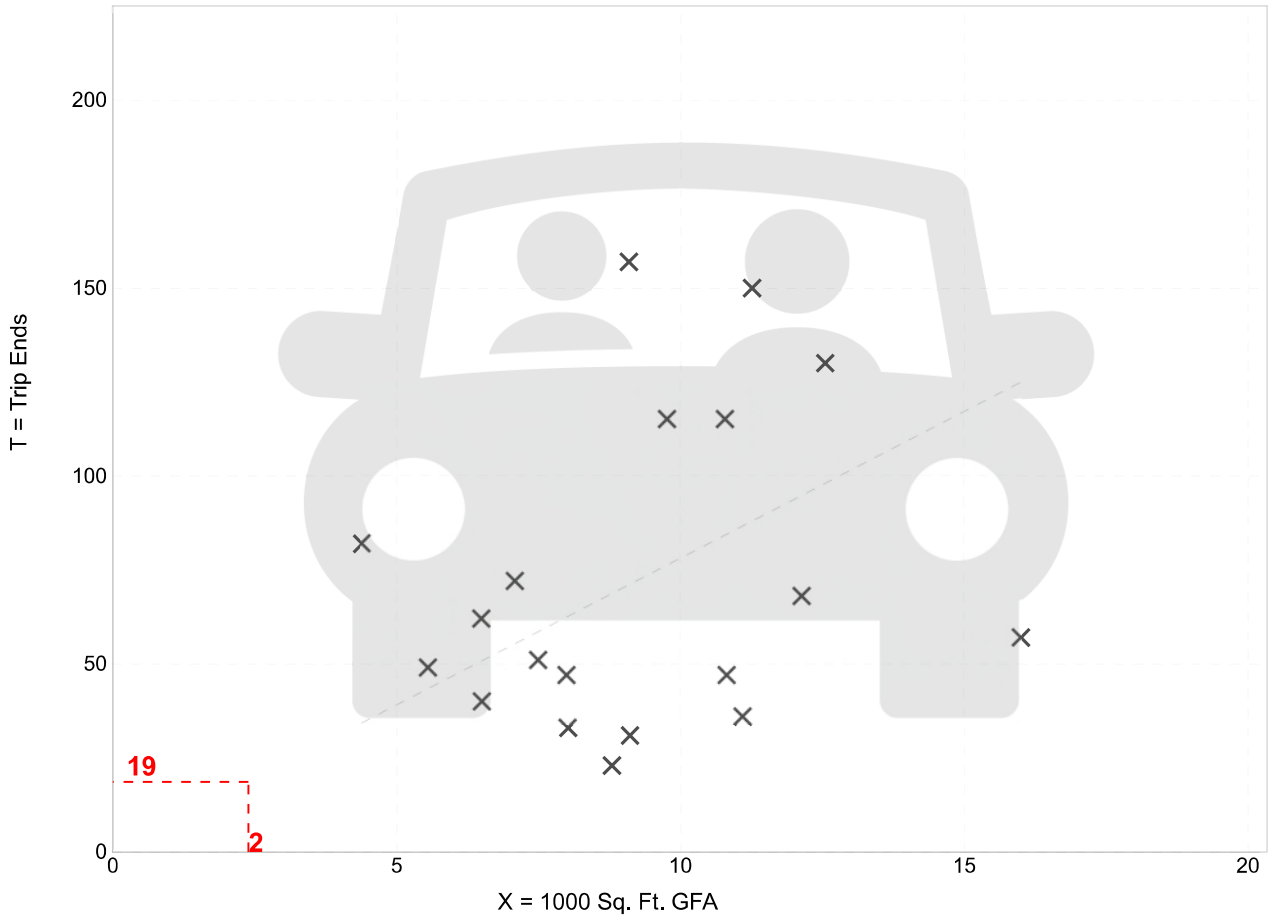
# Fine Dining Restaurant
(931)

| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 19 |
| Avg. 1000 Sq. Ft. GFA: | 9 |
| Directional Distribution: | 67% entering, 33% exiting |

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 7.80 | 2.62 - 18.68 | 4.49 |

## Data Plot and Equation




**Fitted Curve Equation: Not Given**

**$R^2$= ****

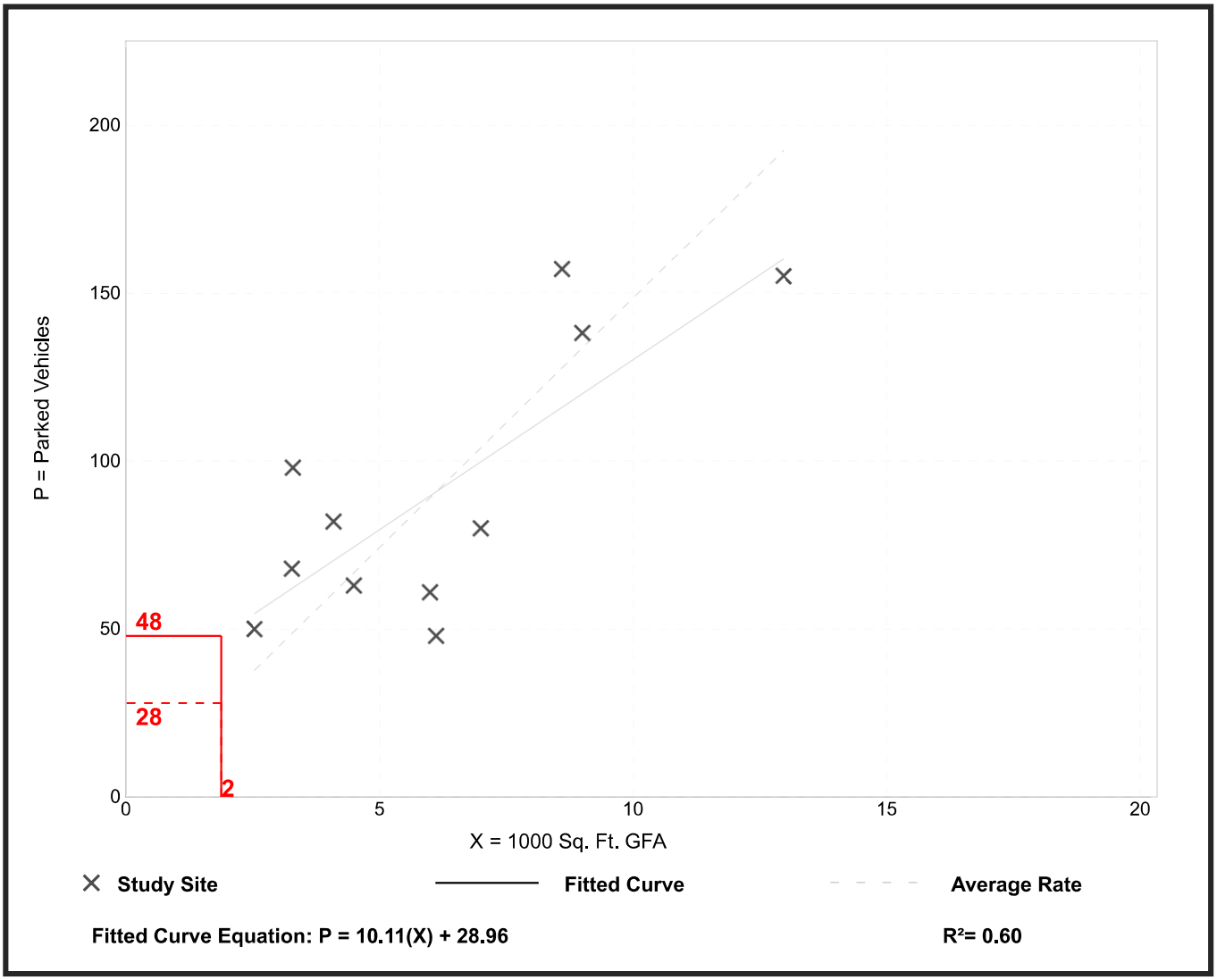
# Quality Restaurant
(931)

| | |
|---|---|
| **Peak Period Parking Demand vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Friday** |
| **Setting/Location:** | **General Urban/Suburban** |
| **Peak Period of Parking Demand:** | **7:00 - 9:00 p.m.** |
| Number of Studies: | 11 |
| Avg. 1000 Sq. Ft. GFA: | 6.1 |

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 14.84 | 7.84 - 29.70 | 11.93 / 22.52 | *** | 5.32 (36%) |

## Data Plot and Equation




**Fitted Curve Equation: P = 10.11(X) + 28.96**

**$R^2$= 0.60**

# Quality Restaurant
(931)

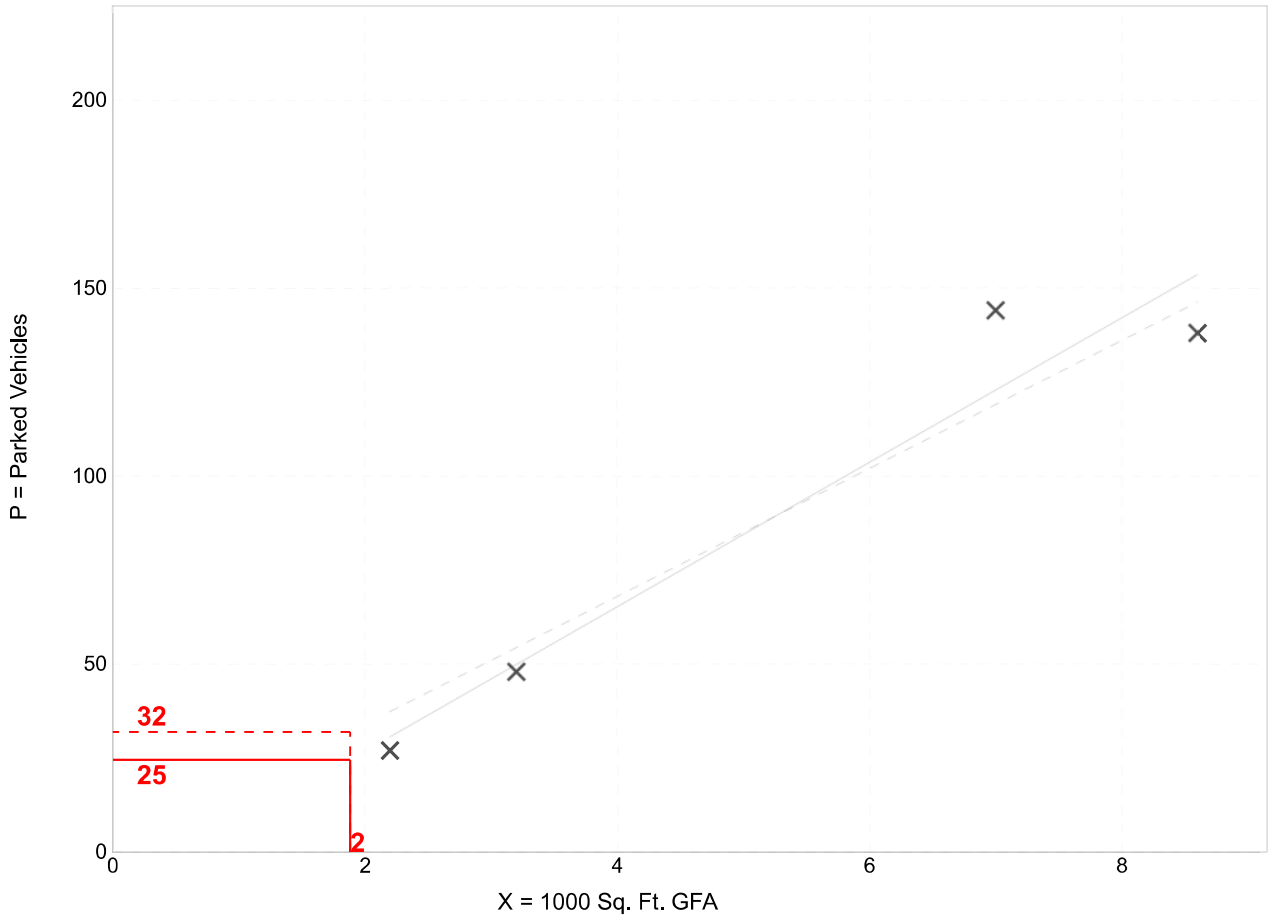
**Peak Period Parking Demand vs:** **1000 Sq. Ft. GFA**
**On a:** **Saturday**
**Setting/Location:** **General Urban/Suburban**
**Peak Period of Parking Demand:** **7:00 - 8:00 p.m.**
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 5.2

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 17.00 | 12.30 - 20.57 | 14.05 / 20.57 | *** | 3.17 (19%) |

## Data Plot and Equation

***Caution – Small Sample Size***




**Fitted Curve Equation: P = 19.19(X) - 11.51**

**$R^2$= 0.94**

# Quality Restaurant
(931)

**Peak Period Parking Demand vs:** **Seats**
**On a:** **Friday**
**Setting/Location:** **General Urban/Suburban**
**Peak Period of Parking Demand:** **7:00 - 9:00 p.m.**
Number of Studies: 9
Avg. Num. of Seats: 189

## Peak Period Parking Demand per Seat

| Average Rate | Range of Rates | 33rd / 85th Percentile | 95% Confidence Interval | Standard Deviation (Coeff. of Variation) |
|---|---|---|---|---|
| 0.47 | 0.24 - 1.00 | 0.33 / 0.86 | *** | 0.22 (47%) |

## Data Plot and Equation

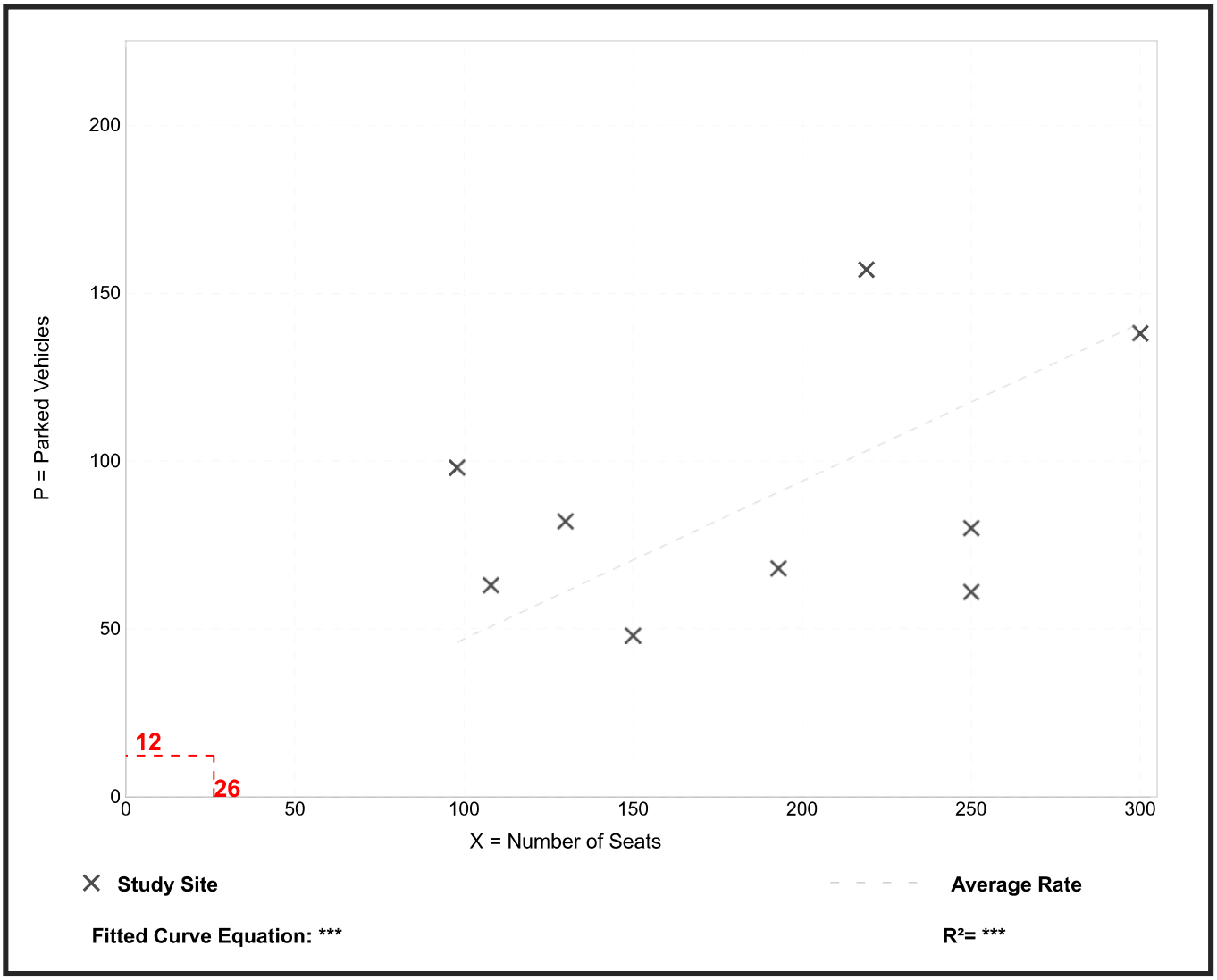


Table 6
PARKING RATIOS OF APARTMENT DEVELOPMENTS (NEAR PUBLIC TRANSIT)

| Development | Location | Units | Parking | Parking Ratio |
|---|---|---|---|---|
| River 595 | Des Plaines | 60 | 104 | 1.73 |
| Kingston Pointe | Des Plaines | 144 | 228 | 1.58 |
| Walker & Parker | Clarendon Hills | 42 | 42 | 1.00 |
| Forest & Gilbert | Downers Grove | 89 | 102 | 1.15 |
| Adriatic Grove | Downers Grove | 48 | 64 | 1.33 |
| Residences at the Grove | Downers Grove | 294 | 345 | 1.17 |
| 100 North Addison | Elmhurst | 165 | 199 | 1.21 |
| 1717 Ridge | Evanston | 175 | 205 | 1.17 |
| AMLI Evanston | Evanston | 214 | 312 | 1.46 |
| Central Station | Evanston | 80 | 80 | 1.00 |
| E2 | Evanston | 356 | 371 | 1.04 |
| The Reserve at Evanston | Evanston | 195 | 219 | 1.12 |
| Midtown Square | Glenview | 138 | 160 | 1.16 |
| The Reserve at Glenview | Glenview | 239 | 333 | 1.39 |
| Uptown La Grange | La Grange | 254 | 336 | 1.32 |
| Ninety7Fifty on the Park | Orland Park | 295 | 300 | 1.02 |
| Wheaton 121 | Wheaton | 306 | 400 | 1.31 |
| The Residences of Wilmette | Wilmette | 75 | 117 | 1.56 |
| | **Average** | **185** | **224** | **1.26** |

**Arlington 425 Development**
**Table 6 Parking Data Analysis**

| | Project | Location | Unit Mix | | | | Total | | Beds per Unit | Spaces Provided | Spaces per Unit | Spaces per Bedroom |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Studio | 1-bed | 2-bed | 3-bed | Units | Bedrooms | | | | |
| 1 | ReNew Five Ninety Five | Des Plaines | Removed because they were developed as condominiums and then converted to rentals | | | | | | | | | |
| 2 | Kingston Pointe | Des Plaines | | | | | | | | | | |
| 3 | Walker&Parker | Clarendon Hills | 0 | 17 | 25 | 0 | 42 | 67 | 1.60 | 42 | 1.00 | 0.63 |
| 4 | Forest & Gilbert | Downers Grove | 0 | 58 | 31 | 0 | 89 | 120 | 1.35 | 102 | 1.15 | 0.85 |
| 5 | Adriatic Cove | Downers Grove | Data on this project not found | | | | | | | | | |
| 6 | Residences at the Grove | Downers Grove | 21 | 144 | 129 | 0 | 294 | 423 | 1.44 | 345 | 1.17 | 0.82 |
| 7 | 100 North Addison | Elmhurst | 0 | 108 | 50 | 6 | 164 | 226 | 1.38 | 199 | 1.21 | 0.88 |
| 8 | 1717 Ridge | Evanston | 14 | 134 | 42 | 14 | 204 | 274 | 1.34 | 205 | 1.00 | 0.75 |
| 9 | AMLI Evanston | Evanston | 5 | 153 | 44 | 12 | 214 | 282 | 1.32 | 312 | 1.46 | 1.11 |
| 10 | Central Station | Evanston | 9 | 43 | 24 | 4 | 80 | 112 | 1.40 | 80 | 1.00 | 0.71 |
| 11 | E2 | Evanston | 48 | 204 | 81 | 23 | 356 | 483 | 1.36 | 371 | 1.04 | 0.77 |
| 12 | Reserve at Evanston | Evanston | 7 | 103 | 77 | 8 | 195 | 288 | 1.48 | 219 | 1.12 | 0.76 |
| 13 | Midtown Square | Glenview | 0 | 99 | 39 | 0 | 138 | 177 | 1.28 | 160 | 1.16 | 0.90 |
| 14 | Reserve at Glenview | Glenview | 6 | 121 | 76 | 36 | 239 | 387 | 1.62 | 333 | 1.39 | 0.86 |
| 15 | Uptown La Grange | La Grange | 9 | 151 | 69 | 25 | 254 | 373 | 1.47 | 336 | 1.32 | 0.90 |
| 16 | Ninety7Fifty on the Park | Orland Park | 0 | 177 | 118 | 0 | 295 | 413 | 1.40 | 300 | 1.02 | 0.73 |
| 17 | Wheaton 121 | Wheaton | 5 | 217 | 80 | 4 | 306 | 394 | 1.29 | 400 | 1.31 | 1.02 |
| 18 | Residences of Wilmette | Wilmette | 4 | 33 | 32 | 6 | 75 | 119 | 1.59 | 117 | 1.56 | 0.98 |
| | | **Totals** | **128** | **1762** | **917** | **138** | **2945** | **4138** | **1.41** | **3521** | **1.20** | **0.85** |
| | | **Unit Mix %** | **4%** | **60%** | **31%** | **5%** | **100%** | | | | | |

**Arlington Heights Vehicle Ownership**

Residential vehicle ownership data was obtained from the US Census - American Community Survey (2017 to 2023) on for rental units within the Village of Arlington Heights. Please note that this data set includes all rental units ranging from senior housing, apartment, and rental condominiums to single-family rental homes, so it is conservatively high. **Table A** summarizes the data and results for the Village as a whole. For the bedroom counts, studio units were considered as one-bedroom units. For all rental units in the village, the average vehicle ownership is 0.76 vehicles per bedroom. Please note that only 44.5% of the units were studio or one-bedroom units. The proposed building has 162 bedrooms which would need 123 parking spaces based on the 0.76 veh/bedroom ratio. The Census data was also reviewed for the three main census tracts that make up Downtown Arlington Heights (8033,8034, and 8035). **Table B** summarizes the data like Table 8.

**Table A**
**Vehicle Ownership at**
**Rental Units in Arlington Heights (Village Wide)**

| Vehicles Available | Rental Units | Total Vehicles Available | Bedrooms Per Unit | Rental Units | Unit % | Total Bedrooms |
|---|---|---|---|---|---|---|
| 0 | 845 | 0 | 0 | 415 | 5.0% | 415 |
| 1 | 4,464 | 4,464 | 1 | 3,297 | 39.5% | 3,297 |
| 2 | 2,586 | 5,172 | 2 | 3,316 | 39.7% | 6,632 |
| 3 | 423 | 1,269 | 3 | 1,083 | 13.0% | 3,249 |
| 4 | 10 | 40 | 4 | 187 | 2.2% | 748 |
| 5 | 19 | 95 | 5 | 49 | 0.6% | 245 |
| **Totals** | **8,347** | **11,040 (1.32 veh/unit)** | | **8,347** | **100%** | **14,586 (1.74 beds/unit)** |
| | | | | | **Vehicle Ownership** | **0.76veh/bedroom** |

**Table B**
**Vehicle Ownership at**
**Rental Units in Arlington Heights (Downtown)[1]**

| Vehicles Available | Rental Units | Total Vehicles Available | Bedrooms Per Unit | Rental Units | Unit % | Total Bedrooms |
|---|---|---|---|---|---|---|
| 0 | 411 | 0 | 0 | 165 | 8.0% | 165 |
| 1 | 932 | 932 | 1 | 880 | 42.9% | 880 |
| 2 | 632 | 1,264 | 2 | 712 | 34.7% | 1,424 |
| 3 | 77 | 231 | 3 | 223 | 10.9% | 669 |
| 4 | 0 | 0 | 4 | 72 | 3.5% | 288 |
| 5 | 0 | 0 | 5 | 0 | 0% | 0 |
| **Totals** | **2,052** | **2,427 (1.18 veh/unit)** | | **2,052** | **100%** | **3,426 (1.67 beds/unit)** |
| | | | | | **Vehicle Ownership** | **0.71veh/bedroom** |

(1) Census Tracts 8033, 8034, and 8035

Rental units in the Downtown area have a slightly lower vehicle ownership than Village wide (0.76 vs 0.71 vehicles per unit). The proposed building has 162 bedrooms which would need 115 parking spaces based on the 0.71 veh/bedroom ratio.

**Downtown Apartment Buildings**
**Detailed Parking Data**

| | Project | Location | Distance to Metra Station (miles) | Unit Mix | | | | | | Beds per Unit | Occupancy Rate | Occupied | | Vehicles | Vehicles per Unit | Spaces per Bedroom |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Studio | 1-bed | 2-bed | 3-bed | Units | Bedrooms | | | Units | Bedrooms | | | |
| 1 | Hancock Square | Arlington Hts. | 0.09 | 30 | 232 | 147 | 0 | 409 | 556 | 1.359 | 96.1% | 393 | 534 | 483 | 1.229 | 0.904 |
| 2 | 10 North Main | Mount Prospect | 0.22 | 14 | 51 | 29 | 3 | 97 | 132 | 1.361 | 96.0% | | | 129 | 1.330 | 0.977 |
| 3 | 20 West | Mount Prospect | 0.10 | 9 | 41 | 20 | 1 | 71 | 93 | 1.310 | 90.1% | 64 | 84 | 67 | 1.047 | 0.800 |
| 4 | Maple Street Lofts | Mount Prospect | 0.15 | 38 | 124 | 30 | 0 | 192 | 222 | 1.156 | 94.8% | 182 | 210 | 203 | 1.115 | 0.965 |
| 5 | One Arlington | Arlington Hts. | 0.85 | 51 | 113 | 50 | 0 | 214 | 264 | 1.234 | 97.2% | 208 | 257 | 272 | 1.308 | 1.060 |
| 6 | One Wheeling Town Center | Wheeling | 0.05 | 11 | 129 | 152 | 9 | 301 | 471 | 1.565 | 90.4% | 272 | 426 | 361 | 1.327 | 0.848 |
| 7 | Residences at Payton Place | Arlington Hts. | 0.84 | 34 | 115 | 87 | 27 | 263 | 404 | 1.536 | 63.9% | | | 401 | 1.525 | 0.993 |
| 8 | Uptown 500 | Wheeling | 0.26 | 83 | 102 | 134 | 0 | 319 | 453 | 1.420 | 88.7% | 283 | 402 | 371 | 1.311 | 0.923 |
| | | **Totals** | | **270** | **907** | **649** | **40** | **1866** | **2595** | **1.391** | **93.1%** | **1402** | **1913** | **2287** | **1.298** | **0.934** |
| | | | **Unit Mix** | **14%** | **49%** | **35%** | **2%** | **100%** | | | | | | | | |

Note: For sites 2 and 7, occupancy data was not applicable with only parking supply data available

Parking Survey
Spaces Leased
Spaces Provided

# HCS Two-Way Stop-Control Report

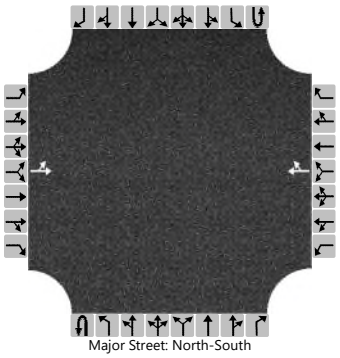
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | AM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Eastman and Site Entrance |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Site Entrance |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Configuration | | LT | | | | | | TR | | | | | | | | |
| Volume (veh/h) | | 10 | 34 | | | | 32 | 3 | | | | | | | | |
| Percent Heavy Vehicles (%) | | 0 | 0 | | | | 0 | 0 | | | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 6.4 | 6.5 | | | | 6.5 | 7.1 | | | | | | | | |
| Critical Headway (sec) | | 6.40 | 6.50 | | | | 6.50 | 7.10 | | | | | | | | |
| Base Follow-Up Headway (sec) | | 3.8 | 4.0 | | | | 4.0 | 3.9 | | | | | | | | |
| Follow-Up Headway (sec) | | 3.80 | 4.00 | | | | 4.00 | 3.90 | | | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 48 | | | | | | 38 | | | | | | | | |
| Capacity, c (veh/h) | | 897 | | | | | | 902 | | | | | | | | |
| v/c Ratio | | 0.05 | | | | | | 0.04 | | | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.2 | | | | | | 0.1 | | | | | | | | |
| Control Delay (s/veh) | | 9.2 | | | | | | 9.2 | | | | | | | | |
| Level of Service (LOS) | | A | | | | | | A | | | | | | | | |
| Approach Delay (s/veh) | 9.2 | | | | 9.2 | | | | | | | | | | | |
| Approach LOS | A | | | | A | | | | | | | | | | | |

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# HCS Two-Way Stop-Control Report

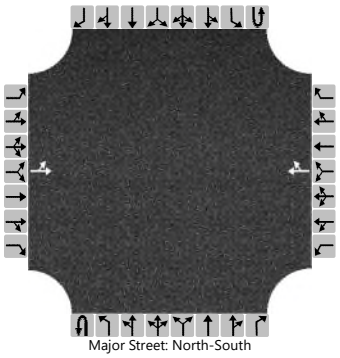
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | PM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Eastman and Site Entrance |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Site Entrance |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Configuration | | LT | | | | | | TR | | | | | | | | |
| Volume (veh/h) | | 33 | 36 | | | | 32 | 11 | | | | | | | | |
| Percent Heavy Vehicles (%) | | 0 | 0 | | | | 0 | 0 | | | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 6.4 | 6.5 | | | | 6.5 | 7.1 | | | | | | | | |
| Critical Headway (sec) | | 6.40 | 6.50 | | | | 6.50 | 7.10 | | | | | | | | |
| Base Follow-Up Headway (sec) | | 3.8 | 4.0 | | | | 4.0 | 3.9 | | | | | | | | |
| Follow-Up Headway (sec) | | 3.80 | 4.00 | | | | 4.00 | 3.90 | | | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 75 | | | | | | 47 | | | | | | | | |
| Capacity, c (veh/h) | | 890 | | | | | | 906 | | | | | | | | |
| v/c Ratio | | 0.08 | | | | | | 0.05 | | | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.3 | | | | | | 0.2 | | | | | | | | |
| Control Delay (s/veh) | | 9.4 | | | | | | 9.2 | | | | | | | | |
| Level of Service (LOS) | | A | | | | | | A | | | | | | | | |
| Approach Delay (s/veh) | 9.4 | | | | 9.2 | | | | | | | | | | | |
| Approach LOS | A | | | | A | | | | | | | | | | | |

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# HCS Two-Way Stop-Control Report

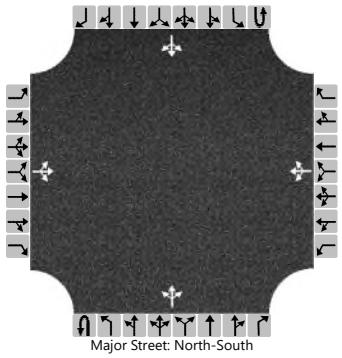
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.57 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 1 | 2 | 2 | | 25 | 6 | 1 | | 6 | 7 | 7 | | 0 | 1 | 0 |
| Percent Heavy Vehicles (%) | | 1 | 1 | 1 | | 1 | 1 | 1 | | 1 | | | | 1 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.11 | 6.51 | 6.21 | | 7.11 | 6.51 | 6.21 | | 4.11 | | | | 4.11 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.51 | 4.01 | 3.31 | | 3.51 | 4.01 | 3.31 | | 2.21 | | | | 2.21 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 9 | | | | 56 | | | 11 | | | | 0 | | |
| Capacity, c (veh/h) | | | 945 | | | | 929 | | | 1627 | | | | 1597 | | |
| v/c Ratio | | | 0.01 | | | | 0.06 | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.2 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 8.8 | | | | 9.1 | | | 7.2 | 0.0 | 0.0 | | 7.3 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 8.8 | | | | 9.1 | | | | 2.2 | | | | 0.0 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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# HCS Two-Way Stop-Control Report

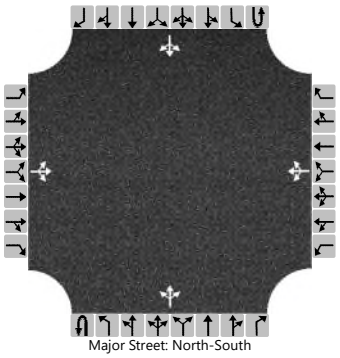
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | AM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.57 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 0 | 2 | 2 | | 25 | 7 | 0 | | 6 | 0 | 25 | | 17 | 23 | 0 |
| Percent Heavy Vehicles (%) | | 1 | 1 | 1 | | 1 | 1 | 1 | | 1 | | | | 1 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.11 | 6.51 | 6.21 | | 7.11 | 6.51 | 6.21 | | 4.11 | | | | 4.11 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.51 | 4.01 | 3.31 | | 3.51 | 4.01 | 3.31 | | 2.21 | | | | 2.21 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 7 | | | | 56 | | | 11 | | | | 30 | | |
| Capacity, c (veh/h) | | | 842 | | | | 781 | | | 1576 | | | | 1571 | | |
| v/c Ratio | | | 0.01 | | | | 0.07 | | | 0.01 | | | | 0.02 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.2 | | | 0.0 | | | | 0.1 | | |
| Control Delay (s/veh) | | | 9.3 | | | | 10.0 | | | 7.3 | 0.1 | 0.1 | | 7.3 | 0.1 | 0.1 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.3 | | | | 10.0 | | | | 1.5 | | | | 3.2 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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# HCS Two-Way Stop-Control Report

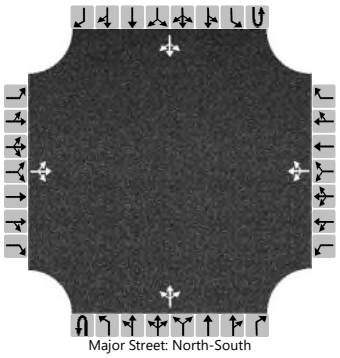
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.71 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 0 | 9 | 6 | | 24 | 5 | 1 | | 6 | 5 | 7 | | 1 | 2 | 0 |
| Percent Heavy Vehicles (%) | | 1 | 1 | 1 | | 1 | 1 | 1 | | 1 | | | | 1 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.11 | 6.51 | 6.21 | | 7.11 | 6.51 | 6.21 | | 4.11 | | | | 4.11 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.51 | 4.01 | 3.31 | | 3.51 | 4.01 | 3.31 | | 2.21 | | | | 2.21 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 21 | | | | 42 | | | 8 | | | | 1 | | |
| Capacity, c (veh/h) | | | 930 | | | | 922 | | | 1626 | | | | 1607 | | |
| v/c Ratio | | | 0.02 | | | | 0.05 | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.1 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.0 | | | | 9.1 | | | 7.2 | 0.0 | 0.0 | | 7.2 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.0 | | | | 9.1 | | | | 2.4 | | | | 2.4 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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# HCS Two-Way Stop-Control Report

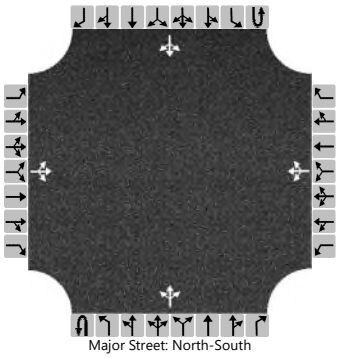
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | PM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.71 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 0 | 10 | 6 | | 26 | 6 | 0 | | 6 | 0 | 46 | | 13 | 18 | 0 |
| Percent Heavy Vehicles (%) | | 1 | 1 | 1 | | 1 | 1 | 1 | | 1 | | | | 1 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.11 | 6.51 | 6.21 | | 7.11 | 6.51 | 6.21 | | 4.11 | | | | 4.11 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.51 | 4.01 | 3.31 | | 3.51 | 4.01 | 3.31 | | 2.21 | | | | 2.21 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 23 | | | | 45 | | | 8 | | | | 18 | | |
| Capacity, c (veh/h) | | | 830 | | | | 807 | | | 1596 | | | | 1544 | | |
| v/c Ratio | | | 0.03 | | | | 0.06 | | | 0.01 | | | | 0.01 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.2 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.5 | | | | 9.7 | | | 7.3 | 0.0 | 0.0 | | 7.4 | 0.1 | 0.1 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.5 | | | | 9.7 | | | | 0.9 | | | | 3.1 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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# HCS Two-Way Stop-Control Report

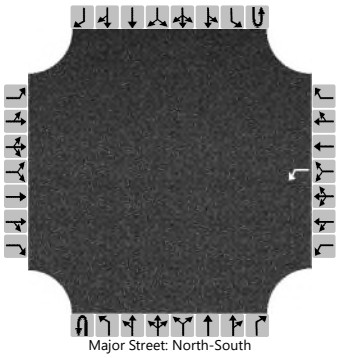
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | AM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and Site Exit |
| Jurisdiction | Arlington Heights |
| East/West Street | Highland Avenue |
| North/South Street | Site Exit |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Configuration | | | | | | L | | | | | | | | | | |
| Volume (veh/h) | | | | | | 39 | | | | | | | | | | |
| Percent Heavy Vehicles (%) | | | | | | 1 | | | | | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 6.4 | | | | | | | | | | |
| Critical Headway (sec) | | | | | | 5.72 | | | | | | | | | | |
| Base Follow-Up Headway (sec) | | | | | | 3.8 | | | | | | | | | | |
| Follow-Up Headway (sec) | | | | | | 3.81 | | | | | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | 42 | | | | | | | | | | |
| Capacity, c (veh/h) | | | | | | 945 | | | | | | | | | | |
| v/c Ratio | | | | | | 0.04 | | | | | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | 0.1 | | | | | | | | | | |
| Control Delay (s/veh) | | | | | | 9.0 | | | | | | | | | | |
| Level of Service (LOS) | | | | | | A | | | | | | | | | | |
| Approach Delay (s/veh) | | | | | | 9.0 | | | | | | | | | | |
| Approach LOS | | | | | | A | | | | | | | | | | |

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# HCS Two-Way Stop-Control Report

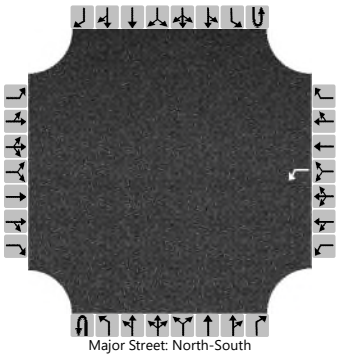
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | PM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and Site Exit |
| Jurisdiction | Arlington Heights |
| East/West Street | Highland Avenue |
| North/South Street | Site Exit |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 0 | 0 | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Configuration | | | | | | L | | | | | | | | | | |
| Volume (veh/h) | | | | | | 28 | | | | | | | | | | |
| Percent Heavy Vehicles (%) | | | | | | 1 | | | | | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | 0 | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 6.4 | | | | | | | | | | |
| Critical Headway (sec) | | | | | | 5.72 | | | | | | | | | | |
| Base Follow-Up Headway (sec) | | | | | | 3.8 | | | | | | | | | | |
| Follow-Up Headway (sec) | | | | | | 3.81 | | | | | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | 30 | | | | | | | | | | |
| Capacity, c (veh/h) | | | | | | 945 | | | | | | | | | | |
| v/c Ratio | | | | | | 0.03 | | | | | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | 0.1 | | | | | | | | | | |
| Control Delay (s/veh) | | | | | | 8.9 | | | | | | | | | | |
| Level of Service (LOS) | | | | | | A | | | | | | | | | | |
| Approach Delay (s/veh) | | | | | | 8.9 | | | | | | | | | | |
| Approach LOS | | | | | | A | | | | | | | | | | |

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# HCS Two-Way Stop-Control Report

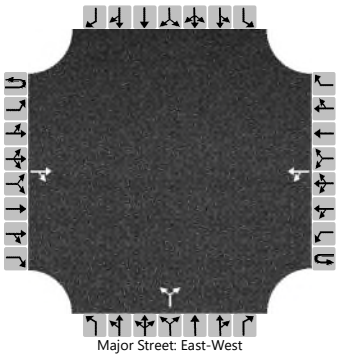
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak |
| Intersection Orientation | East-West |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and St James |
| Jurisdiction | Arlington Heights |
| East/West Street | Highland Avenue |
| North/South Street | St James Street |
| Peak Hour Factor | 0.46 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: East-West

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 1 | 0 | | 0 | 0 | 0 |
| Configuration | | | | TR | | LT | | | | | LR | | | | | |
| Volume (veh/h) | | | 11 | 1 | | 0 | 19 | | | 2 | | 7 | | | | |
| Percent Heavy Vehicles (%) | | | | | | 0 | | | | 0 | | 3 | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | 0 | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 4.1 | | | | 7.1 | | 6.2 | | | | |
| Critical Headway (sec) | | | | | | 4.10 | | | | 6.40 | | 6.23 | | | | |
| Base Follow-Up Headway (sec) | | | | | | 2.2 | | | | 3.5 | | 3.3 | | | | |
| Follow-Up Headway (sec) | | | | | | 2.20 | | | | 3.50 | | 3.33 | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | 0 | | | | | 20 | | | | | |
| Capacity, c (veh/h) | | | | | | 1601 | | | | | 1023 | | | | | |
| v/c Ratio | | | | | | 0.00 | | | | | 0.02 | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | 0.0 | | | | | 0.1 | | | | | |
| Control Delay (s/veh) | | | | | | 7.2 | 0.0 | | | | 8.6 | | | | | |
| Level of Service (LOS) | | | | | | A | A | | | | A | | | | | |
| Approach Delay (s/veh) | | | | | 0.0 | | | | 8.6 | | | | | | | |
| Approach LOS | | | | | A | | | | A | | | | | | | |

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# HCS Two-Way Stop-Control Report

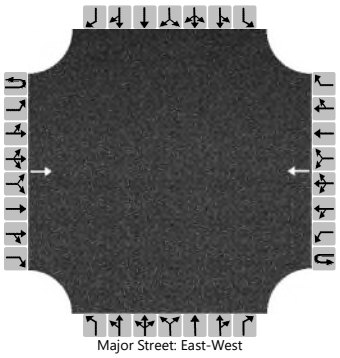
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | AM Peak |
| Intersection Orientation | East-West |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and St James |
| Jurisdiction | Arlington Heights |
| East/West Street | Highland Avenue |
| North/South Street | St James Street |
| Peak Hour Factor | 0.46 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 0 | 0 | | 0 | 0 | 0 |
| Configuration | | | T | | | | T | | | | | | | | | |
| Volume (veh/h) | | | 12 | | | | 21 | | | | | | | | | |
| Percent Heavy Vehicles (%) | | | | | | | | | | | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | | | | | | | | | | | |
| Critical Headway (sec) | | | | | | | | | | | | | | | | |
| Base Follow-Up Headway (sec) | | | | | | | | | | | | | | | | |
| Follow-Up Headway (sec) | | | | | | | | | | | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | | | | | | | | | | |
| Capacity, c (veh/h) | | | | | | | | | | | | | | | | |
| v/c Ratio | | | | | | | | | | | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | | | | | | | | | | |
| Control Delay (s/veh) | | | | | | | | | | | | | | | | |
| Level of Service (LOS) | | | | | | | | | | | | | | | | |
| Approach Delay (s/veh) | | | | | | | | | | | | | | | | |
| Approach LOS | | | | | | | | | | | | | | | | |

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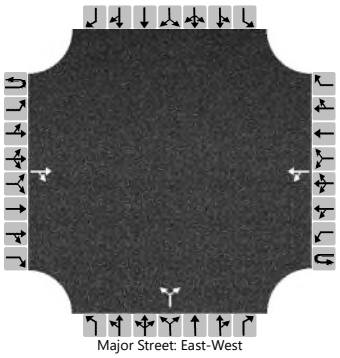
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak |
| Intersection Orientation | East-West |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and St James |
| Jurisdiction | Arlington Heights |
| East/West Street | Highland Avenue |
| North/South Street | St James Street |
| Peak Hour Factor | 0.70 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: East-West

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 1 | 0 | | 0 | 0 | 0 |
| Configuration | | | | TR | | LT | | | | | LR | | | | | |
| Volume (veh/h) | | | 16 | 3 | | 0 | 25 | | | 0 | | 6 | | | | |
| Percent Heavy Vehicles (%) | | | | | | 0 | | | | 0 | | 3 | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | 0 | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | 4.1 | | | | 7.1 | | 6.2 | | | | |
| Critical Headway (sec) | | | | | | 4.10 | | | | 6.40 | | 6.23 | | | | |
| Base Follow-Up Headway (sec) | | | | | | 2.2 | | | | 3.5 | | 3.3 | | | | |
| Follow-Up Headway (sec) | | | | | | 2.20 | | | | 3.50 | | 3.33 | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | 0 | | | | | 9 | | | | | |
| Capacity, c (veh/h) | | | | | | 1600 | | | | | 1048 | | | | | |
| v/c Ratio | | | | | | 0.00 | | | | | 0.01 | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | 0.0 | | | | | 0.0 | | | | | |
| Control Delay (s/veh) | | | | | | 7.3 | 0.0 | | | | 8.5 | | | | | |
| Level of Service (LOS) | | | | | | A | A | | | | A | | | | | |
| Approach Delay (s/veh) | | | | | | 0.0 | | | | 8.5 | | | | | | |
| Approach LOS | | | | | | A | | | | A | | | | | | |

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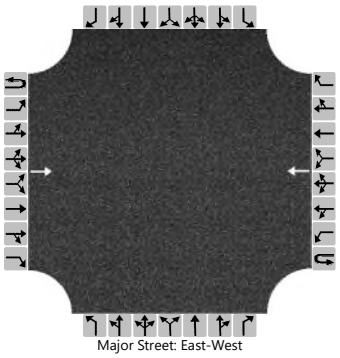
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|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | PM Peak |
| Intersection Orientation | East-West |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Highland and St James |
| Jurisdiction | Arlington Heights |
| East/West Street | Highland Avenue |
| North/South Street | St James Street |
| Peak Hour Factor | 0.70 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: East-West

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 | | 0 | 0 | 0 | | 0 | 0 | 0 |
| Configuration | | | T | | | | T | | | | | | | | | |
| Volume (veh/h) | | | 19 | | | | 25 | | | | | | | | | |
| Percent Heavy Vehicles (%) | | | | | | | | | | | | | | | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | | | | | | | | | | | | | | | |
| Critical Headway (sec) | | | | | | | | | | | | | | | | |
| Base Follow-Up Headway (sec) | | | | | | | | | | | | | | | | |
| Follow-Up Headway (sec) | | | | | | | | | | | | | | | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | | | | | | | | | | | | | | |
| Capacity, c (veh/h) | | | | | | | | | | | | | | | | |
| v/c Ratio | | | | | | | | | | | | | | | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | | | | | | | | | | | | | | |
| Control Delay (s/veh) | | | | | | | | | | | | | | | | |
| Level of Service (LOS) | | | | | | | | | | | | | | | | |
| Approach Delay (s/veh) | | | | | | | | | | | | | | | | |
| Approach LOS | | | | | | | | | | | | | | | | |

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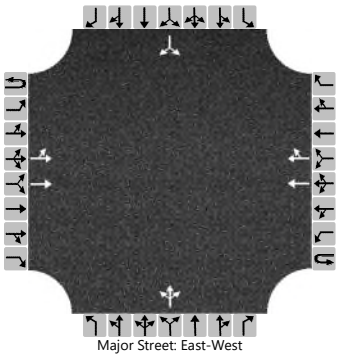
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak |
| Intersection Orientation | East-West |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Northwest Hwy and Highland |
| Jurisdiction | IDOT |
| East/West Street | Northwest Highway |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.83 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | | 0 | 1 | 0 | | 0 | 1 | 0 |
| Configuration | | LT | T | | | | T | TR | | | LTR | | | | LR | |
| Volume (veh/h) | | 15 | 620 | | | | 594 | 6 | | 0 | 0 | 0 | | 3 | | 25 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | 3 | 3 | 3 | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | | 0 | | | | 0 | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | | Undivided | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | 7.5 | 6.5 | 6.9 | | 7.5 | | 6.9 |
| Critical Headway (sec) | | 4.16 | | | | | | | | 7.56 | 6.56 | 6.96 | | 7.56 | | 6.96 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | 3.5 | 4.0 | 3.3 | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | 3.53 | 4.03 | 3.33 | | 3.53 | | 3.33 |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 18 | | | | | | | | | 0 | | | | 34 | |
| Capacity, c (veh/h) | | 854 | | | | | | | | | 0 | | | | 455 | |
| v/c Ratio | | 0.02 | | | | | | | | | | | | | 0.07 | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.1 | | | | | | | | | | | | | 0.2 | |
| Control Delay (s/veh) | | 9.3 | 0.2 | | | | | | | | | | | | 13.6 | |
| Level of Service (LOS) | | A | A | | | | | | | | | | | | B | |
| Approach Delay (s/veh) | 0.5 | | | | | | | | | | | | 13.6 | | | |
| Approach LOS | A | | | | | | | | | | | | B | | | |

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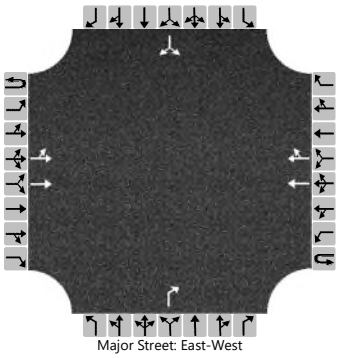
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | AM Peak |
| Intersection Orientation | East-West |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Northwest Hwy and Highland |
| Jurisdiction | IDOT |
| East/West Street | Northwest Highway |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.83 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: East-West

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | | 0 | 0 | 1 | | 0 | 1 | 0 |
| Configuration | | LT | T | | | | T | TR | | | | R | | | LR | |
| Volume (veh/h) | | 20 | 625 | | | | 598 | 11 | | | | 0 | | 11 | | 39 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | | | 3 | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | 0 | | | | 0 | | | |
| Right Turn Channelized | | | | | | | | | No | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | 6.9 | | 7.5 | | 6.9 |
| Critical Headway (sec) | | 4.16 | | | | | | | | | | 6.96 | | 7.56 | | 6.96 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | 3.3 | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | | | 3.33 | | 3.53 | | 3.33 |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 24 | | | | | | | | | | 0 | | | 60 | |
| Capacity, c (veh/h) | | 860 | | | | | | | | | | 618 | | | 364 | |
| v/c Ratio | | 0.03 | | | | | | | | | | 0.00 | | | 0.17 | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.1 | | | | | | | | | | 0.0 | | | 0.6 | |
| Control Delay (s/veh) | | 9.3 | 0.3 | | | | | | | | | 10.8 | | | 16.8 | |
| Level of Service (LOS) | | A | A | | | | | | | | | B | | | C | |
| Approach Delay (s/veh) | 0.6 | | | | | | | | | | | | 16.8 | | | |
| Approach LOS | A | | | | | | | | | | | | C | | | |

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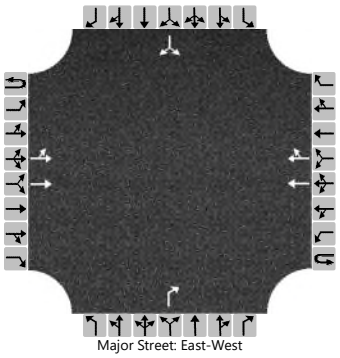
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| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak |
| Intersection Orientation | East-West |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Northwest Hwy and Highland |
| Jurisdiction | IDOT |
| East/West Street | Northwest Highway |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | | 0 | 0 | 1 | | 0 | 1 | 0 |
| Configuration | | LT | T | | | | T | TR | | | | R | | | LR | |
| Volume (veh/h) | | 6 | 690 | | | | 778 | 13 | | | | 0 | | 4 | | 28 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | | | 3 | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | 0 | | | | 0 | | | |
| Right Turn Channelized | | | | | | | | | No | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | 6.9 | | 7.5 | | 6.9 |
| Critical Headway (sec) | | 4.16 | | | | | | | | | | 6.96 | | 7.56 | | 6.96 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | 3.3 | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | | | 3.33 | | 3.53 | | 3.33 |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 7 | | | | | | | | | | 0 | | | 35 | |
| Capacity, c (veh/h) | | 771 | | | | | | | | | | 620 | | | 399 | |
| v/c Ratio | | 0.01 | | | | | | | | | | 0.00 | | | 0.09 | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.0 | | | | | | | | | | 0.0 | | | 0.3 | |
| Control Delay (s/veh) | | 9.7 | 0.1 | | | | | | | | | 10.8 | | | 14.9 | |
| Level of Service (LOS) | | A | A | | | | | | | | | B | | | B | |
| Approach Delay (s/veh) | 0.2 | | | | | | | | | | | | 14.9 | | | |
| Approach LOS | A | | | | | | | | | | | | B | | | |

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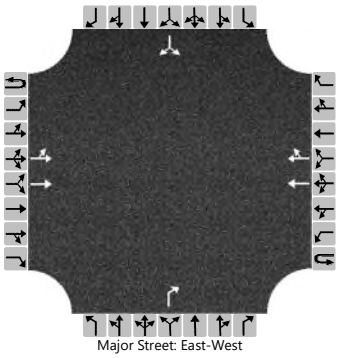
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|---|---|
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| Jurisdiction | IDOT |
| East/West Street | Northwest Highway |
| North/South Street | Highland Avenue |
| Peak Hour Factor | 0.92 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes




## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 | | 7 | 8 | 9 | | 10 | 11 | 12 |
| Number of Lanes | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | | 0 | 0 | 1 | | 0 | 1 | 0 |
| Configuration | | LT | T | | | | T | TR | | | | R | | | LR | |
| Volume (veh/h) | | 22 | 695 | | | | 784 | 30 | | | | 0 | | 10 | | 40 |
| Percent Heavy Vehicles (%) | | 3 | | | | | | | | | | 3 | | 3 | | 3 |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | | | | | | | | | 0 | | | | 0 | | | |
| Right Turn Channelized | | | | | | | | | No | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 4.1 | | | | | | | | | | 6.9 | | 7.5 | | 6.9 |
| Critical Headway (sec) | | 4.16 | | | | | | | | | | 6.96 | | 7.56 | | 6.96 |
| Base Follow-Up Headway (sec) | | 2.2 | | | | | | | | | | 3.3 | | 3.5 | | 3.3 |
| Follow-Up Headway (sec) | | 2.23 | | | | | | | | | | 3.33 | | 3.53 | | 3.33 |

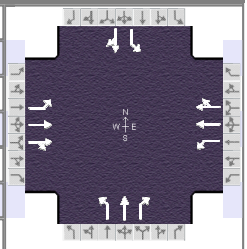
## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | 24 | | | | | | | | | | 0 | | | 54 | |
| Capacity, c (veh/h) | | 754 | | | | | | | | | | 617 | | | 314 | |
| v/c Ratio | | 0.03 | | | | | | | | | | 0.00 | | | 0.17 | |
| 95% Queue Length, $Q_{95}$ (veh) | | 0.1 | | | | | | | | | | 0.0 | | | 0.6 | |
| Control Delay (s/veh) | | 9.9 | 0.4 | | | | | | | | | 10.8 | | | 18.8 | |
| Level of Service (LOS) | | A | A | | | | | | | | | B | | | C | |
| Approach Delay (s/veh) | 0.7 | | | | | | | | | | | | 18.8 | | | |
| Approach LOS | A | | | | | | | | | | | | C | | | |

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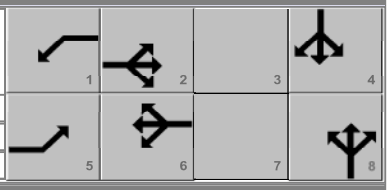
# HCS Signalized Intersection Input Data

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2022.xus | | |
| Project Description | Eastman | | | | |



| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 565 | 45 | 32 | 580 | 14 | 18 | 24 | 54 | 18 | 30 | 2 |

| Signal Information | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 | | | | | | | | | |
| Offset, s | 0 | Reference Point | Begin | | | | | | | | | |
| Uncoordinated | No | Simult. Gap E/W | On | Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 | | |
| Force Mode | Fixed | Simult. Gap N/S | On | Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 | | |
| | | | | Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 | | |




| Traffic Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand (*v*), veh/h | 13 | 565 | 45 | 32 | 580 | 14 | 18 | 24 | 54 | 18 | 30 | 2 |
| Initial Queue ($Q_b$), veh/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Base Saturation Flow Rate ($s_o$), veh/h | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Parking ($N_m$), man/h | | None | | | None | | | None | | | None | |
| Heavy Vehicles ($P_{HV}$), % | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | |
| Ped / Bike / RTOR, /h | 5 | 0 | 0 | 5 | 0 | 0 | 11 | 0 | 0 | 22 | 0 | 0 |
| Buses ($N_b$), buses/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Arrival Type (*AT*) | 3 | 3 | 3 | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 3 |
| Upstream Filtering (*I*) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Lane Width ( *W* ), ft | 12.0 | 12.0 | | 12.0 | 12.0 | | 12.0 | 12.0 | 12.0 | 12.0 | 12.0 | |
| Turn Bay Length, ft | 170 | 0 | | 92 | 0 | | 80 | 0 | 75 | 90 | 0 | |
| Grade (*Pg*), % | | 0 | | | 0 | | | 0 | | | 0 | |
| Speed Limit, mi/h | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |

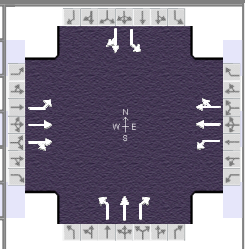
| Phase Information | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Maximum Green ($G_{max}$) or Phase Split, s | 13.2 | 64.8 | 13.2 | 64.8 | | 42.0 | | 42.0 |
| Yellow Change Interval (*Y*), s | 3.5 | 4.5 | 3.5 | 4.5 | | 4.5 | | 4.5 |
| Red Clearance Interval ( $R_c$), s | 0.0 | 1.5 | 0.0 | 1.5 | | 1.5 | | 1.5 |
| Minimum Green ( $G_{min}$), s | 3 | 15 | 3 | 15 | | 8 | | 8 |
| Start-Up Lost Time ( *l1*), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Extension of Effective Green (*e*), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Passage (*PT*), s | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | | 2.0 |
| Recall Mode | Off | Max | Off | Max | | Off | | Off |
| Dual Entry | No | Yes | No | Yes | | Yes | | Yes |
| Walk (*Walk*), s | | 10.0 | | 10.0 | | 10.0 | | 10.0 |
| Pedestrian Clearance Time (*PC*), s | | 18.0 | | 18.0 | | 23.0 | | 24.0 |

| Multimodal Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85th % Speed / Rest in Walk / Corner Radius | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 |
| Walkway / Crosswalk Width / Length, ft | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 70.0 | 9.0 | 8.0 | 78.0 |
| Street Width / Island / Curb, ft | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No |
| Width Outside / Bike Lane / Shoulder, ft | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 |
| Pedestrian Signal / Occupied Parking | No | 0.50 | | No | 0.50 | | No | 0.50 | | No | 0.50 | |

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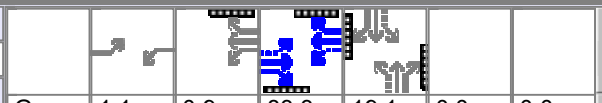
# HCS Signalized Intersection Results Summary

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2022.xus | | |
| Project Description | Eastman | | | | |

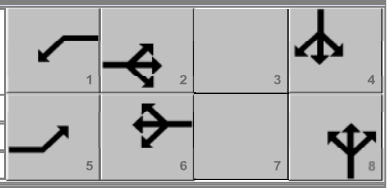


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 565 | 45 | 32 | 580 | 14 | 18 | 24 | 54 | 18 | 30 | 2 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |




| Timer Results | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Assigned Phase | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Case Number | 1.1 | 4.0 | 1.1 | 4.0 | | 5.0 | | 6.0 |
| Phase Duration, s | 4.6 | 89.3 | 5.6 | 90.2 | | 25.1 | | 25.1 |
| Change Period, ( $Y+R_c$ ), s | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Max Allow Headway ( *MAH* ), s | 3.2 | 0.0 | 3.2 | 0.0 | | 3.3 | | 3.3 |
| Queue Clearance Time ( $g_s$ ), s | 2.3 | | 2.7 | | | 5.9 | | 4.9 |
| Green Extension Time ( $g_e$ ), s | 0.0 | 0.0 | 0.0 | 0.0 | | 0.3 | | 0.3 |
| Phase Call Probability | 0.38 | | 0.69 | | | 0.99 | | 0.99 |
| Max Out Probability | 0.00 | | 0.00 | | | 0.00 | | 0.00 |

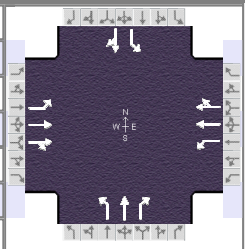
| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Assigned Movement | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Adjusted Flow Rate ( *v* ), veh/h | 14 | 336 | 327 | 35 | 324 | 322 | 20 | 26 | 59 | 20 | 35 | |
| Adjusted Saturation Flow Rate ( *s* ), veh/h/ln | 1810 | 1900 | 1849 | 1810 | 1900 | 1884 | 1343 | 1900 | 1577 | 1379 | 1873 | |
| Queue Service Time ( $g_s$ ), s | 0.3 | 7.9 | 7.9 | 0.7 | 1.7 | 1.7 | 1.5 | 1.4 | 3.9 | 1.5 | 1.9 | |
| Cycle Queue Clearance Time ( $g_c$ ), s | 0.3 | 7.9 | 7.9 | 0.7 | 1.7 | 1.7 | 3.4 | 1.4 | 3.9 | 2.9 | 1.9 | |
| Green Ratio ( *g/C* ) | 0.70 | 0.69 | 0.69 | 0.71 | 0.70 | 0.70 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | |
| Capacity ( *c* ), veh/h | 612 | 1319 | 1284 | 584 | 1334 | 1322 | 253 | 303 | 252 | 264 | 299 | |
| Volume-to-Capacity Ratio ( *X* ) | 0.023 | 0.254 | 0.255 | 0.060 | 0.243 | 0.243 | 0.077 | 0.086 | 0.233 | 0.074 | 0.116 | |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 4.5 | 141.9 | 138.7 | 10.8 | 30.1 | 30 | 23.1 | 30.1 | 69.4 | 22.9 | 40.3 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.2 | 5.7 | 5.5 | 0.4 | 1.2 | 1.2 | 0.9 | 1.2 | 2.8 | 0.9 | 1.6 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.03 | 0.00 | 0.00 | 0.12 | 0.00 | 0.00 | 0.29 | 0.00 | 0.92 | 0.25 | 0.00 | |
| Uniform Delay ( $d_1$ ), s/veh | 5.3 | 6.8 | 6.8 | 5.4 | 1.2 | 1.2 | 44.6 | 43.0 | 44.0 | 44.2 | 43.2 | |
| Incremental Delay ( $d_2$ ), s/veh | 0.0 | 0.5 | 0.5 | 0.0 | 0.4 | 0.4 | 0.0 | 0.0 | 0.2 | 0.0 | 0.1 | |
| Initial Queue Delay ( $d_3$ ), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| Control Delay ( *d* ), s/veh | 5.4 | 7.3 | 7.3 | 5.4 | 1.6 | 1.6 | 44.7 | 43.0 | 44.2 | 44.2 | 43.3 | |
| Level of Service (LOS) | A | A | A | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 7.2 | A | | 1.8 | A | | 44.0 | D | | 43.6 | D | |
| Intersection Delay, s/veh / LOS | 8.6 | | | | | | A | | | | | |

| Multimodal Results | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian LOS Score / LOS | 2.06 | B | 1.86 | B | 2.31 | B | 2.31 | B |
| Bicycle LOS Score / LOS | 1.05 | A | 1.05 | A | 0.66 | A | 0.58 | A |

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# HCS Signalized Intersection Intermediate Values

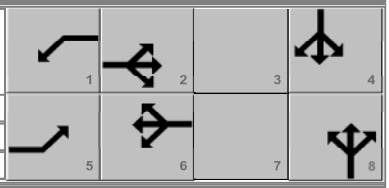
| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2022.xus | | |
| Project Description | Eastman | | | | |



| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 565 | 45 | 32 | 580 | 14 | 18 | 24 | 54 | 18 | 30 | 2 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |

| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |



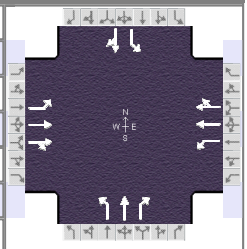

| Saturation Flow / Delay | L | T | R | L | T | R | L | T | R | L | T | R |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Width Adjustment Factor ($f_w$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Heavy Vehicles and Grade Factor ($f_{HVg}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Parking Activity Adjustment Factor ($f_p$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Bus Blockage Adjustment Factor ($f_{bb}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Area Type Adjustment Factor ($f_a$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Lane Utilization Adjustment Factor ($f_{LU}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Adjustment Factor ($f_{LT}$) | 0.952 | 0.000 | | 0.952 | 0.000 | | 0.734 | 0.000 | | 0.740 | 0.000 | |
| Right-Turn Adjustment Factor ($f_{RT}$) | | 0.973 | 0.973 | | 0.991 | 0.991 | | 0.000 | 0.847 | | 0.986 | 0.986 |
| Left-Turn Pedestrian Adjustment Factor ($f_{Lpb}$) | 0.999 | | | 0.999 | | | 0.963 | | | 0.981 | | |
| Right-Turn Ped-Bike Adjustment Factor ($f_{Rpb}$) | | | 0.996 | | | 0.996 | | | 0.979 | | | 0.959 |
| Work Zone Adjustment Factor ($f_{wz}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| DDI Factor ($f_{DDI}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$) | 1.00 | | | 1.00 | | | | | | | | |
| Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$) | | | | | | | 1.00 | | | 1.00 | | |
| Movement Saturation Flow Rate ($s$), veh/h | 1810 | 3473 | 276 | 1810 | 3694 | 89 | 1343 | 1900 | 1577 | 1379 | 1756 | 117 |
| Proportion of Vehicles Arriving on Green ($P$) | 0.01 | 0.69 | 0.69 | 0.02 | 0.94 | 0.94 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 |
| Incremental Delay Factor ($k$) | 0.04 | 0.50 | 0.50 | 0.04 | 0.50 | 0.50 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | |

| Signal Timing / Movement Groups | EBL | EBT/R | WBL | WBT/R | NBL | NBT/R | SBL | SBT/R |
|---|---|---|---|---|---|---|---|---|
| Lost Time ($t_L$) | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Green Ratio ($g/C$) | 0.70 | 0.69 | 0.71 | 0.70 | | 0.16 | | 0.16 |
| Permitted Saturation Flow Rate ($s_p$), veh/h/ln | 797 | 0 | 784 | 0 | | 1343 | | 1379 |
| Shared Saturation Flow Rate ($s_{sh}$), veh/h/ln | | | | | | | | |
| Permitted Effective Green Time ($g_p$), s | 83.3 | 0.0 | 83.3 | 0.0 | | 19.1 | | 19.1 |
| Permitted Service Time ($g_u$), s | 80.5 | 0.0 | 75.4 | 0.0 | | 17.2 | | 17.7 |
| Permitted Queue Service Time ($g_{ps}$), s | 0.1 | | 0.4 | | | 1.5 | | 1.5 |
| Time to First Blockage ($g_f$), s | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 |
| Queue Service Time Before Blockage ($g_{fs}$), s | | | | | | | | |
| Protected Right Saturation Flow ($s_R$), veh/h/ln | | | | | | 0 | | |
| Protected Right Effective Green Time ($g_R$), s | | | | | | 0.0 | | |

| Multimodal | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian $F_w$ / $F_v$ | 1.389 | 0.000 | 1.198 | 0.000 | 1.557 | 0.000 | 1.557 | 0.000 |
| Pedestrian $F_s$ / $F_{delay}$ | 0.000 | 0.069 | 0.000 | 0.067 | 0.000 | 0.150 | 0.000 | 0.150 |
| Pedestrian $M_{corner}$ / $M_{cw}$ | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity |
| Bicycle $c_b$ / $d_b$ | 1388.33 | 5.61 | 1403.87 | 5.33 | 319.02 | 42.39 | 319.02 | 42.39 |
| Bicycle $F_w$ / $F_v$ | -3.64 | 0.56 | -3.64 | 0.56 | -3.64 | 0.17 | -3.64 | 0.09 |

# HCS Signalized Intersection Results Graphical Summary

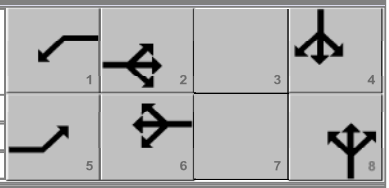
| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2022.xus | | |
| Project Description | Eastman | | | | |



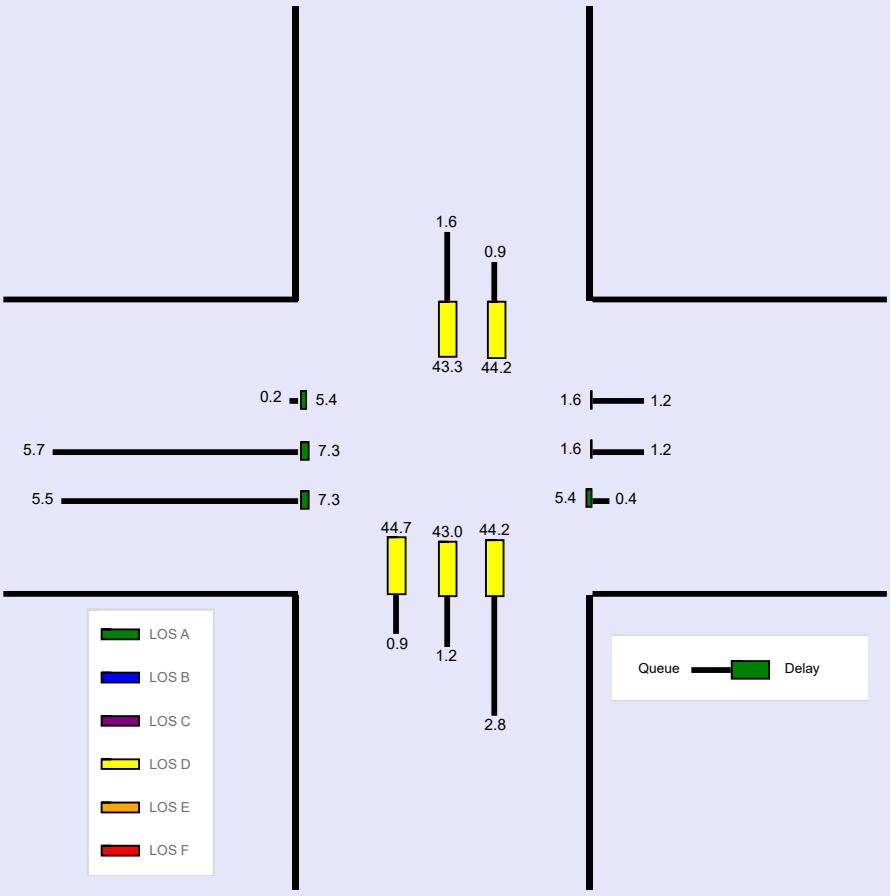
| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 565 | 45 | 32 | 580 | 14 | 18 | 24 | 54 | 18 | 30 | 2 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 | |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 | |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 | |




| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 4.5 | 141.9 | 138.7 | 10.8 | 30.1 | 30 | 23.1 | 30.1 | 69.4 | 22.9 | 40.3 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.2 | 5.7 | 5.5 | 0.4 | 1.2 | 1.2 | 0.9 | 1.2 | 2.8 | 0.9 | 1.6 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.03 | 0.00 | 0.00 | 0.12 | 0.00 | 0.00 | 0.29 | 0.00 | 0.92 | 0.25 | 0.00 | |
| Control Delay ( *d* ), s/veh | 5.4 | 7.3 | 7.3 | 5.4 | 1.6 | 1.6 | 44.7 | 43.0 | 44.2 | 44.2 | 43.3 | |
| Level of Service (LOS) | A | A | A | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 7.2 | A | | 1.8 | A | | 44.0 | D | | 43.6 | D | |
| Intersection Delay, s/veh / LOS | 8.6 | | | | | | A | | | | | |



## --- Messages ---

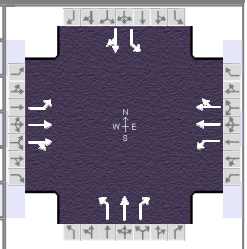
No errors or warnings exist.

## --- Comments ---

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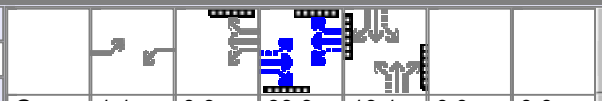
# HCS Signalized Intersection Input Data

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2028.xus | | |
| Project Description | Eastman | | | | |

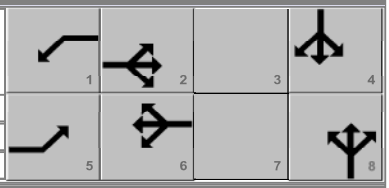


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 577 | 46 | 32 | 588 | 16 | 19 | 24 | 54 | 24 | 31 | 2 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |




| Traffic Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand (*v*), veh/h | 13 | 577 | 46 | 32 | 588 | 16 | 19 | 24 | 54 | 24 | 31 | 2 |
| Initial Queue ($Q_b$), veh/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Base Saturation Flow Rate ($s_o$), veh/h | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Parking ($N_m$), man/h | | None | | | None | | | None | | | None | |
| Heavy Vehicles ($P_{HV}$), % | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | |
| Ped / Bike / RTOR, /h | 5 | 0 | 0 | 5 | 0 | 0 | 11 | 0 | 0 | 22 | 0 | 0 |
| Buses ($N_b$), buses/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Arrival Type (*AT*) | 3 | 3 | 3 | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 3 |
| Upstream Filtering (*I*) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Lane Width ( *W* ), ft | 12.0 | 12.0 | | 12.0 | 12.0 | | 12.0 | 12.0 | 12.0 | 12.0 | 12.0 | |
| Turn Bay Length, ft | 170 | 0 | | 92 | 0 | | 80 | 0 | 75 | 90 | 0 | |
| Grade (*Pg*), % | | 0 | | | 0 | | | 0 | | | 0 | |
| Speed Limit, mi/h | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |

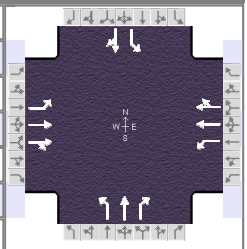
| Phase Information | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Maximum Green ($G_{max}$) or Phase Split, s | 13.2 | 64.8 | 13.2 | 64.8 | | 42.0 | | 42.0 |
| Yellow Change Interval (*Y*), s | 3.5 | 4.5 | 3.5 | 4.5 | | 4.5 | | 4.5 |
| Red Clearance Interval ( $R_c$), s | 0.0 | 1.5 | 0.0 | 1.5 | | 1.5 | | 1.5 |
| Minimum Green ( $G_{min}$), s | 3 | 15 | 3 | 15 | | 8 | | 8 |
| Start-Up Lost Time ( *l*t), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Extension of Effective Green (*e*), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Passage (*PT*), s | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | | 2.0 |
| Recall Mode | Off | Max | Off | Max | | Off | | Off |
| Dual Entry | No | Yes | No | Yes | | Yes | | Yes |
| Walk (*Walk*), s | | 10.0 | | 10.0 | | 10.0 | | 10.0 |
| Pedestrian Clearance Time (*PC*), s | | 18.0 | | 18.0 | | 23.0 | | 24.0 |

| Multimodal Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85th % Speed / Rest in Walk / Corner Radius | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 |
| Walkway / Crosswalk Width / Length, ft | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 70.0 | 9.0 | 8.0 | 78.0 |
| Street Width / Island / Curb, ft | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No |
| Width Outside / Bike Lane / Shoulder, ft | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 |
| Pedestrian Signal / Occupied Parking | No | | 0.50 | No | | 0.50 | No | | 0.50 | No | | 0.50 |

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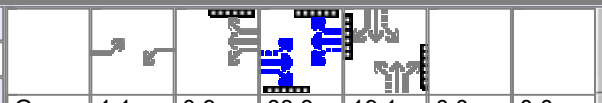
# HCS Signalized Intersection Results Summary

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2028.xus | | |
| Project Description | Eastman | | | | |

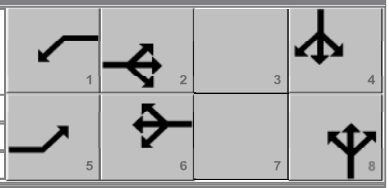


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 577 | 46 | 32 | 588 | 16 | 19 | 24 | 54 | 24 | 31 | 2 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |




| Timer Results | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Assigned Phase | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Case Number | 1.1 | 4.0 | 1.1 | 4.0 | | 5.0 | | 6.0 |
| Phase Duration, s | 4.6 | 89.3 | 5.6 | 90.2 | | 25.1 | | 25.1 |
| Change Period, ( $Y+R_c$ ), s | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Max Allow Headway ( *MAH* ), s | 3.2 | 0.0 | 3.2 | 0.0 | | 3.3 | | 3.3 |
| Queue Clearance Time ( $g_s$ ), s | 2.3 | | 2.7 | | | 5.9 | | 5.4 |
| Green Extension Time ( $g_e$ ), s | 0.0 | 0.0 | 0.0 | 0.0 | | 0.3 | | 0.3 |
| Phase Call Probability | 0.38 | | 0.69 | | | 1.00 | | 1.00 |
| Max Out Probability | 0.00 | | 0.00 | | | 0.00 | | 0.00 |

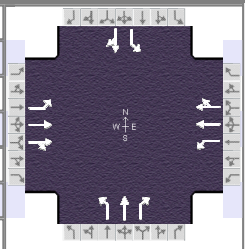
| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Assigned Movement | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Adjusted Flow Rate ( *v* ), veh/h | 14 | 343 | 334 | 35 | 330 | 327 | 21 | 26 | 59 | 26 | 36 | |
| Adjusted Saturation Flow Rate ( *s* ), veh/h/ln | 1810 | 1900 | 1849 | 1810 | 1900 | 1882 | 1342 | 1900 | 1577 | 1379 | 1874 | |
| Queue Service Time ( $g_s$ ), s | 0.3 | 8.1 | 8.1 | 0.7 | 1.7 | 1.7 | 1.6 | 1.4 | 3.9 | 2.0 | 2.0 | |
| Cycle Queue Clearance Time ( $g_c$ ), s | 0.3 | 8.1 | 8.1 | 0.7 | 1.7 | 1.7 | 3.6 | 1.4 | 3.9 | 3.4 | 2.0 | |
| Green Ratio ( *g/C* ) | 0.70 | 0.69 | 0.69 | 0.71 | 0.70 | 0.70 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | |
| Capacity ( *c* ), veh/h | 606 | 1319 | 1283 | 576 | 1334 | 1321 | 252 | 303 | 252 | 264 | 299 | |
| Volume-to-Capacity Ratio ( *X* ) | 0.023 | 0.260 | 0.261 | 0.060 | 0.247 | 0.247 | 0.082 | 0.086 | 0.233 | 0.099 | 0.120 | |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 4.5 | 145.9 | 142.5 | 10.8 | 30.7 | 30.5 | 24.4 | 30.1 | 69.4 | 30.7 | 41.6 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.2 | 5.8 | 5.7 | 0.4 | 1.2 | 1.2 | 1.0 | 1.2 | 2.8 | 1.2 | 1.7 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.03 | 0.00 | 0.00 | 0.12 | 0.00 | 0.00 | 0.31 | 0.00 | 0.92 | 0.34 | 0.00 | |
| Uniform Delay ( $d_1$ ), s/veh | 5.3 | 6.8 | 6.9 | 5.4 | 1.2 | 1.2 | 44.7 | 43.0 | 44.0 | 44.4 | 43.2 | |
| Incremental Delay ( $d_2$ ), s/veh | 0.0 | 0.5 | 0.5 | 0.0 | 0.4 | 0.4 | 0.1 | 0.0 | 0.2 | 0.1 | 0.1 | |
| Initial Queue Delay ( $d_3$ ), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| Control Delay ( *d* ), s/veh | 5.4 | 7.3 | 7.3 | 5.4 | 1.6 | 1.7 | 44.8 | 43.0 | 44.2 | 44.5 | 43.3 | |
| Level of Service (LOS) | A | A | A | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 7.3 | A | | 1.8 | A | | 44.0 | D | | 43.8 | D | |
| Intersection Delay, s/veh / LOS | 8.8 | | | | | | A | | | | | |

| Multimodal Results | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian LOS Score / LOS | 2.06 | B | 1.86 | B | 2.31 | B | 2.31 | B |
| Bicycle LOS Score / LOS | 1.06 | A | 1.06 | A | 0.66 | A | 0.59 | A |

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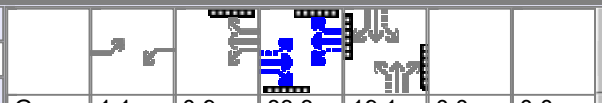
# HCS Signalized Intersection Intermediate Values

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2028.xus | | |
| Project Description | Eastman | | | | |

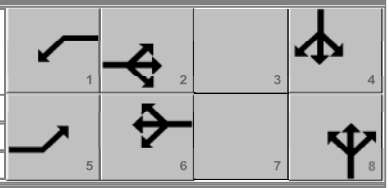


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 577 | 46 | 32 | 588 | 16 | 19 | 24 | 54 | 24 | 31 | 2 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |



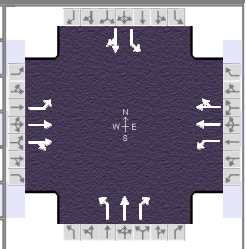

| Saturation Flow / Delay | L | T | R | L | T | R | L | T | R | L | T | R |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Width Adjustment Factor ($f_w$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Heavy Vehicles and Grade Factor ($f_{HVg}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Parking Activity Adjustment Factor ($f_p$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Bus Blockage Adjustment Factor ($f_{bb}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Area Type Adjustment Factor ($f_a$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Lane Utilization Adjustment Factor ($f_{LU}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Adjustment Factor ($f_{LT}$) | 0.952 | 0.000 | | 0.952 | 0.000 | | 0.734 | 0.000 | | 0.740 | 0.000 | |
| Right-Turn Adjustment Factor ($f_{RT}$) | | 0.973 | 0.973 | | 0.990 | 0.990 | | 0.000 | 0.847 | | 0.986 | 0.986 |
| Left-Turn Pedestrian Adjustment Factor ($f_{Lpb}$) | 0.999 | | | 0.999 | | | 0.963 | | | 0.981 | | |
| Right-Turn Ped-Bike Adjustment Factor ($f_{Rpb}$) | | | 0.996 | | | 0.996 | | | 0.979 | | | 0.959 |
| Work Zone Adjustment Factor ($f_{wz}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| DDI Factor ($f_{DDI}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$) | 1.00 | | | 1.00 | | | | | | | | |
| Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$) | | | | | | | 1.00 | | | 1.00 | | |
| Movement Saturation Flow Rate ($s$), veh/h | 1810 | 3473 | 276 | 1810 | 3681 | 100 | 1342 | 1900 | 1577 | 1379 | 1760 | 114 |
| Proportion of Vehicles Arriving on Green ($P$) | 0.01 | 0.69 | 0.69 | 0.02 | 0.94 | 0.94 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 | 0.16 |
| Incremental Delay Factor ($k$) | 0.04 | 0.50 | 0.50 | 0.04 | 0.50 | 0.50 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | |

| Signal Timing / Movement Groups | EBL | EBT/R | WBL | WBT/R | NBL | NBT/R | SBL | SBT/R |
|---|---|---|---|---|---|---|---|---|
| Lost Time ($t_L$) | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Green Ratio ($g/C$) | 0.70 | 0.69 | 0.71 | 0.70 | | 0.16 | | 0.16 |
| Permitted Saturation Flow Rate ($s_p$), veh/h/ln | 789 | 0 | 774 | 0 | | 1342 | | 1379 |
| Shared Saturation Flow Rate ($s_{sh}$), veh/h/ln | | | | | | | | |
| Permitted Effective Green Time ($g_p$), s | 83.3 | 0.0 | 83.3 | 0.0 | | 19.1 | | 19.1 |
| Permitted Service Time ($g_u$), s | 80.5 | 0.0 | 75.2 | 0.0 | | 17.2 | | 17.8 |
| Permitted Queue Service Time ($g_{ps}$), s | 0.1 | | 0.4 | | | 1.6 | | 2.0 |
| Time to First Blockage ($g_f$), s | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 |
| Queue Service Time Before Blockage ($g_{fs}$), s | | | | | | | | |
| Protected Right Saturation Flow ($s_R$), veh/h/ln | | | | | | 0 | | |
| Protected Right Effective Green Time ($g_R$), s | | | | | | 0.0 | | |

| Multimodal | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian $F_w$ / $F_v$ | 1.389 | 0.000 | 1.198 | 0.000 | 1.557 | 0.000 | 1.557 | 0.000 |
| Pedestrian $F_s$ / $F_{delay}$ | 0.000 | 0.069 | 0.000 | 0.067 | 0.000 | 0.150 | 0.000 | 0.150 |
| Pedestrian $M_{corner}$ / $M_{cw}$ | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity |
| Bicycle $c_b$ / $d_b$ | 1388.23 | 5.61 | 1403.77 | 5.33 | 319.11 | 42.38 | 319.11 | 42.38 |
| Bicycle $F_w$ / $F_v$ | -3.64 | 0.57 | -3.64 | 0.57 | -3.64 | 0.17 | -3.64 | 0.10 |

# HCS Signalized Intersection Results Graphical Summary

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | AM Peak | PHF | 0.92 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail AM 2028.xus | | |
| Project Description | Eastman | | | | |

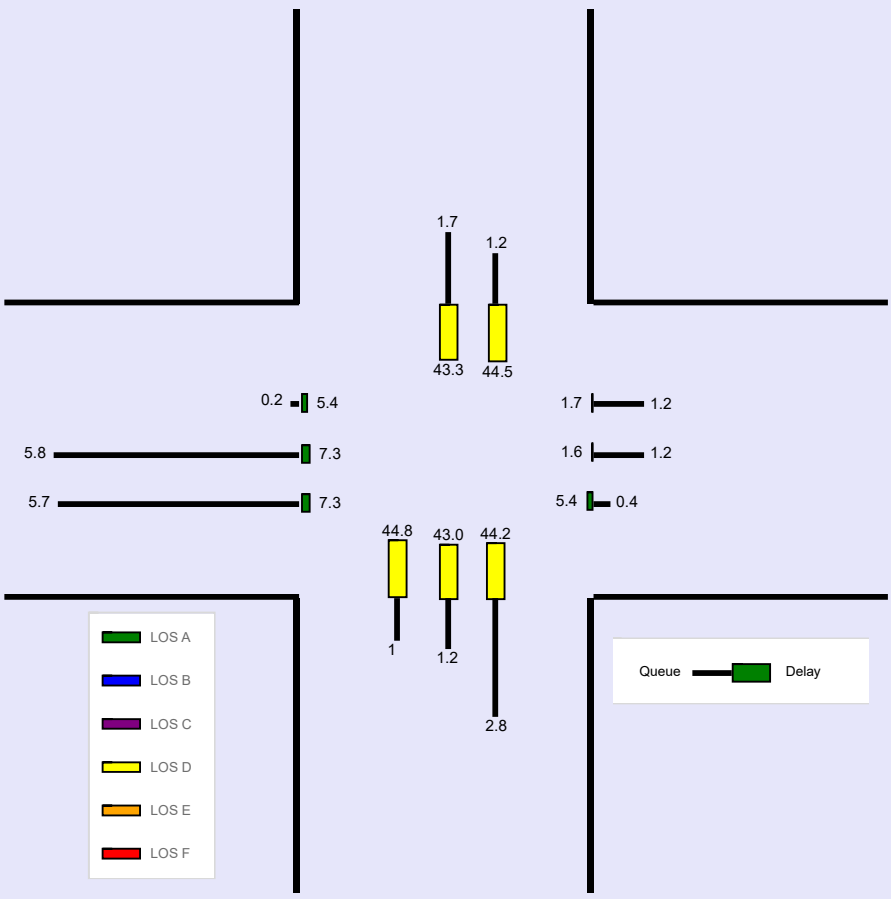


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 13 | 577 | 46 | 32 | 588 | 16 | 19 | 24 | 54 | 24 | 31 | 2 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 120.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Green | 1.1 | 0.9 | 83.3 | 19.1 | 0.0 | 0.0 | 1 | 2 | 3 | 4 | | |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 | 5 | 6 | 7 | 8 | | |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 | | | | | | |

| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 4.5 | 145.9 | 142.5 | 10.8 | 30.7 | 30.5 | 24.4 | 30.1 | 69.4 | 30.7 | 41.6 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.2 | 5.8 | 5.7 | 0.4 | 1.2 | 1.2 | 1.0 | 1.2 | 2.8 | 1.2 | 1.7 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.03 | 0.00 | 0.00 | 0.12 | 0.00 | 0.00 | 0.31 | 0.00 | 0.92 | 0.34 | 0.00 | |
| Control Delay ( *d* ), s/veh | 5.4 | 7.3 | 7.3 | 5.4 | 1.6 | 1.7 | 44.8 | 43.0 | 44.2 | 44.5 | 43.3 | |
| Level of Service (LOS) | A | A | A | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 7.3 | A | | 1.8 | A | | 44.0 | D | | 43.8 | D | |
| Intersection Delay, s/veh / LOS | 8.8 | | | | | | A | | | | | |



## --- Messages ---

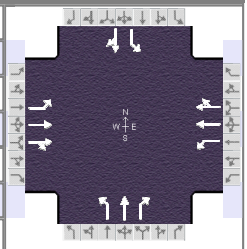
No errors or warnings exist.

## --- Comments ---

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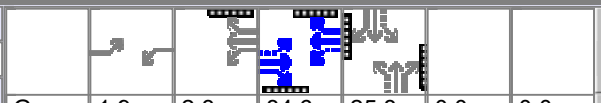
# HCS Signalized Intersection Input Data

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2022.xus | | |
| Project Description | Eastman | | | | |

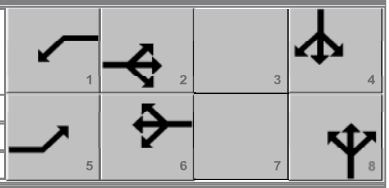


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 591 | 78 | 86 | 748 | 22 | 38 | 47 | 101 | 15 | 39 | 5 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.9 | 2.3 | 84.6 | 25.8 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |




| Traffic Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand (*v*), veh/h | 25 | 591 | 78 | 86 | 748 | 22 | 38 | 47 | 101 | 15 | 39 | 5 |
| Initial Queue ($Q_b$), veh/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Base Saturation Flow Rate ($s_o$), veh/h | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Parking ($N_m$), man/h | | None | | | None | | | None | | | None | |
| Heavy Vehicles ($P_{HV}$), % | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | |
| Ped / Bike / RTOR, /h | 8 | 0 | 0 | 10 | 2 | 0 | 22 | 2 | 0 | 40 | 0 | 0 |
| Buses ($N_b$), buses/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Arrival Type (*AT*) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Upstream Filtering (*I*) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Lane Width ( *W* ), ft | 12.0 | 12.0 | | 12.0 | 12.0 | | 12.0 | 12.0 | 12.0 | 12.0 | 12.0 | |
| Turn Bay Length, ft | 170 | 0 | | 92 | 0 | | 80 | 0 | 75 | 90 | 0 | |
| Grade (*Pg*), % | | 0 | | | 0 | | | 0 | | | 0 | |
| Speed Limit, mi/h | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |

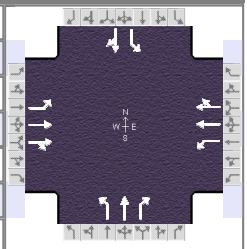
| Phase Information | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Maximum Green ($G_{max}$) or Phase Split, s | 13.0 | 78.0 | 13.0 | 78.0 | | 39.0 | | 39.0 |
| Yellow Change Interval (*Y*), s | 3.5 | 4.5 | 3.5 | 4.5 | | 4.5 | | 4.5 |
| Red Clearance Interval ( $R_c$), s | 0.0 | 1.5 | 0.0 | 1.5 | | 1.5 | | 1.5 |
| Minimum Green ( $G_{min}$), s | 3 | 15 | 3 | 15 | | 8 | | 8 |
| Start-Up Lost Time ( *l*t), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Extension of Effective Green (*e*), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Passage (*PT*), s | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | | 2.0 |
| Recall Mode | Off | Max | Off | Max | | Off | | Off |
| Dual Entry | No | Yes | No | Yes | | Yes | | Yes |
| Walk (*Walk*), s | | 10.0 | | 10.0 | | 10.0 | | 10.0 |
| Pedestrian Clearance Time (*PC*), s | | 18.0 | | 18.0 | | 23.0 | | 24.0 |

| Multimodal Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85th % Speed / Rest in Walk / Corner Radius | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 |
| Walkway / Crosswalk Width / Length, ft | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 70.0 | 9.0 | 8.0 | 78.0 |
| Street Width / Island / Curb, ft | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No |
| Width Outside / Bike Lane / Shoulder, ft | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 |
| Pedestrian Signal / Occupied Parking | No | 0.50 | | No | 0.50 | | No | 0.50 | | No | 0.50 | |

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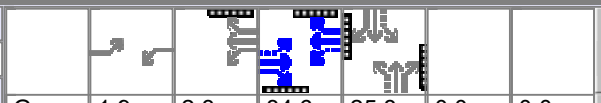
# HCS Signalized Intersection Results Summary

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2022.xus | | |
| Project Description | Eastman | | | | |

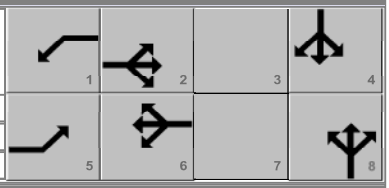


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 591 | 78 | 86 | 748 | 22 | 38 | 47 | 101 | 15 | 39 | 5 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.9 | 2.3 | 84.6 | 25.8 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |




| Timer Results | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Assigned Phase | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Case Number | 1.1 | 4.0 | 1.1 | 4.0 | | 5.0 | | 6.0 |
| Phase Duration, s | 5.4 | 90.6 | 7.6 | 92.9 | | 31.8 | | 31.8 |
| Change Period, ( $Y+R_c$ ), s | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Max Allow Headway ( *MAH* ), s | 3.2 | 0.0 | 3.2 | 0.0 | | 3.3 | | 3.3 |
| Queue Clearance Time ( $g_s$ ), s | 2.6 | | 4.2 | | | 9.8 | | 6.1 |
| Green Extension Time ( $g_e$ ), s | 0.0 | 0.0 | 0.1 | 0.0 | | 0.5 | | 0.5 |
| Phase Call Probability | 0.62 | | 0.96 | | | 1.00 | | 1.00 |
| Max Out Probability | 0.00 | | 0.00 | | | 0.00 | | 0.00 |

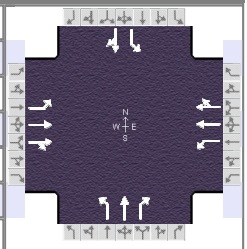
| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Assigned Movement | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Adjusted Flow Rate ( *v* ), veh/h | 27 | 363 | 349 | 91 | 412 | 407 | 40 | 50 | 107 | 16 | 47 | |
| Adjusted Saturation Flow Rate ( *s* ), veh/h/ln | 1810 | 1900 | 1819 | 1810 | 1900 | 1877 | 1306 | 1900 | 1535 | 1336 | 1846 | |
| Queue Service Time ( $g_s$ ), s | 0.6 | 10.7 | 10.8 | 2.2 | 11.9 | 11.9 | 3.4 | 2.8 | 7.8 | 1.3 | 2.7 | |
| Cycle Queue Clearance Time ( $g_c$ ), s | 0.6 | 10.7 | 10.8 | 2.2 | 11.9 | 11.9 | 6.1 | 2.8 | 7.8 | 4.1 | 2.7 | |
| Green Ratio ( *g/C* ) | 0.67 | 0.65 | 0.65 | 0.69 | 0.67 | 0.67 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | |
| Capacity ( *c* ), veh/h | 462 | 1237 | 1184 | 538 | 1270 | 1254 | 287 | 377 | 304 | 291 | 366 | |
| Volume-to-Capacity Ratio ( *X* ) | 0.058 | 0.294 | 0.294 | 0.170 | 0.325 | 0.325 | 0.141 | 0.133 | 0.353 | 0.055 | 0.128 | |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 11.2 | 201.7 | 195.7 | 36.4 | 217.5 | 215.5 | 50.6 | 60.5 | 136.4 | 19.6 | 56.6 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.4 | 8.1 | 7.8 | 1.5 | 8.7 | 8.6 | 2.0 | 2.4 | 5.5 | 0.8 | 2.3 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.07 | 0.00 | 0.00 | 0.40 | 0.00 | 0.00 | 0.63 | 0.00 | 1.82 | 0.22 | 0.00 | |
| Uniform Delay ( $d_1$ ), s/veh | 7.9 | 9.8 | 9.8 | 7.2 | 9.1 | 9.1 | 45.4 | 42.9 | 44.9 | 44.6 | 42.9 | |
| Incremental Delay ( $d_2$ ), s/veh | 0.0 | 0.6 | 0.6 | 0.1 | 0.7 | 0.7 | 0.1 | 0.1 | 0.3 | 0.0 | 0.1 | |
| Initial Queue Delay ( $d_3$ ), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| Control Delay ( *d* ), s/veh | 8.0 | 10.4 | 10.4 | 7.3 | 9.8 | 9.8 | 45.5 | 43.0 | 45.2 | 44.6 | 42.9 | |
| Level of Service (LOS) | A | B | B | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 10.3 | B | | 9.6 | A | | 44.7 | D | | 43.4 | D | |
| Intersection Delay, s/veh / LOS | 14.6 | | | | | | B | | | | | |

| Multimodal Results | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian LOS Score / LOS | 2.07 | B | 1.88 | B | 2.31 | B | 2.31 | B |
| Bicycle LOS Score / LOS | 1.10 | A | 1.24 | A | 0.81 | A | 0.59 | A |

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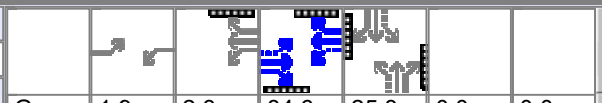
# HCS Signalized Intersection Intermediate Values

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2022.xus | | |
| Project Description | Eastman | | | | |

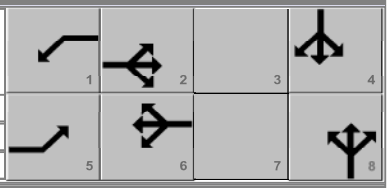


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 591 | 78 | 86 | 748 | 22 | 38 | 47 | 101 | 15 | 39 | 5 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.9 | 2.3 | 84.6 | 25.8 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |



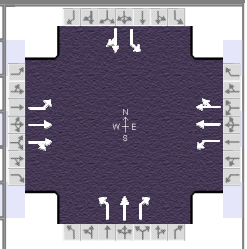

| Saturation Flow / Delay | L | T | R | L | T | R | L | T | R | L | T | R |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Width Adjustment Factor ($f_w$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Heavy Vehicles and Grade Factor ($f_{HVg}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Parking Activity Adjustment Factor ($f_p$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Bus Blockage Adjustment Factor ($f_{bb}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Area Type Adjustment Factor ($f_a$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Lane Utilization Adjustment Factor ($f_{LU}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Adjustment Factor ($f_{LT}$) | 0.952 | 0.000 | | 0.952 | 0.000 | | 0.727 | 0.000 | | 0.724 | 0.000 | |
| Right-Turn Adjustment Factor ($f_{RT}$) | | 0.957 | 0.957 | | 0.988 | 0.988 | | 0.000 | 0.847 | | 0.972 | 0.972 |
| Left-Turn Pedestrian Adjustment Factor ($f_{Lpb}$) | 0.999 | | | 0.999 | | | 0.946 | | | 0.971 | | |
| Right-Turn Ped-Bike Adjustment Factor ($f_{Rpb}$) | | | 0.994 | | | 0.972 | | | 0.953 | | | 0.939 |
| Work Zone Adjustment Factor ($f_{wz}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| DDI Factor ($f_{DDI}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$) | 1.00 | | | 1.00 | | | | | | | | |
| Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$) | | | | | | | 1.00 | | | 1.00 | | |
| Movement Saturation Flow Rate ($s$), veh/h | 1810 | 3286 | 433 | 1810 | 3669 | 108 | 1306 | 1900 | 1535 | 1336 | 1636 | 210 |
| Proportion of Vehicles Arriving on Green ($P$) | 0.01 | 0.65 | 0.65 | 0.03 | 0.67 | 0.67 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 |
| Incremental Delay Factor ($k$) | 0.04 | 0.50 | 0.50 | 0.04 | 0.50 | 0.50 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | |

| Signal Timing / Movement Groups | EBL | EBT/R | WBL | WBT/R | NBL | NBT/R | SBL | SBT/R |
|---|---|---|---|---|---|---|---|---|
| Lost Time ($t_L$) | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Green Ratio ($g/C$) | 0.67 | 0.65 | 0.69 | 0.67 | | 0.20 | | 0.20 |
| Permitted Saturation Flow Rate ($s_p$), veh/h/ln | 678 | 0 | 750 | 0 | | 1306 | | 1336 |
| Shared Saturation Flow Rate ($s_{sh}$), veh/h/ln | | | | | | | | |
| Permitted Effective Green Time ($g_p$), s | 84.6 | 0.0 | 85.4 | 0.0 | | 25.8 | | 25.8 |
| Permitted Service Time ($g_u$), s | 72.9 | 0.0 | 73.9 | 0.0 | | 23.1 | | 23.0 |
| Permitted Queue Service Time ($g_{ps}$), s | 0.5 | | 1.6 | | | 3.4 | | 1.3 |
| Time to First Blockage ($g_f$), s | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 |
| Queue Service Time Before Blockage ($g_{fs}$), s | | | | | | | | |
| Protected Right Saturation Flow ($s_R$), veh/h/ln | | | | | | 0 | | |
| Protected Right Effective Green Time ($g_R$), s | | | | | | 0.0 | | |

| Multimodal | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian $F_w$ / $F_v$ | 1.389 | 0.000 | 1.198 | 0.000 | 1.557 | 0.000 | 1.557 | 0.000 |
| Pedestrian $F_s$ / $F_{delay}$ | 0.000 | 0.083 | 0.000 | 0.079 | 0.000 | 0.150 | 0.000 | 0.150 |
| Pedestrian $M_{corner}$ / $M_{cw}$ | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity |
| Bicycle $c_b$ / $d_b$ | 1301.89 | 7.92 | 1336.52 | 7.16 | 396.53 | 41.82 | 396.53 | 41.78 |
| Bicycle $F_w$ / $F_v$ | -3.64 | 0.61 | -3.64 | 0.75 | -3.64 | 0.33 | -3.64 | 0.10 |

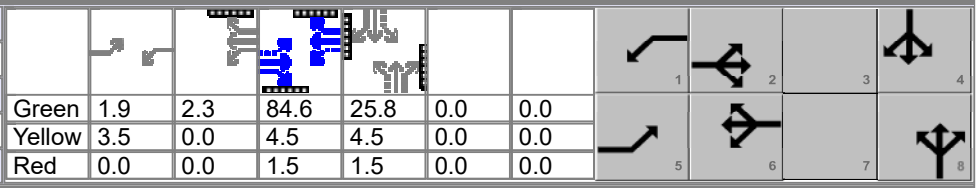
# HCS Signalized Intersection Results Graphical Summary

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2022 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2022.xus | | |
| Project Description | Eastman | | | | |



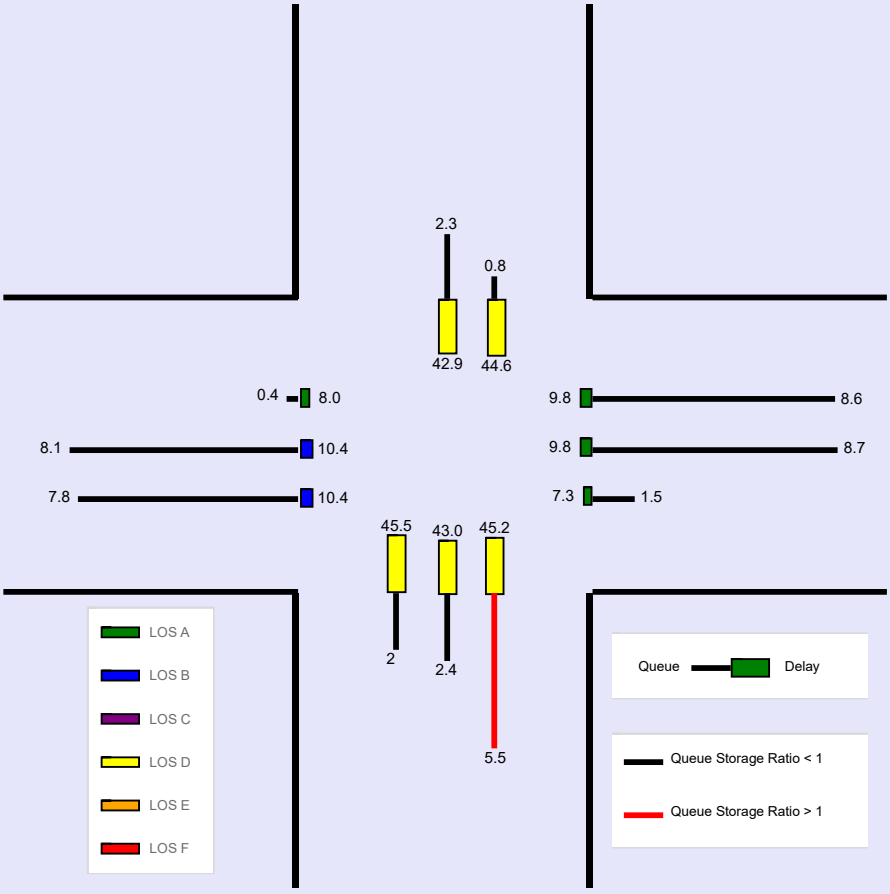
| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 591 | 78 | 86 | 748 | 22 | 38 | 47 | 101 | 15 | 39 | 5 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.9 | 2.3 | 84.6 | 25.8 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |

| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 11.2 | 201.7 | 195.7 | 36.4 | 217.5 | 215.5 | 50.6 | 60.5 | 136.4 | 19.6 | 56.6 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.4 | 8.1 | 7.8 | 1.5 | 8.7 | 8.6 | 2.0 | 2.4 | 5.5 | 0.8 | 2.3 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.07 | 0.00 | 0.00 | 0.40 | 0.00 | 0.00 | 0.63 | 0.00 | 1.82 | 0.22 | 0.00 | |
| Control Delay ( *d* ), s/veh | 8.0 | 10.4 | 10.4 | 7.3 | 9.8 | 9.8 | 45.5 | 43.0 | 45.2 | 44.6 | 42.9 | |
| Level of Service (LOS) | A | B | B | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 10.3 | B | | 9.6 | A | | 44.7 | D | | 43.4 | D | |
| Intersection Delay, s/veh / LOS | 14.6 | | | | | | B | | | | | |



## --- Messages ---

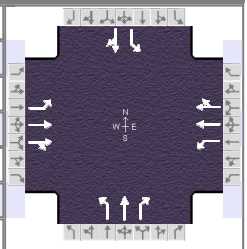
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

## --- Comments ---

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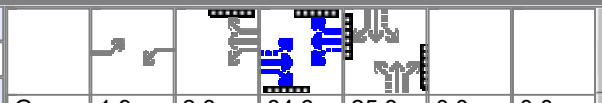
# HCS Signalized Intersection Input Data

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2028.xus | | |
| Project Description | Eastman | | | | |

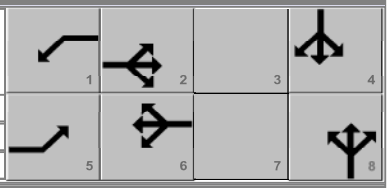


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 600 | 80 | 87 | 769 | 27 | 40 | 48 | 101 | 19 | 40 | 5 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.9 | 2.3 | 84.6 | 25.8 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |




| Traffic Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand (*v*), veh/h | 25 | 600 | 80 | 87 | 769 | 27 | 40 | 48 | 101 | 19 | 40 | 5 |
| Initial Queue ($Q_b$), veh/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Base Saturation Flow Rate ($s_o$), veh/h | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Parking ($N_m$), man/h | | None | | | None | | | None | | | None | |
| Heavy Vehicles ($P_{HV}$), % | 0 | 0 | | 0 | 0 | | 0 | 0 | 0 | 0 | 0 | |
| Ped / Bike / RTOR, /h | 8 | 0 | 0 | 10 | 2 | 0 | 22 | 2 | 0 | 40 | 0 | 0 |
| Buses ($N_b$), buses/h | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Arrival Type (*AT*) | 3 | 3 | 3 | 3 | 4 | 4 | 3 | 3 | 3 | 3 | 3 | 3 |
| Upstream Filtering (*I*) | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Lane Width ( *W* ), ft | 12.0 | 12.0 | | 12.0 | 12.0 | | 12.0 | 12.0 | 12.0 | 12.0 | 12.0 | |
| Turn Bay Length, ft | 170 | 0 | | 92 | 0 | | 80 | 0 | 75 | 90 | 0 | |
| Grade (*Pg*), % | | 0 | | | 0 | | | 0 | | | 0 | |
| Speed Limit, mi/h | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |

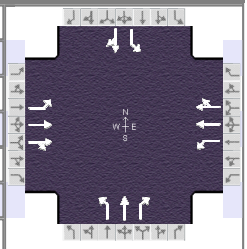
| Phase Information | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Maximum Green ($G_{max}$) or Phase Split, s | 13.0 | 78.0 | 13.0 | 78.0 | | 39.0 | | 39.0 |
| Yellow Change Interval (*Y*), s | 3.5 | 4.5 | 3.5 | 4.5 | | 4.5 | | 4.5 |
| Red Clearance Interval ( $R_c$), s | 0.0 | 1.5 | 0.0 | 1.5 | | 1.5 | | 1.5 |
| Minimum Green ( $G_{min}$), s | 3 | 15 | 3 | 15 | | 8 | | 8 |
| Start-Up Lost Time ( *l*t), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Extension of Effective Green (*e*), s | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Passage (*PT*), s | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | | 2.0 |
| Recall Mode | Off | Max | Off | Max | | Off | | Off |
| Dual Entry | No | Yes | No | Yes | | Yes | | Yes |
| Walk (*Walk*), s | | 10.0 | | 10.0 | | 10.0 | | 10.0 |
| Pedestrian Clearance Time (*PC*), s | | 18.0 | | 18.0 | | 23.0 | | 24.0 |

| Multimodal Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 85th % Speed / Rest in Walk / Corner Radius | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 | 0.0 | No | 25.0 |
| Walkway / Crosswalk Width / Length, ft | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 58.0 | 9.0 | 8.0 | 70.0 | 9.0 | 8.0 | 78.0 |
| Street Width / Island / Curb, ft | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No | 0.0 | 0 | No |
| Width Outside / Bike Lane / Shoulder, ft | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 | 12.0 | 5.0 | 2.0 |
| Pedestrian Signal / Occupied Parking | No | 0.50 | | No | 0.50 | | No | 0.50 | | No | 0.50 | |

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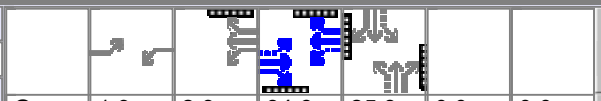
# HCS Signalized Intersection Results Summary

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2028.xus | | |
| Project Description | Eastman | | | | |

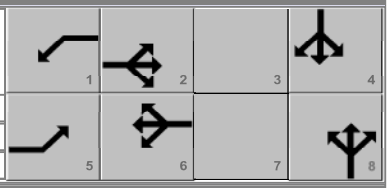


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 600 | 80 | 87 | 769 | 27 | 40 | 48 | 101 | 19 | 40 | 5 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |



| | | | | | | |
|---|---|---|---|---|---|---|
| Green | 1.9 | 2.3 | 84.6 | 25.8 | 0.0 | 0.0 |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 |




| Timer Results | EBL | EBT | WBL | WBT | NBL | NBT | SBL | SBT |
|---|---|---|---|---|---|---|---|---|
| Assigned Phase | 5 | 2 | 1 | 6 | | 8 | | 4 |
| Case Number | 1.1 | 4.0 | 1.1 | 4.0 | | 5.0 | | 6.0 |
| Phase Duration, s | 5.4 | 90.6 | 7.6 | 92.9 | | 31.8 | | 31.8 |
| Change Period, ( $Y+R_c$ ), s | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Max Allow Headway ( *MAH* ), s | 3.2 | 0.0 | 3.2 | 0.0 | | 3.3 | | 3.3 |
| Queue Clearance Time ( $g_s$ ), s | 2.6 | | 4.2 | | | 9.8 | | 6.5 |
| Green Extension Time ( $g_e$ ), s | 0.0 | 0.0 | 0.1 | 0.0 | | 0.5 | | 0.5 |
| Phase Call Probability | 0.62 | | 0.96 | | | 1.00 | | 1.00 |
| Max Out Probability | 0.00 | | 0.00 | | | 0.00 | | 0.00 |

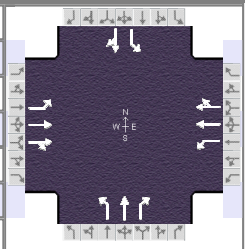
| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Assigned Movement | 5 | 2 | 12 | 1 | 6 | 16 | 3 | 8 | 18 | 7 | 4 | 14 |
| Adjusted Flow Rate ( *v* ), veh/h | 27 | 369 | 354 | 93 | 426 | 420 | 43 | 51 | 107 | 20 | 48 | |
| Adjusted Saturation Flow Rate ( *s* ), veh/h/ln | 1810 | 1900 | 1818 | 1810 | 1900 | 1873 | 1305 | 1900 | 1535 | 1335 | 1847 | |
| Queue Service Time ( $g_s$ ), s | 0.6 | 11.0 | 11.0 | 2.2 | 4.5 | 4.5 | 3.6 | 2.9 | 7.8 | 1.6 | 2.8 | |
| Cycle Queue Clearance Time ( $g_c$ ), s | 0.6 | 11.0 | 11.0 | 2.2 | 4.5 | 4.5 | 6.4 | 2.9 | 7.8 | 4.5 | 2.8 | |
| Green Ratio ( *g/C* ) | 0.66 | 0.65 | 0.65 | 0.69 | 0.67 | 0.67 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | |
| Capacity ( *c* ), veh/h | 489 | 1236 | 1183 | 533 | 1270 | 1251 | 286 | 377 | 304 | 291 | 366 | |
| Volume-to-Capacity Ratio ( *X* ) | 0.054 | 0.299 | 0.299 | 0.174 | 0.336 | 0.336 | 0.149 | 0.136 | 0.353 | 0.070 | 0.131 | |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 11.2 | 205.5 | 199.3 | 36.9 | 73.4 | 72.5 | 53.4 | 61.8 | 136.4 | 24.9 | 57.9 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.4 | 8.2 | 8.0 | 1.5 | 2.9 | 2.9 | 2.1 | 2.5 | 5.5 | 1.0 | 2.3 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.07 | 0.00 | 0.00 | 0.40 | 0.00 | 0.00 | 0.67 | 0.00 | 1.82 | 0.28 | 0.00 | |
| Uniform Delay ( $d_1$ ), s/veh | 7.5 | 9.8 | 9.9 | 7.3 | 2.6 | 2.6 | 45.5 | 42.9 | 44.9 | 44.8 | 42.9 | |
| Incremental Delay ( $d_2$ ), s/veh | 0.0 | 0.6 | 0.6 | 0.1 | 0.7 | 0.7 | 0.1 | 0.1 | 0.3 | 0.0 | 0.1 | |
| Initial Queue Delay ( $d_3$ ), s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | |
| Control Delay ( *d* ), s/veh | 7.5 | 10.5 | 10.5 | 7.3 | 3.3 | 3.3 | 45.6 | 43.0 | 45.2 | 44.8 | 42.9 | |
| Level of Service (LOS) | A | B | B | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 10.4 | B | | 3.7 | A | | 44.7 | D | | 43.5 | D | |
| Intersection Delay, s/veh / LOS | 11.9 | | | | | | B | | | | | |

| Multimodal Results | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian LOS Score / LOS | 2.07 | B | 1.88 | B | 2.31 | B | 2.31 | B |
| Bicycle LOS Score / LOS | 1.11 | A | 1.26 | A | 0.82 | A | 0.60 | A |

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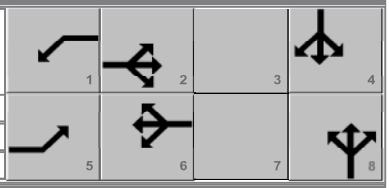
# HCS Signalized Intersection Intermediate Values

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2028.xus | | |
| Project Description | Eastman | | | | |



| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 600 | 80 | 87 | 769 | 27 | 40 | 48 | 101 | 19 | 40 | 5 |

| Signal Information | | | | | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 | | | | | | | | | | | | | |
| Offset, s | 0 | Reference Point | Begin | Green | 1.9 | 2.3 | | 84.6 | 25.8 | 0.0 | 0.0 | | | | | |
| Uncoordinated | No | Simult. Gap E/W | On | Yellow | 3.5 | 0.0 | | 4.5 | 4.5 | 0.0 | 0.0 | | | | | |
| Force Mode | Fixed | Simult. Gap N/S | On | Red | 0.0 | 0.0 | | 1.5 | 1.5 | 0.0 | 0.0 | | | | | |



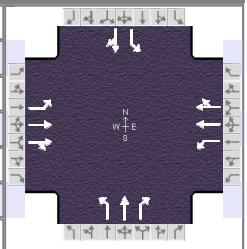

| Saturation Flow / Delay | L | T | R | L | T | R | L | T | R | L | T | R |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Width Adjustment Factor ($f_w$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Heavy Vehicles and Grade Factor ($f_{HVg}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Parking Activity Adjustment Factor ($f_p$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Bus Blockage Adjustment Factor ($f_{bb}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Area Type Adjustment Factor ($f_a$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Lane Utilization Adjustment Factor ($f_{LU}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Adjustment Factor ($f_{LT}$) | 0.952 | 0.000 | | 0.952 | 0.000 | | 0.726 | 0.000 | | 0.724 | 0.000 | |
| Right-Turn Adjustment Factor ($f_{RT}$) | | 0.957 | 0.957 | | 0.986 | 0.986 | | 0.000 | 0.847 | | 0.972 | 0.972 |
| Left-Turn Pedestrian Adjustment Factor ($f_{Lpb}$) | 0.998 | | | 0.999 | | | 0.946 | | | 0.971 | | |
| Right-Turn Ped-Bike Adjustment Factor ($f_{Rpb}$) | | | 0.994 | | | 0.972 | | | 0.953 | | | 0.939 |
| Work Zone Adjustment Factor ($f_{wz}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| DDI Factor ($f_{DDI}$) | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |
| Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$) | 1.00 | | | 1.00 | | | | | | | | |
| Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$) | | | | | | | 1.00 | | | 1.00 | | |
| Movement Saturation Flow Rate ($s$), veh/h | 1810 | 3281 | 437 | 1810 | 3645 | 128 | 1305 | 1900 | 1535 | 1335 | 1642 | 205 |
| Proportion of Vehicles Arriving on Green ($P$) | 0.01 | 0.65 | 0.65 | 0.03 | 0.89 | 0.89 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 | 0.20 |
| Incremental Delay Factor ($k$) | 0.04 | 0.50 | 0.50 | 0.04 | 0.50 | 0.50 | 0.04 | 0.04 | 0.04 | 0.04 | 0.04 | |

| Signal Timing / Movement Groups | EBL | EBT/R | WBL | WBT/R | NBL | NBT/R | SBL | SBT/R |
|---|---|---|---|---|---|---|---|---|
| Lost Time ($t_L$) | 3.5 | 6.0 | 3.5 | 6.0 | | 6.0 | | 6.0 |
| Green Ratio ($g/C$) | 0.66 | 0.65 | 0.69 | 0.67 | | 0.20 | | 0.20 |
| Permitted Saturation Flow Rate ($s_p$), veh/h/ln | 661 | 0 | 742 | 0 | | 1305 | | 1335 |
| Shared Saturation Flow Rate ($s_{sh}$), veh/h/ln | | | | | | | | |
| Permitted Effective Green Time ($g_p$), s | 84.6 | 0.0 | 85.4 | 0.0 | | 25.8 | | 25.8 |
| Permitted Service Time ($g_u$), s | 80.3 | 0.0 | 73.6 | 0.0 | | 23.0 | | 22.9 |
| Permitted Queue Service Time ($g_{ps}$), s | 0.2 | | 1.7 | | | 3.6 | | 1.6 |
| Time to First Blockage ($g_f$), s | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | | 0.0 |
| Queue Service Time Before Blockage ($g_{fs}$), s | | | | | | | | |
| Protected Right Saturation Flow ($s_R$), veh/h/ln | | | | | | 0 | | |
| Protected Right Effective Green Time ($g_R$), s | | | | | | 0.0 | | |

| Multimodal | EB | | WB | | NB | | SB | |
|---|---|---|---|---|---|---|---|---|
| Pedestrian $F_w$ / $F_v$ | 1.389 | 0.000 | 1.198 | 0.000 | 1.557 | 0.000 | 1.557 | 0.000 |
| Pedestrian $F_s$ / $F_{delay}$ | 0.000 | 0.083 | 0.000 | 0.079 | 0.000 | 0.150 | 0.000 | 0.150 |
| Pedestrian $M_{corner}$ / $M_{cw}$ | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity | 0.00 | Infinity |
| Bicycle $c_b$ / $d_b$ | 1301.32 | 7.93 | 1336.43 | 7.16 | 396.62 | 41.82 | 396.62 | 41.78 |
| Bicycle $F_w$ / $F_v$ | -3.64 | 0.62 | -3.64 | 0.77 | -3.64 | 0.33 | -3.64 | 0.11 |

# HCS Signalized Intersection Results Graphical Summary

| General Information | | | | Intersection Information | |
|---|---|---|---|---|---|
| Agency | Eriksson | | | Duration, h | 0.250 |
| Analyst | AG | Analysis Date | 7/22/2022 | Area Type | Other |
| Jurisdiction | IDOT | Time Period | PM Peak | PHF | 0.94 |
| Urban Street | Northwest Highway | Analysis Year | 2028 | Analysis Period | 1> 7:00 |
| Intersection | Vail Avenue | File Name | NW and Vail PM 2028.xus | | |
| Project Description | Eastman | | | | |

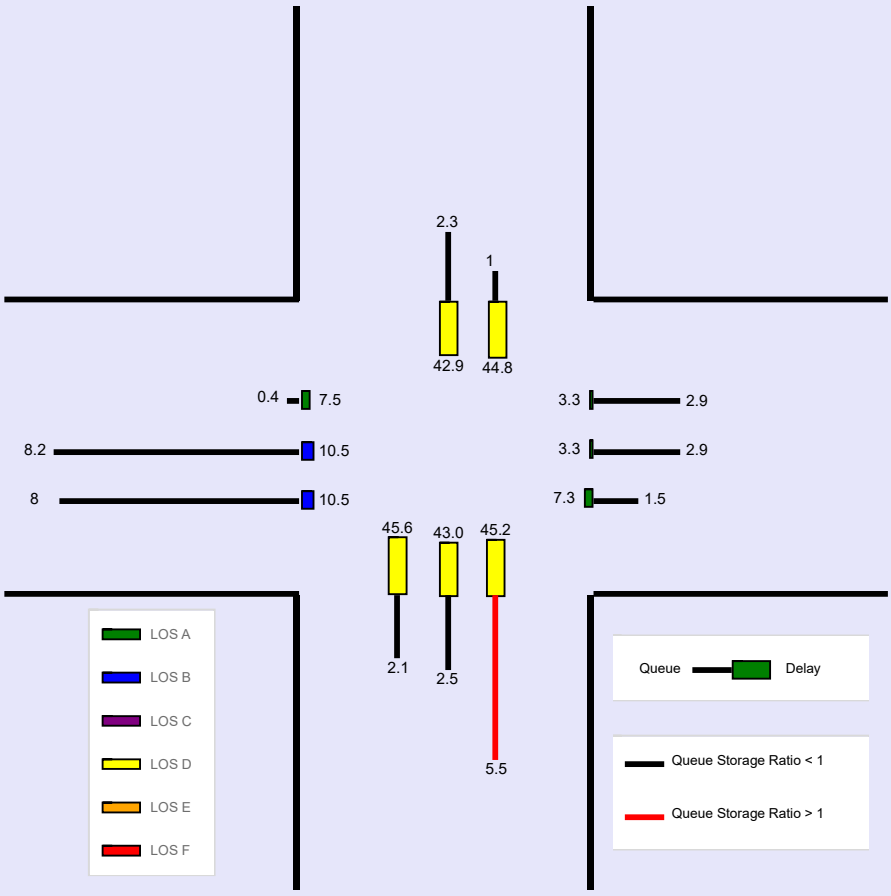


| Demand Information | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Demand ( *v* ), veh/h | 25 | 600 | 80 | 87 | 769 | 27 | 40 | 48 | 101 | 19 | 40 | 5 |

| Signal Information | | | |
|---|---|---|---|
| Cycle, s | 130.0 | Reference Phase | 2 |
| Offset, s | 0 | Reference Point | Begin |
| Uncoordinated | No | Simult. Gap E/W | On |
| Force Mode | Fixed | Simult. Gap N/S | On |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Green | 1.9 | 2.3 | 84.6 | 25.8 | 0.0 | 0.0 | 1 | 2 | 3 | 4 | | |
| Yellow | 3.5 | 0.0 | 4.5 | 4.5 | 0.0 | 0.0 | 5 | 6 | 7 | 8 | | |
| Red | 0.0 | 0.0 | 1.5 | 1.5 | 0.0 | 0.0 | | | | | | |

| Movement Group Results | EB | | | WB | | | NB | | | SB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Approach Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Back of Queue ( *Q* ), ft/ln ( 95 th percentile) | 11.2 | 205.5 | 199.3 | 36.9 | 73.4 | 72.5 | 53.4 | 61.8 | 136.4 | 24.9 | 57.9 | |
| Back of Queue ( *Q* ), veh/ln ( 95 th percentile) | 0.4 | 8.2 | 8.0 | 1.5 | 2.9 | 2.9 | 2.1 | 2.5 | 5.5 | 1.0 | 2.3 | |
| Queue Storage Ratio ( *RQ* ) ( 95 th percentile) | 0.07 | 0.00 | 0.00 | 0.40 | 0.00 | 0.00 | 0.67 | 0.00 | 1.82 | 0.28 | 0.00 | |
| Control Delay ( *d* ), s/veh | 7.5 | 10.5 | 10.5 | 7.3 | 3.3 | 3.3 | 45.6 | 43.0 | 45.2 | 44.8 | 42.9 | |
| Level of Service (LOS) | A | B | B | A | A | A | D | D | D | D | D | |
| Approach Delay, s/veh / LOS | 10.4 | B | | 3.7 | A | | 44.7 | D | | 43.5 | D | |
| Intersection Delay, s/veh / LOS | 11.9 | | | | | | B | | | | | |



## --- Messages ---

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

## --- Comments ---

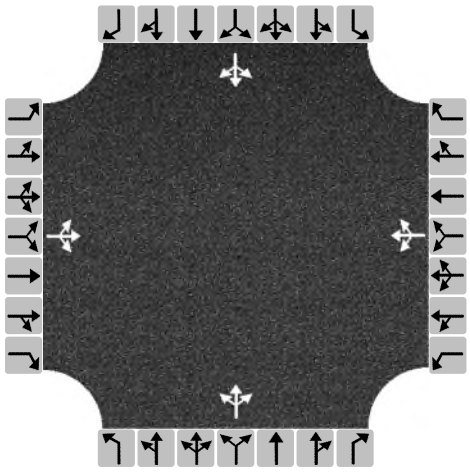
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# HCS All-Way Stop Control Report

## General and Site Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Analysis Time Period (hrs) | 0.25 |
| Time Analyzed | AM Peak |
| Project Description | Eastman |
| Intersection | Vail and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.86 |

## Lanes



## Turning Movement Demand Volumes

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume (veh/h) | 4 | 3 | 2 | 4 | 28 | 13 | 2 | 37 | 12 | 8 | 44 | 2 |
| % Thrus in Shared Lane | | | | | | | | | | | | |

## Lane Flow Rate and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 10 | | | 52 | | | 59 | | | 63 | | |
| Percent Heavy Vehicles | 2 | | | 2 | | | 2 | | | 2 | | |
| Initial Departure Headway, $h_d$ (s) | 3.20 | | | 3.20 | | | 3.20 | | | 3.20 | | |
| Initial Degree of Utilization, x | 0.009 | | | 0.047 | | | 0.053 | | | 0.056 | | |
| Final Departure Headway, $h_d$ (s) | 4.20 | | | 4.05 | | | 4.00 | | | 4.13 | | |
| Final Degree of Utilization, x | 0.012 | | | 0.059 | | | 0.066 | | | 0.072 | | |
| Move-Up Time, m (s) | 2.0 | | | 2.0 | | | 2.0 | | | 2.0 | | |
| Service Time, $t_s$ (s) | 2.20 | | | 2.05 | | | 2.00 | | | 2.13 | | |

## Capacity, Delay and Level of Service

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 10 | | | 52 | | | 59 | | | 63 | | |
| Capacity (veh/h) | 857 | | | 889 | | | 901 | | | 871 | | |
| 95% Queue Length, $Q_{95}$ (veh) | 0.0 | | | 0.2 | | | 0.2 | | | 0.2 | | |
| Control Delay (s/veh) | 7.3 | | | 7.3 | | | 7.3 | | | 7.5 | | |
| Level of Service, LOS | A | | | A | | | A | | | A | | |
| Approach Delay (s/veh) \| LOS | 7.3 | A | | 7.3 | A | | 7.3 | A | | 7.5 | A | |
| Intersection Delay (s/veh) \| LOS | 7.3 | | | | | | A | | | | | |

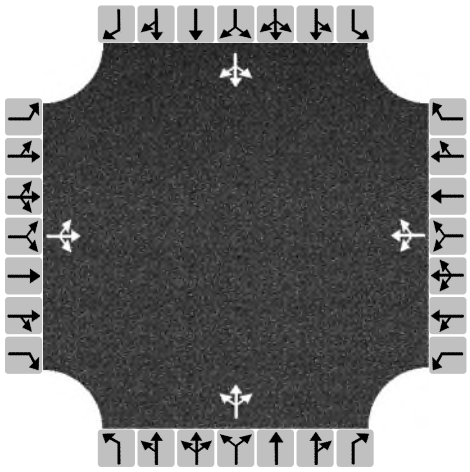
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# HCS All-Way Stop Control Report

## General and Site Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Analysis Time Period (hrs) | 0.25 |
| Time Analyzed | AM Peak |
| Project Description | Eastman |
| Intersection | Vail and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.86 |

## Lanes



## Turning Movement Demand Volumes

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume (veh/h) | 17 | 8 | 9 | 4 | 28 | 13 | 3 | 38 | 12 | 8 | 44 | 4 |
| % Thrus in Shared Lane | | | | | | | | | | | | |

## Lane Flow Rate and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 40 | | | 52 | | | 62 | | | 65 | | |
| Percent Heavy Vehicles | 2 | | | 2 | | | 2 | | | 2 | | |
| Initial Departure Headway, $h_d$ (s) | 3.20 | | | 3.20 | | | 3.20 | | | 3.20 | | |
| Initial Degree of Utilization, x | 0.035 | | | 0.047 | | | 0.055 | | | 0.058 | | |
| Final Departure Headway, $h_d$ (s) | 4.20 | | | 4.09 | | | 4.07 | | | 4.18 | | |
| Final Degree of Utilization, x | 0.046 | | | 0.059 | | | 0.070 | | | 0.076 | | |
| Move-Up Time, m (s) | 2.0 | | | 2.0 | | | 2.0 | | | 2.0 | | |
| Service Time, $t_s$ (s) | 2.20 | | | 2.09 | | | 2.07 | | | 2.18 | | |

## Capacity, Delay and Level of Service

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 40 | | | 52 | | | 62 | | | 65 | | |
| Capacity (veh/h) | 857 | | | 880 | | | 884 | | | 861 | | |
| 95% Queue Length, $Q_{95}$ (veh) | 0.1 | | | 0.2 | | | 0.2 | | | 0.2 | | |
| Control Delay (s/veh) | 7.4 | | | 7.4 | | | 7.4 | | | 7.5 | | |
| Level of Service, LOS | A | | | A | | | A | | | A | | |
| Approach Delay (s/veh) \| LOS | 7.4 | A | | 7.4 | A | | 7.4 | A | | 7.5 | A | |
| Intersection Delay (s/veh) \| LOS | 7.4 | | | | | | A | | | | | |

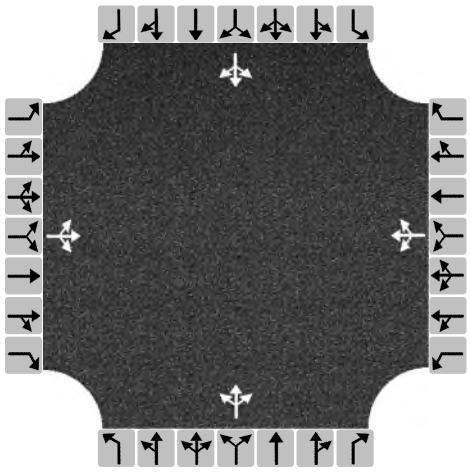
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# HCS All-Way Stop Control Report

## General and Site Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2023 |
| Analysis Time Period (hrs) | 0.25 |
| Time Analyzed | PM Peak |
| Project Description | Eastman |
| Intersection | Vail and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.86 |

## Lanes



## Turning Movement Demand Volumes

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume (veh/h) | 5 | 12 | 1 | 18 | 25 | 2 | 1 | 67 | 26 | 18 | 40 | 4 |
| % Thrus in Shared Lane | | | | | | | | | | | | |

## Lane Flow Rate and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 21 | | | 52 | | | 109 | | | 72 | | |
| Percent Heavy Vehicles | 2 | | | 2 | | | 2 | | | 2 | | |
| Initial Departure Headway, $h_d$ (s) | 3.20 | | | 3.20 | | | 3.20 | | | 3.20 | | |
| Initial Degree of Utilization, x | 0.019 | | | 0.047 | | | 0.097 | | | 0.064 | | |
| Final Departure Headway, $h_d$ (s) | 4.40 | | | 4.40 | | | 4.01 | | | 4.23 | | |
| Final Degree of Utilization, x | 0.026 | | | 0.064 | | | 0.122 | | | 0.085 | | |
| Move-Up Time, m (s) | 2.0 | | | 2.0 | | | 2.0 | | | 2.0 | | |
| Service Time, $t_s$ (s) | 2.40 | | | 2.40 | | | 2.01 | | | 2.23 | | |

## Capacity, Delay and Level of Service

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 21 | | | 52 | | | 109 | | | 72 | | |
| Capacity (veh/h) | 818 | | | 819 | | | 898 | | | 852 | | |
| 95% Queue Length, $Q_{95}$ (veh) | 0.1 | | | 0.2 | | | 0.4 | | | 0.3 | | |
| Control Delay (s/veh) | 7.5 | | | 7.7 | | | 7.6 | | | 7.6 | | |
| Level of Service, LOS | A | | | A | | | A | | | A | | |
| Approach Delay (s/veh) \| LOS | 7.5 | A | | 7.7 | A | | 7.6 | A | | 7.6 | A | |
| Intersection Delay (s/veh) \| LOS | 7.6 | | | | | | A | | | | | |

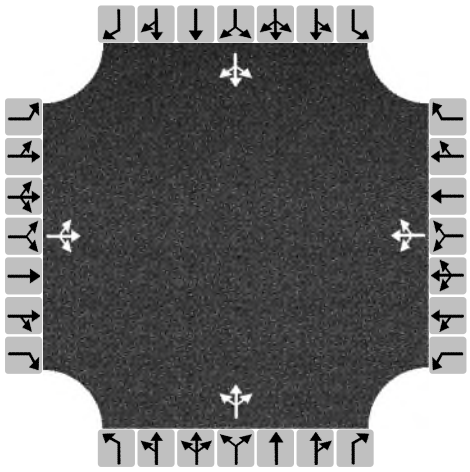
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# HCS All-Way Stop Control Report

## General and Site Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Analysis Time Period (hrs) | 0.25 |
| Time Analyzed | PM Peak |
| Project Description | Eastman |
| Intersection | Vail and Eastman |
| Jurisdiction | Arlington Heights |
| East/West Street | Eastman Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.86 |

## Lanes



## Turning Movement Demand Volumes

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | L | T | R | L | T | R | L | T | R | L | T | R |
| Volume (veh/h) | 13 | 17 | 6 | 18 | 26 | 3 | 7 | 67 | 26 | 21 | 40 | 10 |
| % Thrus in Shared Lane | | | | | | | | | | | | |

## Lane Flow Rate and Adjustments

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 42 | | | 55 | | | 116 | | | 83 | | |
| Percent Heavy Vehicles | 2 | | | 2 | | | 2 | | | 2 | | |
| Initial Departure Headway, $h_d$ (s) | 3.20 | | | 3.20 | | | 3.20 | | | 3.20 | | |
| Initial Degree of Utilization, x | 0.037 | | | 0.049 | | | 0.103 | | | 0.073 | | |
| Final Departure Headway, $h_d$ (s) | 4.40 | | | 4.45 | | | 4.10 | | | 4.24 | | |
| Final Degree of Utilization, x | 0.051 | | | 0.068 | | | 0.132 | | | 0.097 | | |
| Move-Up Time, m (s) | 2.0 | | | 2.0 | | | 2.0 | | | 2.0 | | |
| Service Time, $t_s$ (s) | 2.40 | | | 2.45 | | | 2.10 | | | 2.24 | | |

## Capacity, Delay and Level of Service

| Approach | Eastbound | | | Westbound | | | Northbound | | | Southbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 | L1 | L2 | L3 |
| Configuration | LTR | | | LTR | | | LTR | | | LTR | | |
| Flow Rate, v (veh/h) | 42 | | | 55 | | | 116 | | | 83 | | |
| Capacity (veh/h) | 819 | | | 809 | | | 879 | | | 848 | | |
| 95% Queue Length, $Q_{95}$ (veh) | 0.2 | | | 0.2 | | | 0.5 | | | 0.3 | | |
| Control Delay (s/veh) | 7.6 | | | 7.8 | | | 7.7 | | | 7.7 | | |
| Level of Service, LOS | A | | | A | | | A | | | A | | |
| Approach Delay (s/veh) \| LOS | 7.6 | A | | 7.8 | A | | 7.7 | A | | 7.7 | A | |
| Intersection Delay (s/veh) \| LOS | 7.7 | | | | | | A | | | | | |

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# HCS Two-Way Stop-Control Report

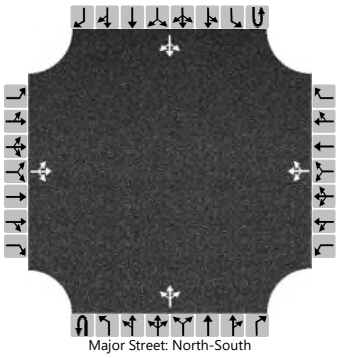
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2022 |
| Time Analyzed | AM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Vail and St James |
| Jurisdiction | Arlington Heights |
| East/West Street | St James Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.90 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 0 | 14 | 4 | | 3 | 8 | 1 | | 7 | 43 | 3 | | 6 | 47 | 4 |
| Percent Heavy Vehicles (%) | | 0 | 0 | 0 | | 0 | 0 | 0 | | 0 | | | | 0 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.10 | 6.50 | 6.20 | | 7.10 | 6.50 | 6.20 | | 4.10 | | | | 4.10 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.50 | 4.00 | 3.30 | | 3.50 | 4.00 | 3.30 | | 2.20 | | | | 2.20 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 20 | | | | 13 | | | 8 | | | | 7 | | |
| Capacity, c (veh/h) | | | 799 | | | | 782 | | | 1561 | | | | 1568 | | |
| v/c Ratio | | | 0.03 | | | | 0.02 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.1 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.6 | | | | 9.7 | | | 7.3 | 0.0 | 0.0 | | 7.3 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.6 | | | | 9.7 | | | | 1.0 | | | | 0.8 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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# HCS Two-Way Stop-Control Report

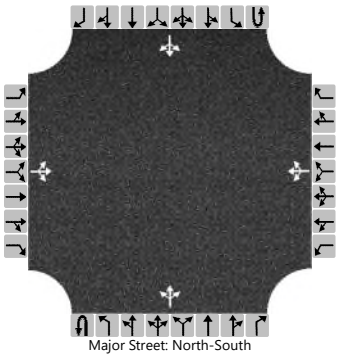
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | AM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Vail Avenue and St James Street |
| Jurisdiction | Arlington Heights |
| East/West Street | St James Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.90 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 0 | 7 | 5 | | 3 | 8 | 1 | | 9 | 48 | 11 | | 4 | 48 | 6 |
| Percent Heavy Vehicles (%) | | 0 | 0 | 0 | | 0 | 0 | 0 | | 0 | | | | 0 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.10 | 6.50 | 6.20 | | 7.10 | 6.50 | 6.20 | | 4.10 | | | | 4.10 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.50 | 4.00 | 3.30 | | 3.50 | 4.00 | 3.30 | | 2.20 | | | | 2.20 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 13 | | | | 13 | | | 10 | | | | 4 | | |
| Capacity, c (veh/h) | | | 832 | | | | 771 | | | 1556 | | | | 1549 | | |
| v/c Ratio | | | 0.02 | | | | 0.02 | | | 0.01 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.0 | | | | 0.1 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.4 | | | | 9.7 | | | 7.3 | 0.0 | 0.0 | | 7.3 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.4 | | | | 9.7 | | | | 1.0 | | | | 0.5 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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# HCS Two-Way Stop-Control Report

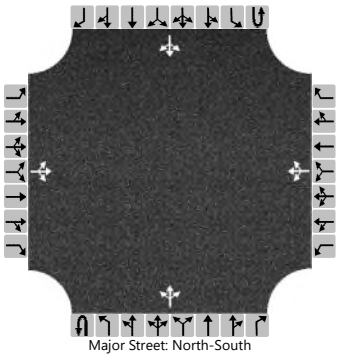
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/1/2023 |
| Analysis Year | 2022 |
| Time Analyzed | PM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Vail and St James |
| Jurisdiction | Arlington Heights |
| East/West Street | St James Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.91 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 9 | 6 | 7 | | 15 | 17 | 2 | | 3 | 68 | 3 | | 6 | 40 | 5 |
| Percent Heavy Vehicles (%) | | 0 | 0 | 0 | | 0 | 0 | 0 | | 0 | | | | 0 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.10 | 6.50 | 6.20 | | 7.10 | 6.50 | 6.20 | | 4.10 | | | | 4.10 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.50 | 4.00 | 3.30 | | 3.50 | 4.00 | 3.30 | | 2.20 | | | | 2.20 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 24 | | | | 37 | | | 3 | | | | 7 | | |
| Capacity, c (veh/h) | | | 839 | | | | 781 | | | 1570 | | | | 1533 | | |
| v/c Ratio | | | 0.03 | | | | 0.05 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.2 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.4 | | | | 9.8 | | | 7.3 | 0.0 | 0.0 | | 7.4 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.4 | | | | 9.8 | | | | 0.3 | | | | 0.9 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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# HCS Two-Way Stop-Control Report

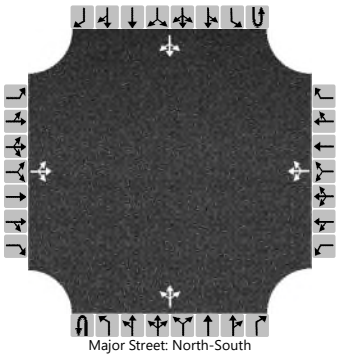
## General Information

| | |
|---|---|
| Analyst | AG |
| Agency/Co. | Eriksson |
| Date Performed | 7/11/2023 |
| Analysis Year | 2028 |
| Time Analyzed | PM Peak |
| Intersection Orientation | North-South |
| Project Description | Eastman |

## Site Information

| | |
|---|---|
| Intersection | Vail and St James |
| Jurisdiction | Arlington Heights |
| East/West Street | St James Street |
| North/South Street | Vail Avenue |
| Peak Hour Factor | 0.91 |
| Analysis Time Period (hrs) | 0.25 |

## Lanes


Major Street: North-South

## Vehicle Volumes and Adjustments

| Approach | Eastbound | | | | Westbound | | | | Northbound | | | | Southbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Movement | U | L | T | R | U | L | T | R | U | L | T | R | U | L | T | R |
| Priority | | 10 | 11 | 12 | | 7 | 8 | 9 | 1U | 1 | 2 | 3 | 4U | 4 | 5 | 6 |
| Number of Lanes | | 0 | 1 | 0 | | 0 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0 |
| Configuration | | | LTR | | | | LTR | | | | LTR | | | | LTR | |
| Volume (veh/h) | | 13 | 2 | 4 | | 15 | 17 | 2 | | 3 | 71 | 9 | | 6 | 43 | 5 |
| Percent Heavy Vehicles (%) | | 3 | 3 | 3 | | 3 | 3 | 3 | | 3 | | | | 3 | | |
| Proportion Time Blocked | | | | | | | | | | | | | | | | |
| Percent Grade (%) | 0 | | | | 0 | | | | | | | | | | | |
| Right Turn Channelized | | | | | | | | | | | | | | | | |
| Median Type \| Storage | Undivided | | | | | | | | | | | | | | | |

## Critical and Follow-up Headways

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Base Critical Headway (sec) | | 7.1 | 6.5 | 6.2 | | 7.1 | 6.5 | 6.2 | | 4.1 | | | | 4.1 | | |
| Critical Headway (sec) | | 7.13 | 6.53 | 6.23 | | 7.13 | 6.53 | 6.23 | | 4.13 | | | | 4.13 | | |
| Base Follow-Up Headway (sec) | | 3.5 | 4.0 | 3.3 | | 3.5 | 4.0 | 3.3 | | 2.2 | | | | 2.2 | | |
| Follow-Up Headway (sec) | | 3.53 | 4.03 | 3.33 | | 3.53 | 4.03 | 3.33 | | 2.23 | | | | 2.23 | | |

## Delay, Queue Length, and Level of Service

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Flow Rate, v (veh/h) | | | 21 | | | | 37 | | | 3 | | | | 7 | | |
| Capacity, c (veh/h) | | | 808 | | | | 770 | | | 1547 | | | | 1502 | | |
| v/c Ratio | | | 0.03 | | | | 0.05 | | | 0.00 | | | | 0.00 | | |
| 95% Queue Length, $Q_{95}$ (veh) | | | 0.1 | | | | 0.2 | | | 0.0 | | | | 0.0 | | |
| Control Delay (s/veh) | | | 9.6 | | | | 9.9 | | | 7.3 | 0.0 | 0.0 | | 7.4 | 0.0 | 0.0 |
| Level of Service (LOS) | | | A | | | | A | | | A | A | A | | A | A | A |
| Approach Delay (s/veh) | 9.6 | | | | 9.9 | | | | 0.3 | | | | 0.9 | | | |
| Approach LOS | A | | | | A | | | | A | | | | A | | | |

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Project Narrative: 116-120 Eastman, Arlington Heights

A Mylo Residential Branded Apartment Community

Compasspoint Development is an urban developer constructing a series of mixed-use residential and commercial buildings in a number of suburban towns in the Chicago Suburbs. Their idea is to provide urban living near restaurants, shopping and transportation with what until now have been underutilized real estate. Mylo Residential, a luxury apartment brand in the developers portfolio currently has a soon to be completed building in downtown Des Plaines. They will be starting on projects in Des Plaines, Barrington, Naperville and hopefully Arlington Heights.

The property upon which the Project will be constructed is located at Eastman Ave, Highland St and St. James St. It totals 43,584 sq. ft and is currently occupied with two commercial buildings that are partially occupied. Any remaining tenants will move out once the project is approved and Compasspoint closes on their acquisition. The property is located just west of the AT&T building (that will remain) and just east of the Wintrust Village Bank and Trust building. The Property shares Highland (a private street) with Wintrust and has rights to traverse in a shared access easement. The project also has a permanent easement to park up to 29 cars on Village Bank and Trust property, adjacent to and on Highland Street.

Compasspoint Development is seeking approval of a 7 story, 154 unit residential building with a maximum height of 85 feet. The project will include a restaurant on the first floor. The restaurant will be open to the public much like a boutique hotel in the City. The building will contain a number of amenities for its residents including an outdoor pool, deck and grill station on the third level, with a covered dog run. There will be a library/co-working space in the lower level along with a fitness room. On the third level adjacent to the pool deck will be an amenity room with tables, sitting areas a private dining area and a bar for the residents. On the seventh floor there will be an additional outdoor roof deck along with another amenity room with a multimedia sky lounge.

The dwelling unit mix will be 26 studios, 120 one bedrooms and 8 two bedrooms. We do not expect that there will be any school age children in the building.
There will be a total of 220 parking spaces located on the lower level, first level, second level and within Highland. The Highland spaces total 14 spaces which will be available for the commercial (restaurant spaces) plus an additional 29 spaces will be available on the west side of Highland and on the Village Bank and Trusts eastern property. Two loading berths will be provided, accessible from Eastman and from Highland.

The petitioner will provide 8 inclusionary dwelling units on site representing 5.19% of the units. The units will be split between studio and one bedroom units. The rent charged will be in compliance with the Village's Inclusionary Housing Ordinance. The remaining inclusionary housing units 2.5% or 4 units will be satisfied through the Fee in Lieu of process.

Compasspoint will be making several public and private improvements, including new landscaping in the public parkway along St. James Street, a new larger watermain is contemplated to be run from the building east to Vale Street and connect to the water main at that intersection.

The developer has already met with the neighborhood association located to the north and west of the property. We listened to their comments and concerns and have incorporated some of those requests in this first submittal. Some of the questions revolved around traffic on St. James Street. They requested that we limit traffic generated from our building to be cut off from exiting north on to St. James from Highland. We considered shutting off access entirely, but was met with resistance from the fire department. We then considered movable or break away gates or embedded cones at the north exit on Highland and that still was too restrictive for Fire and Police. Our traffic engineer, Eriksson anticipates that most traffic will exit the garage entrance to the South toward NW Hwy and East to Vale, where there is a traffic Signal. Also, as part of this process some residents asked if we could modify the north façade at the first two levels to make it look more like a single family house and we did our best to accommodate that request in the new design by adding more window like openings in the garage and changing the façade materials and colors and added landscaping to the parkway. We all agreed that the replacement of the existing deteriorating underutilized buildings with a new vibrant luxury building is more than welcomed. Some residents were also excited about the new neighborhood restaurant that would be a short walk away.

It is our intention to create a new luxury mid-rise residence in downtown Arlington Heights, bringing much needed for-rent housing options for residents and newcomers. We will be working with the highly acclaimed property management firm Lincoln Properties to market and lease the property as well as professionally manage the building. Compasspoint and its principals have a long track record of building high quality residential real estate properties throughout the Chicago market and other markets around the country.

## Requested Relief:

The applicant is seeking two variations and a Special Use for the required Planned Unit Development.
The Planned Unit Development is required in order to allow for development of a residential use in the B5 Downtown Zoning District. A Planned Unit Development is approved as a Special Use.
Special Use Standards:

1. That said special use is deemed necessary for the public convenience at this location:

The proposed mixed use Planned Unit Development conforms to the trend of development in the general downtown B5 District and surrounding neighborhood. The building is located near enough to the commuter train facilities to take advantage of the mode of transportation. The building by adding residents to this area and the downtown as a whole will serve to enhance the nearby commercial uses.

2. That such case will not under any circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The prosed building, except for them minor density variation noted below, is in conformance with all of the B5 requirements as to bulk, density (except for the 4 additional units being requested) and parking. The building is similar or smaller in size and scale to other buildings similarly located and there is no evidence that there is any detrimental effects on surrounding uses. The building is set back along St. James in order to allow for an additional buffer from the single family residential uses on the opposite side of St. James. Sufficient parking for both the residential units and the commercial space is provided so there will be no negative impact due to the residents or commercial patron parking on neighboring streets. The use itself by meeting zoning requirements should be considered to have no detrimental impacts (the zoning ordinance does not require any additional setbacks from the neighboring residential district).

3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees:

As noted herein, except for the two minor variations noted below, the building complies with the B5 zoning regulations. The development will comply with all other conditions that may be imposed by the Village Board of Trustees.

Variations:

Two variations are being requested:

A. Allowance for a residential use in the B5 District. (A mixed use residential with commercial uses on the majority of the ground floor is a permitted use) The common trend of development both within the B5 Downtown district is for mixed used residential and commercial buildings. Establishing such additional commercial uses on the ground floor would require adding commercial uses to the north boundary of the property. This would establish commercial uses directly across from the residential neighborhood north of the Property. The addition of Residential dwelling units has helped the downtown neighborhood become a successful neighborhood that supports a range of commercial (restaurants, stores and service) uses.

1. The use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property. As noted mixed use residential and commercial buildings have been the trend of development in the downtown neighborhood, so the proposal is inherently compatible. The building's residential units, while smaller are compatible with neighboring residential uses. St. James serves as the dividing line between the lower density and higher density residential uses. Requiring commercial uses on the ground floor facing the residential neighborhood to the north would be out of character.
2. The plight of the owner is due to unique circumstance which may include the length of time the subject property has been vacant as zoned. While not vacant the existing two commercial buildings are not being utilized for their highest and best use. Redevelopment will not occur without establishing the residential component as proposed. The location of the property immediately across from the residential neighborhood is somewhat unique in the downtown/B5 area.
3. The proposed variation is in harmony with the spirit and intent of this Chapter. The fact that the Ordinance allows for a residential building so long as approved as a

Planned Unit Development demonstrates that the residential use is in harmony with the spirit of the Ordinance. The addition of ground floor commercial uses across from the Residential neighborhood would not be in harmony with intent of the Ordinance.

4. The variance requested is the minimum necessary to allow for the reasonable use of the Property. Without approval of the residential land use the property will continue to not be redeveloped in a positive manner.

B. Allow for an additional 4 residential units in excess of those allowable through the establishment of inclusionary housing units on site.

1. The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property. Seeking an additional 4 dwelling units without the additional inclusionary housing units will not alter the essential character of the neighborhood. The overall density of the project is compatible with other such buildings in the B5 Downtown district. An additional four units impose no significant negative impacts on neighboring uses.

2. 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. Adding an additional number of inclusionary units will significantly impair the financial feasibility of the project due the cost of construction and the expense of the building's amenities that are now required in order to create a successful rental project in downtown neighborhoods. The building has to compete with existing rental apartment buildings and rental units in condominium buildings that are already built in the neighborhood. Those buildings have the advantage of having been constructed at a time where construction costs were significantly lower and where being located near a train line was the only amenity required to be successful. The real estate market has significantly changed and the project's amenities are required in order to compete in this marketplace. Without the additional units the project would not go forward and the existing under-utilized buildings will remain.

3. The proposed variation is in harmony with the spirit and intent of this Chapter. The ordinance allows for the variance to be requested. The developer is proposing to establish 8 inclusionary housing units onsite which is consistent with other developments. The additional 4 units impose a significant financial burden of the project.

4. The variance requested is the minimum variance necessary to allow the reasonable use of the property. The project includes 8 inclusionary units as required per the Code with no request to allow a payment of a fee in lieu of those units (as permitted per the Inclusionary Housing Ordinance). The additional four market rate units are necessary to permit the return on investment needed for the project to be successfully financed.

March 14, 2023

**MEMORANDUM**

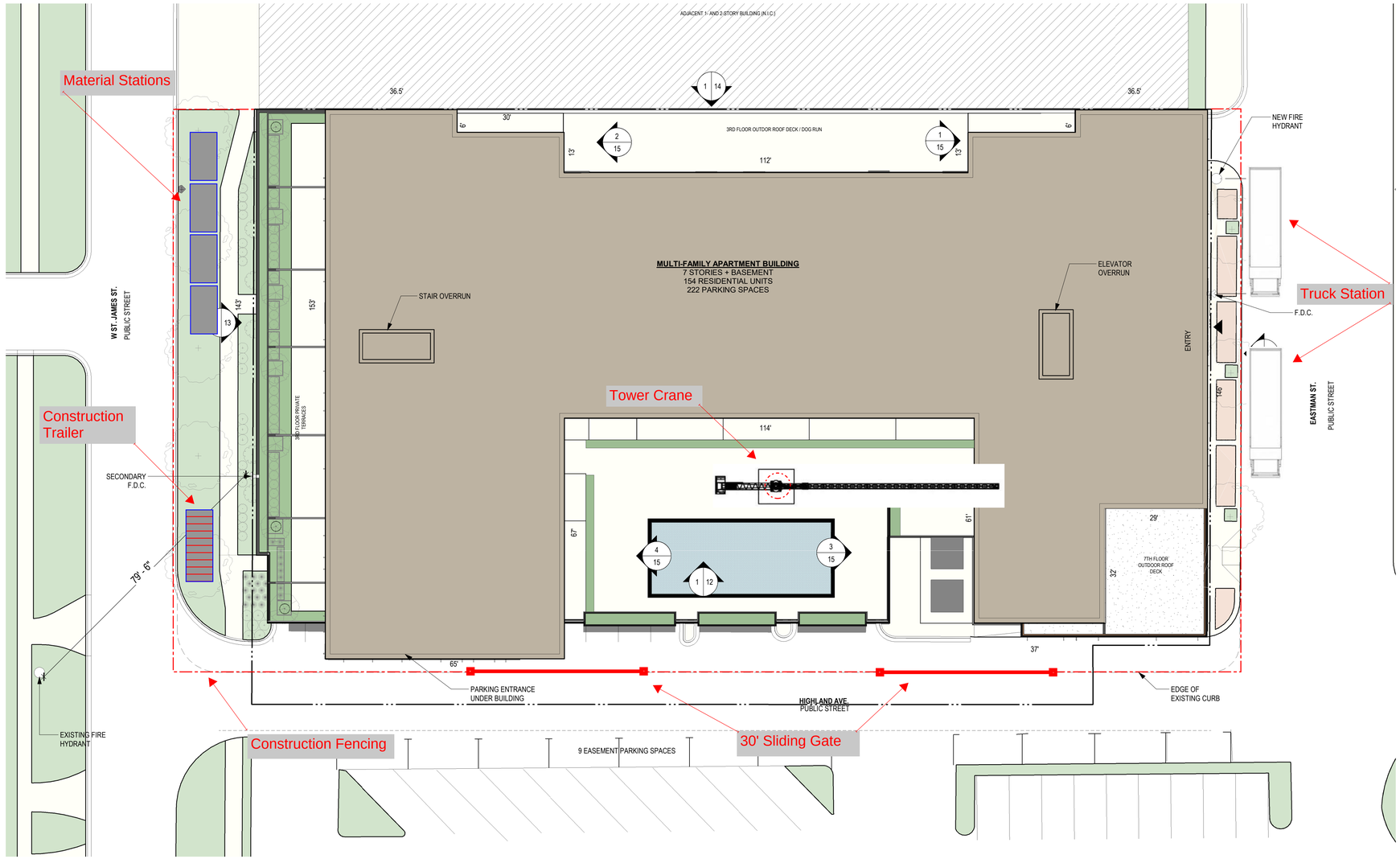
Re: 116-120 W Eastman St, Arlington Heights, IL
OKW Project No. 22008

---

The Below Sustainable features are to be provided at the proposed project at 116-120 W. Eastman St.

- Green Roof(s) and planters on third floor
- Native Landscape
- Energy Efficient Appliances
- LED lighting
- Occupant sensor and daylight controls in common area lighting
- Enhanced U factor and SHGC for glazing assemblies
- Low flow plumbing fixtures
- Unit Fan Efficiency
- Heating and Cooling System Efficiency
- Smart thermostats in units
- Electric car charging stations
- Waste Reduction via building recycling program
- Bicycle Parking
- Low-emitting interior materials
- Local/ Recycled Interior Finishes

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, Illinois 60661
**P**: 312.798.7700
okwarchitects.com




1/02 SITE PLAN
SCALE: 1/16" = 1'-0"

## ZONING SUMMARY

| | | |
|---|---|---|
| **PROPOSED ZONING DISTRICT:** | **B-5** | |
| **ZONING DESCRIPTION:** | | |
| **SITE AREA:** | **43,584 SF** | |
| | **ORDINANCE REQUIREMENT** | **PROPOSED** |
| **FAR** | N/A | |
| **AREA / DWELLING UNIT:**<br>1 Bedroom<br>2 Bedroom | 300 sf lot area / DU<br>400 sf lot area / DU | |
| **FRONT YARD**<br>Adjacent Residential Minimum:5 FT.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **SIDE YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: Setback of adjacent residential district. Adjacent Other Minimum: 5ft. if abutting street or alley | 0'-0" | 0'-0" |
| **REAR YARD (NEXT TO R-ZONE)**<br>Adjacent Residential Minimum: 25 ft or 20% of lot depth, whichever is less.<br>Adjacent Other Minimum: N/A | 0'-0" | 0'-0" |
| **HEIGHT (W/ GROUND FLOOR RETAIL)** | 90'-0" | 84'-0" |
| **PARKING** STUDIO & 1 BEDROOM UNITS<br>2-BR UNIT<br>LOADING | 1 space / unit<br>1.25 space / unit<br>(1) 10'x35'x14'H | |
| TOTAL RESIDENTIAL PARKING SPACES | 154 | |
| RESTAURANT | 1 space / 200sf seating<br>7 req'd spaces | |
| **TOTAL:** | 161 | 224 |

## DEVELOPMENT SUMMARY

**BUILDING AREA**

| | GROSS | NET (RESIDENTIAL) | PARKING |
|---|---|---|---|
| TOTAL: | | | |
| LEVEL LL | 6,321 | -- | |
| LEVEL 01 | 32,736 | -- | 26,475 |
| LEVEL 02 | 36,930 | 5,118 | 29,870 |
| LEVEL 03 | 26,422 | 19,234 | |
| LEVEL 04 | 26,422 | 23,264 | |
| LEVEL 05 | 26,422 | 23,264 | |
| LEVEL 06 | 26,422 | 23,264 | |
| LEVEL 07 | 25,352 | 18,908 | |
| **TOTAL:** | **207,027** | **114,052** | **56,345** |

**PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LOWER LEVEL | 39 | 0 | 39 |
| LEVEL 01 | 67 | 14<br>+ 9 PUBLIC SPACES | 90 |
| LEVEL 02 | 77 (+18 TANDEM) | | 95 |
| TOTAL PROVIDED | 201 | 23 | 224 |
| TOTAL REQ'D | 154 | 7 | 161 |

**BIKE PARKING**

| | RESIDENTIAL | COMMERCIAL | TOTAL |
|---|---|---|---|
| LEVEL 01 | 15 | 0 | 15 |
| TOTAL PROVIDED | 15 | 0 | 15 |
| TOTAL REQ'D | 15 | 0 | 15 |

## UNIT MATRIX

| | STUDIO | 1-BED | 1-BdDEN | 2-BED | TOTALS |
|---|---|---|---|---|---|
| **LEVEL 2** | 1 | 5 | 1 | -- | 7 |
| **LEVEL 3** | 6 | 14 | 6 | 1 | 27 |
| **LEVEL 4** | 4 | 15 | 7 | 4 | 30 |
| **LEVEL 5** | 4 | 15 | 7 | 4 | 30 |
| **LEVEL 6** | 4 | 15 | 7 | 4 | 30 |
| **LEVEL 7** | 3 | 13 | 8 | 2 | 26 |
| **TOTALS** | 22 | 77 | 36 | 15 | 150 |

## AVERAGE UNIT SIZE

| | |
|---|---|
| **STUDIO** | 505 SQ. FT. |
| **1-BED** | 753 SQ. FT. |
| **2-BED** | 1063 SQ. FT. |

**OKW ARCHITECTS**
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/16" = 1' 0"
0' 4' 8' 16' 32'

PROJECT

COMPASSPOINT DEVELOPMENT, LLC

# ARLINGTON HEIGHTS MULTI-FAMILY

116 W EASTMAN STREET
ARLINGTON HEIGHTS, IL 60004
04/17/2023 Project #: 22008

**Integra Realty Resources**
**Chicago**

**Executive Summary Market Report**

**Proposed Rental Apartment Property**
116-120 W. Eastman
Arlington Heights, Cook County, Illinois 60004

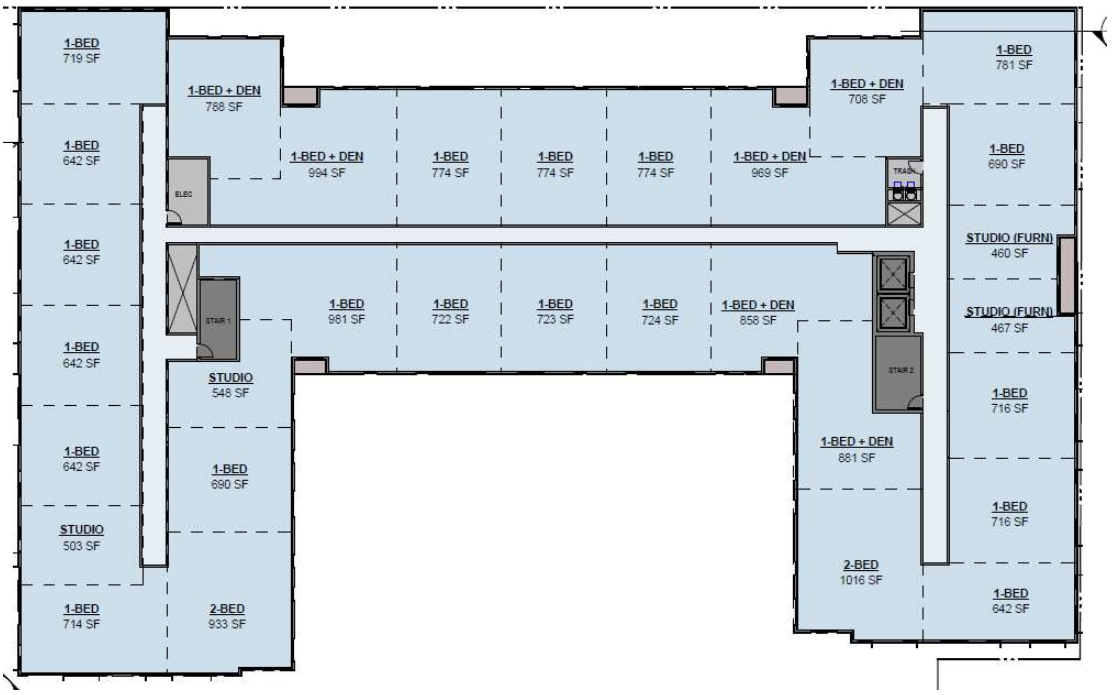
**Prepared For:**
Compasspoint Development, LLC

**Report Date:**
March 13, 2023

File Number: 194-2023-0230








**Proposed Rental Apartment Development**
116-120 W. Eastman
Arlington Heights, Illinois

Integra Realty Resources
Chicago

1 N Franklin Street
Suite 3010
Chicago, IL 60606

T 312.565.0977
www.irr.com

March 13, 2023

Mr. Joe Taylor, III
Compasspoint Development, LLC
202 S. Cook St., Suite 210
Barrington, IL 60010

SUBJECT: Executive Summary Market Report
Proposed Rental Apartment Development
116-120 W. Eastman
Arlington Heights, Cook County, Illinois 60004
IRR - Chicago File No. 194-2023-0230

Dear Mr. Taylor:

Integra Realty Resources – Chicago is pleased to submit the accompanying executive summary market report pertaining to the referenced property. You are the client for this assignment and the intended use is for  This is the first phase of research regarding the proposed development.  A market study with supporting commentary for our conclusions can be provided as the second phase.

Information for this report was researched and gathered from property inspections and conversations with brokers, developers, lenders, investors, managers, and leasing agents involved in the suburban Chicago apartment market.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

**Integra Realty Resources - Chicago**



Gail Lissner, SRA, CRE
Illinois Certified General Real Estate Appraiser
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Expires 9/30/23
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A. Qualifications

# General Information

## Identification of Subject

116-120 W. Eastman is a 154 unit rental apartment development which is proposed for construction in downtown Arlington Heights. The property will consist of 145 market-rate units along with nine affordable units.

## Purpose of the Executive Summary Market Report

The focus of this report is the market-rate component of the property and the purpose of this report is to provide:

- A summary of the primary competitive rental apartment product in the market
- Critique of the market-rate units which are proposed for development in terms of unit mix, unit sizes, unit finishes and project amenities.
- Conclusions regarding market rent levels and absorption projections for the proposed market-rate units.

## Effective Date

The effective date of the analysis and conclusions is February 2023. The date of the report is March 13, 2023.

## Intended Use and User

The intended use of the executive summary market report is for planning purposes. The client and intended user is Compasspoint Development.

## Sources of Data/Extent of Research

An inspection of the subject site and neighborhood was completed along with a review of the preliminary site plan and building plans for the subject property.

The following data sources were researched:

- Visual inspection of the subject site and immediate neighborhood
- Review of the preliminary drawings by OKW Architects dated December 1, 2022
- Ongoing discussions with brokers, developers, lenders, and investors active in the suburban rental apartment market
- Ongoing inspection of competing rental projects in the market and discussions with management and leasing agents

- Previous assignments where information was not confidential

## Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the report, the needs of the user, the complexity of the property, and other pertinent factors.

This is the first phase of research regarding the proposed development. A market study with supporting commentary for our conclusions can be provided as the second phase assignment.

## Inspection

Gail Lissner, CRE viewed the property on February 23, 2023.

# Executive Summary and Conclusions




## Location

The subject site is located at 116-120 W. Eastman in downtown Arlington Heights, IL. The overall site area is reported to be 43,584 SF.

## Proposed Development Plan

The subject property is currently proposed to be a 7-story building with a total of 154 residential units and 203 parking spaces. Parking for the apartments will be located on the lower level (9 spaces), first floor (72 spaces) and second floor (80 spaces, of which 19 are tandem spaces and can accommodate two cars).

The developer's current plan includes the following unit mix and sizes:

| Unit Type | No. Units | % | Avg SF | Total SF |
|---|---|---|---|---|
| Studio/1 | 26 | 17% | 549 | 14,274 |
| 1BR/1 | 93 | 60% | 713 | 66,309 |
| 1BR/1+Den | 18 | 12% | 952 | 17,136 |
| 2BR/2 | 8 | 5% | 1,150 | 9,200 |
| **Total Market Rate Units** | **145** | **94%** | **737** | **106,919** |
| Affordable Units | 9 | 6% | 890 | 8,010 |
| **Total Units** | **154** | **100%** | **746** | **114,929** |

The developer is planning this to be a high-end building with an abundance of amenity spaces including co-working areas, fitness center, resident lounge, outdoor swimming pool and sun deck, roof top sky lounge and outdoor roof deck

Occupancy is being planned for 2025.

## Summary of Rent and Lease-up Projections

Based upon our review of the subject location and the rental competition in the market, it appears that the units will be well received by renters in the market. Unlike typical rental properties which have a larger number of two bedroom units and some three bedroom units, subject's units are positioned to appeal to persons with more limited space needs, instead focusing on the studio, one bedroom and one bedroom plus den segments of the market, with only 5% two bedroom units and no three bedroom units. One bedroom units have historically been in good demand and studio units are a newer product type in the suburbs, but have been extremely popular. The one bedroom plus den segment has emerged in greater numbers in new developments since the onset of COVID due to the increasing remote and hybrid work arrangements. Thus, this unit mix appears to be oriented to the needs of renters in the market.

Regarding subject's amenities, by incorporating a swimming pool, deck area, multiple lounge areas, and a roof deck, the property will be competitive with the larger apartment developments in the market.

The following are our recommended rents for the subject units in 2023 dollars:

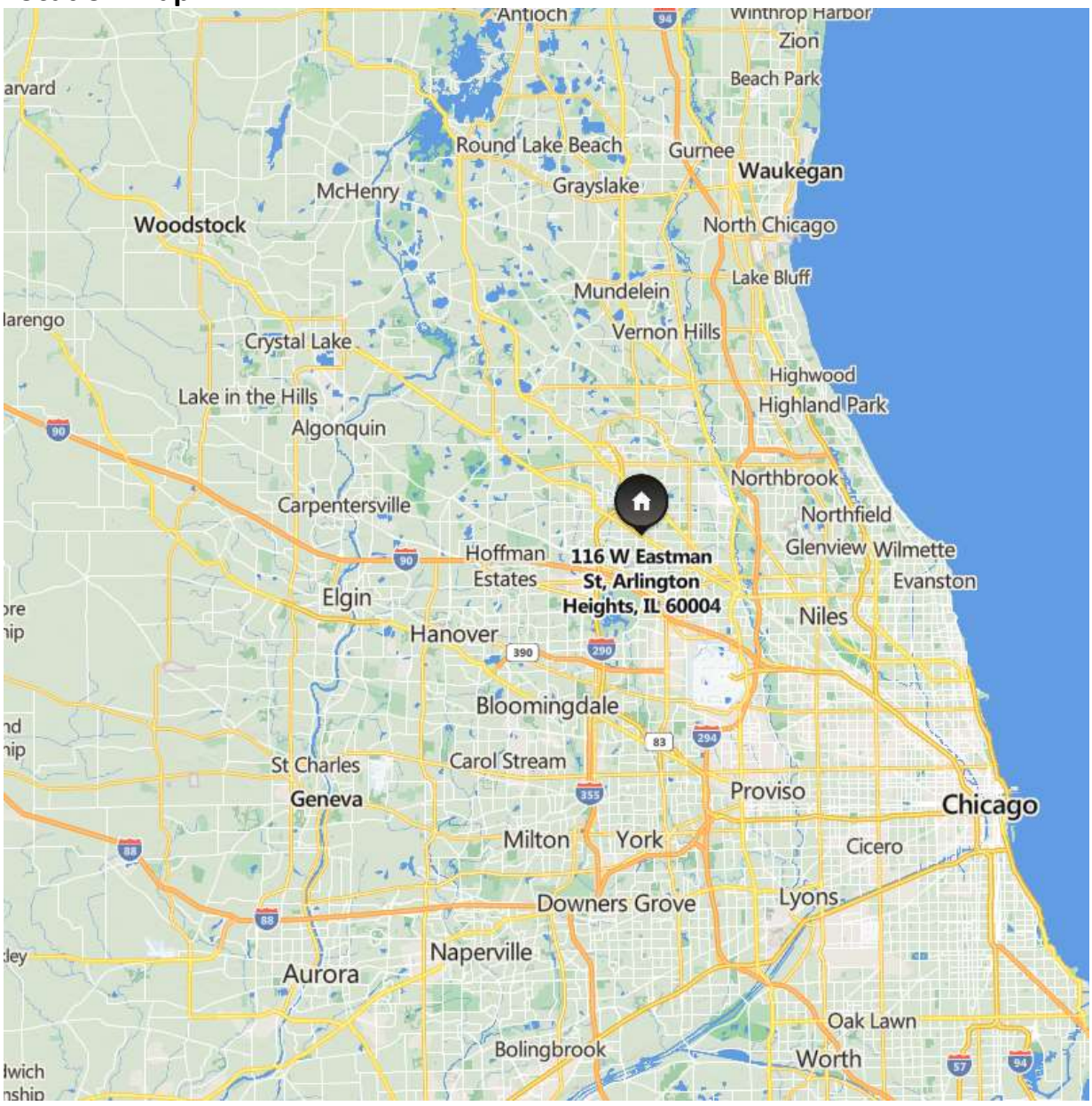
**Projected Rents**

| Unit Type | No. Units | % | Avg SF | Avg Net Effective Rent | Avg Net Effective Rent PSF |
|---|---|---|---|---|---|
| Studio/1 | 7 | 5% | 580 | $1,750 | $3.02 |
| Studio/1 | 19 | 12% | 537 | $1,750 | $3.26 |
| 1BR/1 | 93 | 60% | 713 | $2,100 | $2.95 |
| 1BR/1+Den | 18 | 12% | 952 | $2,450 | $2.57 |
| 2BR/2 | 8 | 5% | 1,150 | $2,950 | $2.57 |
| **Total Market Rate Units** | **145** | **94%** | **737** | **$2,128** | **$2.89** |
| Affordable Units | 9 | 6% | 890 | | |
| **Total Units** | **154** | **100%** | **746** | | |

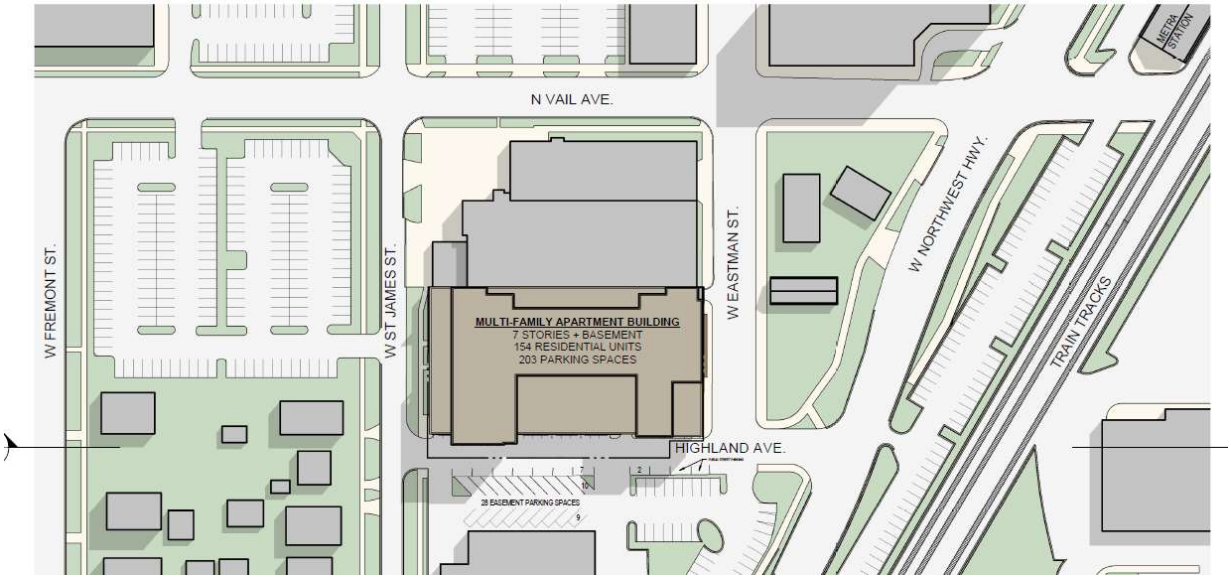
We note, detailed floor plans that depict partitions and room placement were not available for the property. Our conclusions assume the project has functional, efficient layouts that will be competitive with the market. Revisions may be required when detailed plans become available.

The rents shown are in current dollars, with rents expected to grow at a rate of approximately 3% per year until construction completion. Parking is estimated at approximately $100-$125 per month. Lease-up is expected at an average pace of approximately 9 to 10 units per month based upon the lease-up pace occurring in the market.

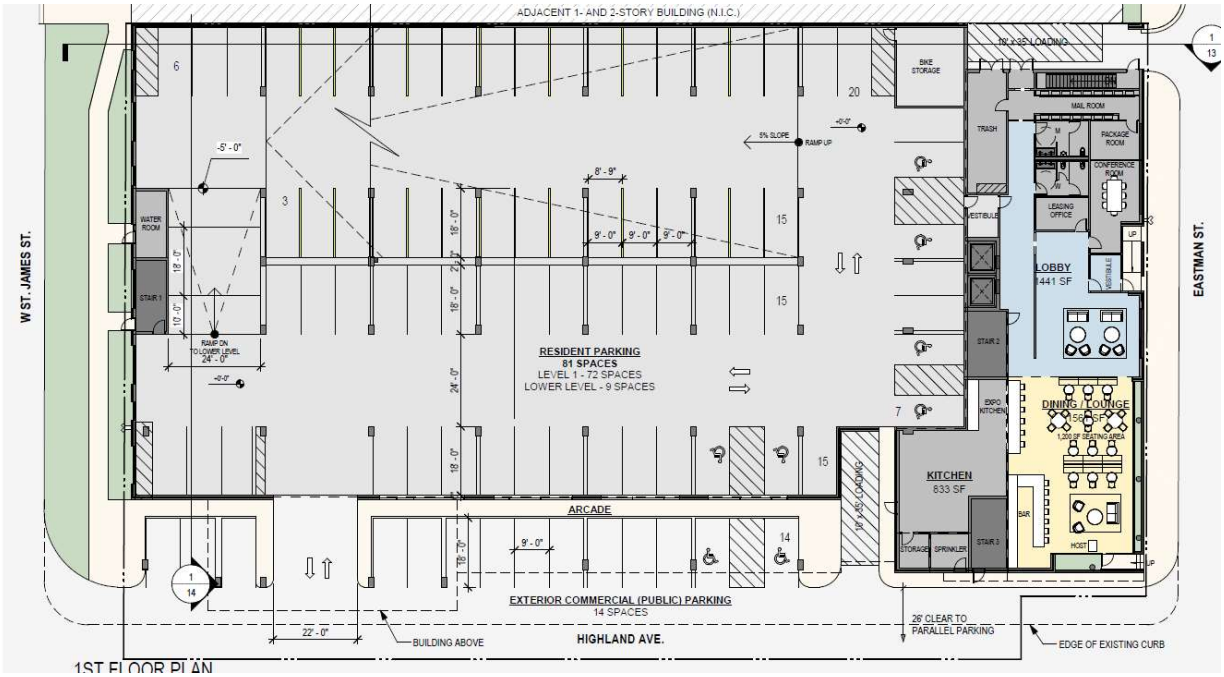
## Location Map



## Site Plan

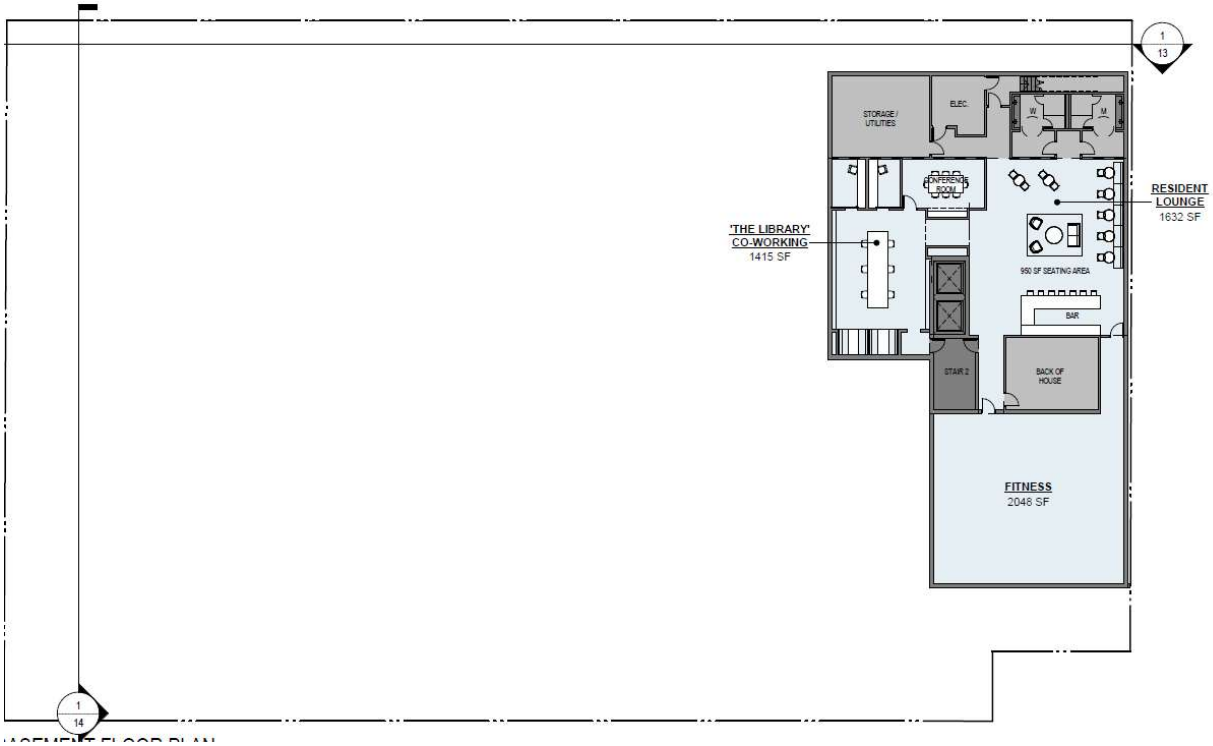



## First Floor

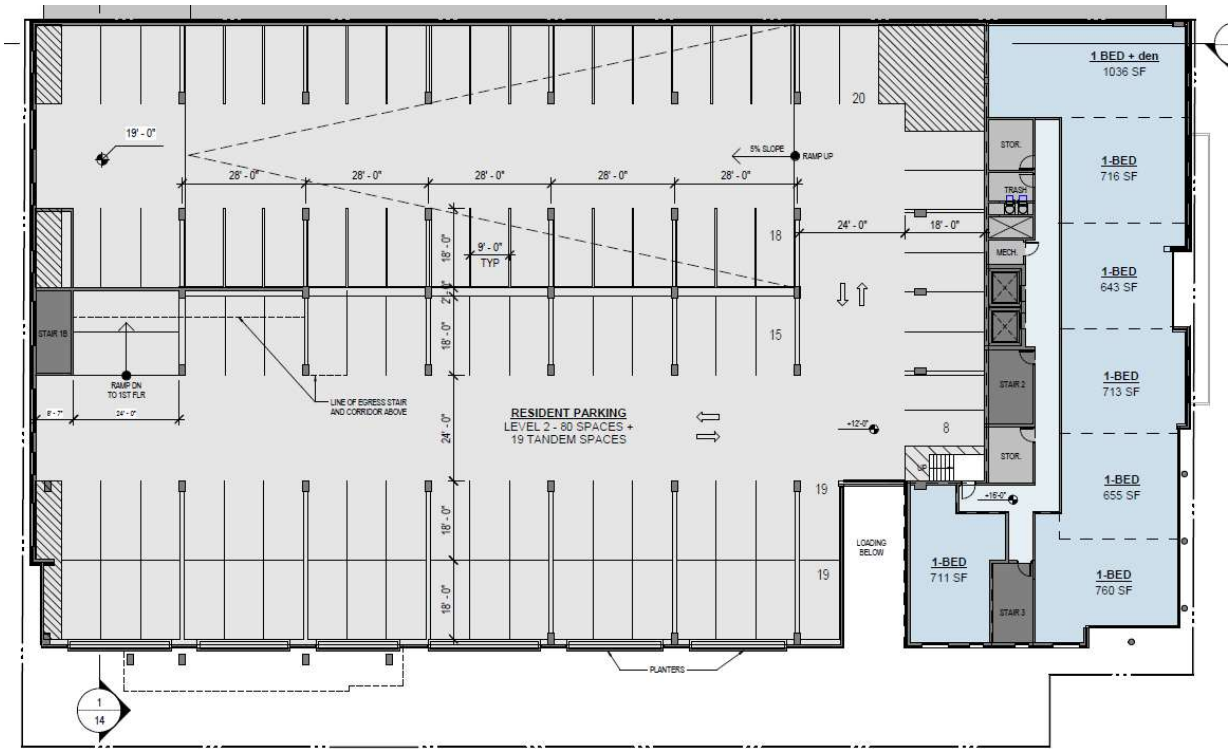


1ST FLOOR PLAN

## Basement

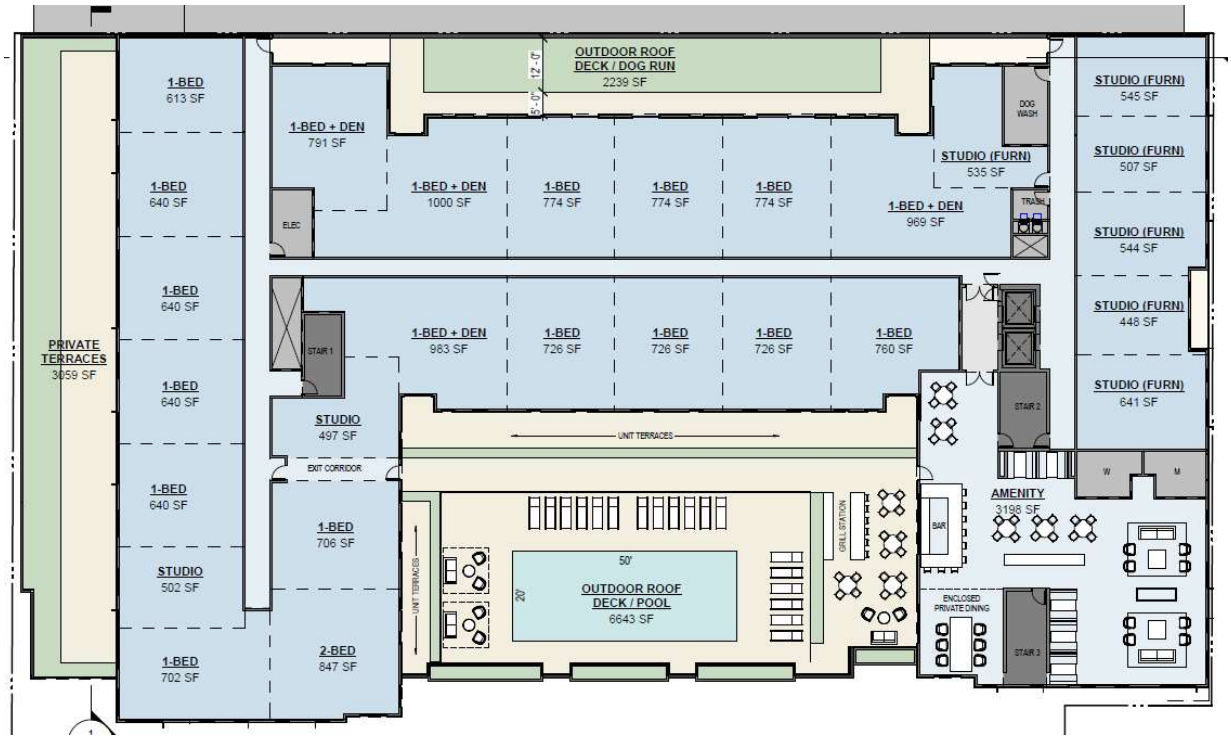



## Second Floor

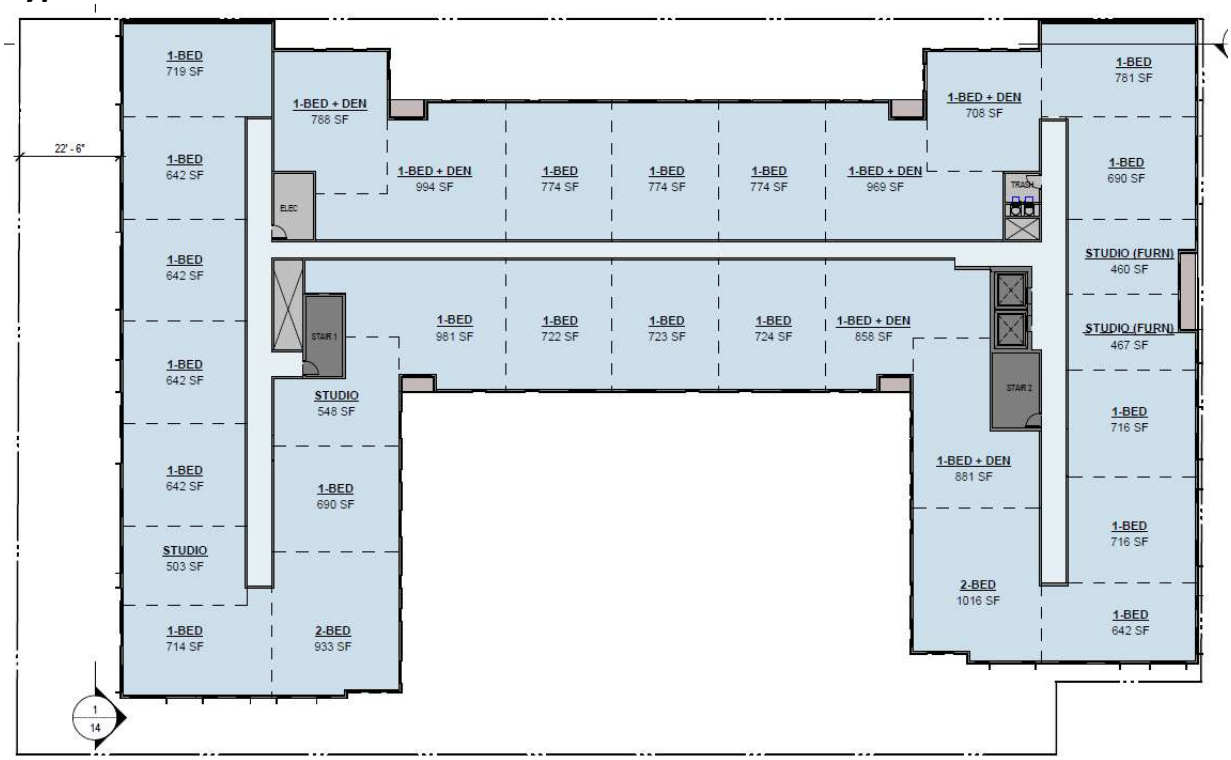



2ND FLOOR PLAN - 7 UNITS

## Third Floor




## Typical Floor




TYPICAL FLOOR PLAN (4TH - 6TH) - 31 UNITS

## Seventh Floor



# Analysis and Conclusions

**Property Location**

The subject property has a good location in downtown Arlington Heights. The downtown area has been a popular location for residential units of all types including rental apartments, condominiums, and single family residences. New residential development has been very limited in the downtown market in recent years, which provides an excellent opportunity for the subject property to capture the demand from renters desiring the new construction amenities not currently available in the downtown area.

The immediate area of the subject property is more residential in character than the area to the south of the Metra tracks which contains a broader mix of retail uses and restaurants. Proximity to the Metra station is excellent and is expected to generate demand among the potential renters. As seen by the two largest apartment developments in the downtown area (Hancock Square and Dunton Tower), apartment demand is good both north and south of the train tracks which divide the downtown market.

While Arlington Heights may be undergoing some substantial changes to its western region if the new stadium and associated development moves forward, this will be a long-term project that will not diminish the desirability of the village's downtown area. In fact, this stadium development plan will generate new jobs and additional rental demand for apartments in the downtown area.

**Suburban Chicago Rental Market Area**

On a quarterly basis, Integra Realty Resources – Chicago is surveying approximately 350 apartment complexes with over 100,000 dwelling units in the suburban market. Our primary research of the suburban Chicago rental market is gathered from property inspections and conversations with brokers, developers, lenders, investors, managers, and leasing agents involved in the apartment market. Our survey includes virtually every major apartment community developed since 1995 plus older developments (primarily post-1970) throughout the MSA. The data is gathered by direct contact with on-site staff and/or ownership.

As of our 4Q 2022 survey, median net rent per square foot is at $1.90 which is up 7.5 percent from a year ago and accompanied by stable occupancy. Rent growth remains elevated but slowed due to economic uncertainty and a reduction in household formation. Compared to two years ago, net rent growth has amounted to a positive 22.7 percent, or from $1.55 per square foot to $1.90 per square foot. These recent gains remain well above the historical levels of three to four percent. One bedroom units have a median net rent of $1,566 per month while two bedrooms are at $1,833. We expect rent growth of 3-4 percent annually going forward.

Physical occupancy is at 97.5 percent for the entire market – albeit off 50 bps from a year ago. The suburban market overall is considered "full", contributing to escalated pricing. Tenant income levels will likely constrain rent growth. The lack of notable suburban employment growth has not hindered

demand. While some renters transitioned to single family home ownership during the pandemic, others have taken advantage of higher prices in the for-sale market and sold their homes, moving to rental product potentially as a short-term play until they determine their next move. Rising interest rates will curtail home purchases, increasing retention in the rental market. We expect occupancy to remain stable in the near term.

## Competition Overview

With a focus on rental apartment alternatives to a newly construction downtown Arlington Heights apartment property, the rent survey comprising 16 properties and nearly 2,900 units included the following:

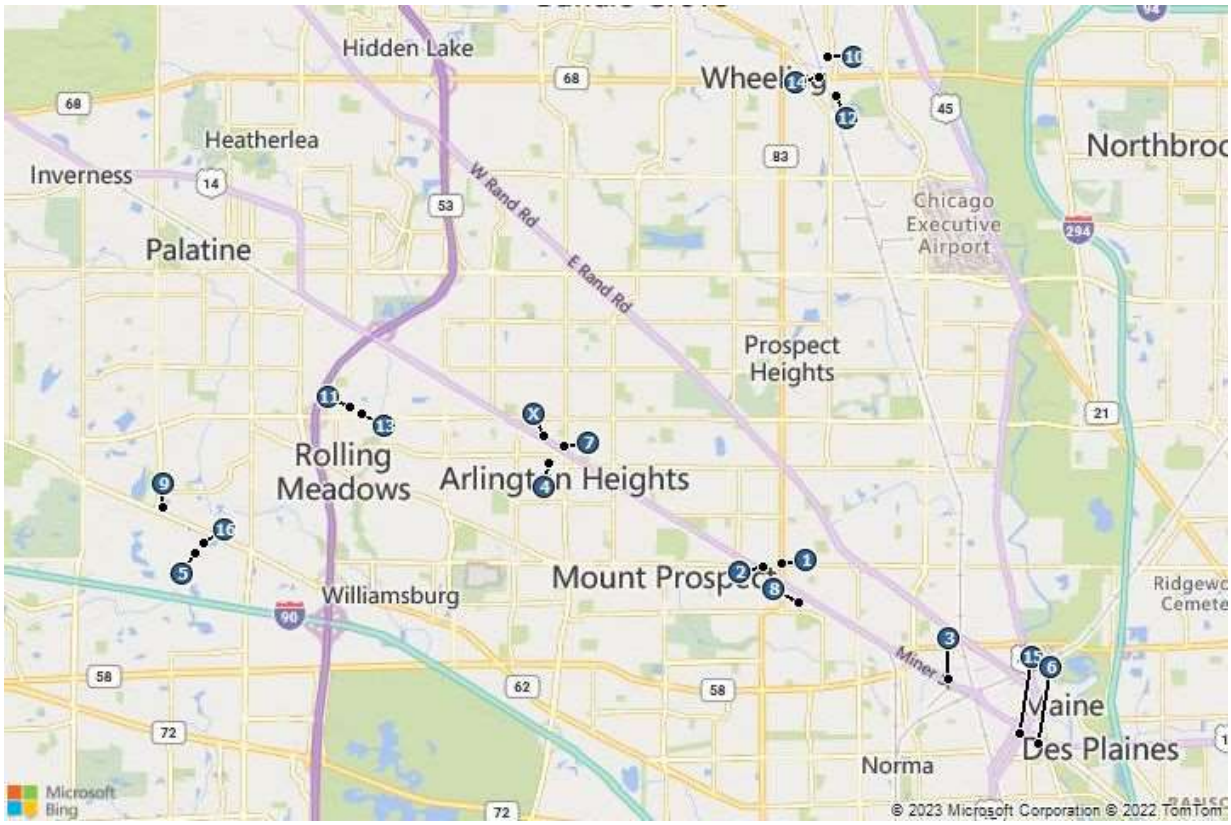
- Apartment buildings in downtown Arlington Heights
- Newer apartment developments in nearby suburban downtown locations close to a Metra station
- Newer apartment developments within a reasonable driving distance of downtown Arlington Heights, although not situated in a suburban downtown

A summary of the comparable data for the existing properties is presented below and on the following pages.

### Apartment Rental Competition Overview by Unit Type

| | | | | Gross | | Net Effective | |
|---|---|---|---|---|---|---|---|
| Unit Type | No. Units | Unit Mix | Avg SF | Avg Rent | Avg PSF | Avg Rent | Avg PSF |
| Studio | 138 | 5% | 581 | $1,585 | $2.73 | $1,529 | $2.63 |
| 1BR | 1,517 | 53% | 814 | $1,865 | $2.29 | $1,829 | $2.25 |
| 1BR+Den | 62 | 2% | 989 | $2,153 | $2.18 | $2,087 | $2.11 |
| 2BR | 963 | 33% | 1,168 | $2,526 | $2.16 | $2,478 | $2.12 |
| 2BR+Den | 77 | 3% | 1,368 | $2,592 | $1.89 | $2,536 | $1.85 |
| 3BR | 130 | 5% | 1,404 | $3,042 | $2.17 | $2,976 | $2.12 |
| Total | 2,887 | 100% | | | | | |

## Rental Competition Survey Map




| No. | Name | Suburb |
|---|---|---|
| Subject | **116-120 W. Eastman** | Arlington Hts |
| 1 | 10 N. Main | Mt Prospect |
| 2 | 20 West | Mt Prospect |
| 3 | Buckingham Place | Des Plaines |
| 4 | Dunton Tower | Arlington Hts |
| 5 | Element at Veridian | Schaumburg |
| 6 | Ellison Apts | Des Plaines |
| 7 | Hancock Square | Arlington Hts |
| 8 | Maple Street Lots | Mt Prospect |
| 9 | North 680 | Schaumburg |
| 10 | Northgate Crossing | Wheeling |
| 11 | One Arlington | Arlington Hts |
| 12 | One Wheeling Town Center | Wheeling |
| 13 | Res. At Payton Place | Arlington Hts |
| 14 | Uptown 500 | Wheeling |
| 15 | Welkin Apartments | Des Plaines |
| 16 | The Quin | Schaumburg |

## Rental Market Survey Summaries

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| No. | Name | Address | Suburb | Date Blt | Total Units | Avg Size (SF) | Quoted Rent PSF | Net Rent PSF | Occup | Parking |
|---|---|---|---|---|---|---|---|---|---|---|
| Subject | **116-120 W. Eastman** | 116-120 W. Eastman | Arlington Hts | Prop | 145 | 737 | | | | |
| | | | (including affordables) | | 154 | 746 | | | | |
| 1 | 10 N. Main | 10 N. Main | Mt Prospect | 2021 | 97 | 885 | $2.52 | $2.52 | 95.9% | $75-$125 |
| 2 | 20 West | 20 W. Northwest Hwy | Mt Prospect | 2019 | 71 | 866 | $2.62 | $2.62 | 90.1% | $125 |
| 3 | Buckingham Place | 750 E. Northwest Hwy | Des Plaines | 2018 | 267 | 961 | $2.35 | $2.22 | 95.9% | $65-$100 |
| 4 | Dunton Tower | 55 S Vail | Arlington Hts | 1986 | 216 | 902 | $2.08 | $2.08 | 94.4% | $75 |
| 5 | Element at Veridian | 2200 Progress Pky | Schaumburg | 2020 | 260 | 947 | $2.45 | $2.45 | 97.3% | $75-$100 |
| 6 | Ellison Apts | 1555 Ellinwood | Des Plaines | 2019 | 113 | 839 | $2.75 | $2.75 | 99.1% | $35-$100 |
| 7 | Hancock Square | 200 N Arlington Hts Rd | Arlington Hts | 1988 | 409 | 849 | $2.62 | $2.62 | 95.6% | $75 |
| 8 | Maple Street Lots | 207 S Maple | Mt Prospect | 2021 | 192 | 749 | $2.91 | $2.72 | 94.8% | $125-$175 |
| 9 | North 680 | 680 E. Algonquin | Schaumburg | 2017 | 180 | 894 | $2.43 | $2.43 | 95.6% | $75-$120 |
| 10 | Northgate Crossing | 200 Hudson Ct | Wheeling | 2016 | 300 | 969 | $2.33 | $2.33 | 95.3% | $145-$175 |
| 11 | One Arlington | 3400 W Stonegate | Arlington Hts | 2014 | 214 | 936 | $2.51 | $2.51 | 97.2% | $99-$198 |
| 12 | One Wheeling Town Center | 375 W Dundee | Wheeling | 2018 | 324 | 1,015 | $2.34 | $2.27 | 89.5% | $80 |
| 13 | Res. At Payton Place | 3401 W. Payton Pl. | Arlington Hts | 2021 | 263 | 981 | $2.52 | $2.31 | Lease up | $110 |
| 14 | Uptown 500 | 500 W. Dundee | Wheeling | 2020 | 319 | 949 | $2.30 | $2.20 | 88.7% | $70 |
| 15 | Welkin Apartments | 1425 Ellinwood | Des Plaines | 2022 | 212 | 891 | $2.67 | $2.45 | Lease up | $125 |
| 16 | The Quin | 2450 Plum Grove Rd | Schaumburg | 2023 | 373 | 908 | $2.73 | $2.56 | Lease up | Inc. |

# Rental Apartment Survey – Unit Mix

## Unit Mix

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| No. | Name | Suburb | Date Blt | Total Units | Avg Size (SF) | Studio Units | Studio % | 1BR Units | 1BR % | 1BR+Den Units | 1BR+Den % | 2BR Units | 2BR % | 2BR+Den Units | 2BR+Den % | 3BR Units | 3BR % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Subject | **116-120 W. Eastman** | Arlington Hts | Prop | 145 | 737 | 26 | 18% | 93 | 64% | 18 | 12% | 8 | 4% | | | | |
| | | (including affordables) | | 154 | 746 | | | | | | | | | | | | |
| 1 | 10 N. Main | Mt Prospect | 2021 | 97 | 885 | 14 | 14% | 51 | 53% | | | 29 | 30% | | | 3 | 3% |
| 2 | 20 West | Mt Prospect | 2019 | 71 | 866 | 9 | 13% | 41 | 58% | | | 20 | 28% | | | 1 | 1% |
| 3 | Buckingham Place | Des Plaines | 2018 | 267 | 961 | 19 | 7% | 130 | 49% | | | 113 | 42% | | | 5 | 2% |
| 4 | Dunton Tower | Arlington Hts | 1986 | 216 | 902 | 27 | 13% | 108 | 50% | | | 81 | 37% | | | | |
| 5 | Element at Veridian | Schaumburg | 2020 | 260 | 947 | 58 | 22% | 143 | 55% | | | 51 | 20% | | | 8 | 3% |
| 6 | Ellison Apts | Des Plaines | 2019 | 113 | 839 | 15 | 13% | 60 | 53% | 15 | 13% | 18 | 16% | 5 | 4% | | |
| 7 | Hancock Square | Arlington Hts | 1988 | 409 | 849 | 30 | 7% | 143 | 35% | 89 | 22% | 147 | 15% | | | | |
| 8 | Maple Street Lots | Mt Prospect | 2021 | 192 | 749 | 38 | 20% | 124 | 65% | | | 30 | 16% | | | | |
| 9 | North 680 | Schaumburg | 2017 | 180 | 894 | | | 104 | 59% | 24 | 13% | 52 | 30% | | | | |
| 10 | Northgate Crossing | Wheeling | 2016 | 300 | 969 | | | 162 | 54% | | | 126 | 42% | | | 12 | 4% |
| 11 | One Arlington | Arlington Hts | 2014 | 214 | 936 | 51 | 24% | 113 | 53% | | | 50 | 23% | | | | |
| 12 | One Wheeling Town Center | Wheeling | 2018 | 324 | 1,015 | 34 | 10% | 129 | 40% | | | 152 | 47% | | | 9 | 3% |
| 13 | Res. At Payton Place | Arlington Hts | 2021 | 263 | 981 | 34 | 13% | 81 | 31% | 34 | 13% | 82 | 31% | 5 | 2% | 27 | 10% |
| 14 | Uptown 500 | Wheeling | 2020 | 319 | 949 | 83 | 26% | 102 | 32% | | | 134 | 42% | | | | |
| 15 | Welkin Apartments | Des Plaines | 2022 | 212 | 891 | 25 | 12% | 111 | 52% | 31 | 15% | 45 | 21% | | | | |
| 16 | The Quin | Schaumburg | 2023 | 373 | 908 | | | 185 | 50% | 91 | 24% | 76 | 20% | 21 | 6% | | |

## Rental Apartment Survey – Unit Square Footages

### Unit Size (Square Feet)

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| No. | Name | Suburb | Date Blt | Total Units | Avg Size (SF) | Studio | 1BR | 1+Den | 2BR | 2+Den | 3BR |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Subject | **116-120 W. Eastman** | Arlington Hts | Prop | 145 | 737 | 659 | 713 | 952 | 1,150 | | |
| | | (including affordables) | | 154 | 746 | | | | | | |
| 1 | 10 N. Main | Mt Prospect | 2021 | 97 | 885 | 598 | 730-874 | | 1,058-1,184 | | 1,353 |
| 2 | 20 West | Mt Prospect | 2019 | 71 | 866 | 582-647 | 744-844 | | 921-1,147 | | 2,731 |
| 3 | Buckingham Place | Des Plaines | 2018 | 267 | 961 | 603 | 743-960 | | 951-1,271 | | 1,786 |
| 4 | Dunton Tower | Arlington Hts | 1986 | 216 | 902 | 600 | 785-800 | | 1,100-1,200 | | |
| 5 | Element at Veridian | Schaumburg | 2020 | 260 | 947 | 577-820 | 825-1,039 | | 1,183-1,199 | | 1,466 |
| 6 | Ellison Apts | Des Plaines | 2019 | 113 | 839 | 575-638 | 730-764 | 895-921 | 1,128-1,199 | 1,262 | |
| 7 | Hancock Square | Arlington Hts | 1988 | 409 | 849 | 608 | 677 | 850-925 | 975-1,128 | | |
| 8 | Maple Street Lots | Mt Prospect | 2021 | 192 | 749 | 591-663 | 663-747 | | 992-1,180 | | |
| 9 | North 680 | Schaumburg | 2017 | 180 | 894 | | 665-785 | 1,039 | 1,130-1,588 | | |
| 10 | Northgate Crossing | Wheeling | 2016 | 300 | 969 | | 696-873 | | 883-1,212 | | 1,971-2,005 |
| 11 | One Arlington | Arlington Hts | 2014 | 214 | 936 | 549-769 | 803-1,012 | | 1,193-1,521 | | |
| 12 | One Wheeling Town Center | Wheeling | 2018 | 324 | 1,015 | 565-660 | 635-1,016 | | 1,120-1,355 | | 1,420-1,554 |
| 13 | Res. At Payton Place | Arlington Hts | 2021 | 263 | 981 | 495-518 | 732-1,107 | 915-919 | 1,120-1,269 | 1,312 | 1,440-1,541 |
| 14 | Uptown 500 | Wheeling | 2020 | 319 | 949 | 622-720 | 722-799 | | 1,111-1,452 | | |
| 15 | Welkin Apartments | Des Plaines | 2022 | 212 | 891 | 604-623 | 744-897 | 872-908 | 1,087-1,348 | | |
| 16 | The Quin | Schaumburg | 2023 | 373 | 908 | | 691-842 | 901-1,030 | 1,109 | 1,282-1,394 | |

## Existing Competition

As a newly constructed apartment building with extensive amenities and a downtown Arlington Heights location, the subject property is expected to be able to command rent levels at the top of the northwest Cook submarket. With its heavy concentration of smaller unit types, it will be able to generate rents at the upper end of the market on a rent per square foot basis.

The bulk of subject's competition is comprised of newer rental apartment buildings located in Mount Prospect and Des Plaines. The two primary competitors in Arlington Heights are significantly older than subject, constructed in the 1980s and cannot compete with subject in terms of unit finishes and building common areas.

Additional competition is also located in the western section of Arlington Heights near the new proposed stadium along with properties in the Schaumburg market to the west. These properties lack the walkability provided by subject's location as these are isolated suburban apartment developments which are not part of a cohesive downtown area. They also lack the Metra accessibility and will indicate rent levels below what would be indicated for the subject units.

The Wheeling properties were included as secondary competition, as Wheeling lacks a traditional downtown area. However, these three properties are within walking distance of the Metra station, with One Wheeling Town Center located adjacent to the station. While subject's Metra location has a full schedule of trains, the line that services Wheeling offers much more infrequent service, thus being less desirable for train commuters. Overall, the new construction alternatives in Wheeling provide a lower rent alternative to subject's downtown Arlington Heights location.

## Future Competition – Proposed for Development or Under Construction

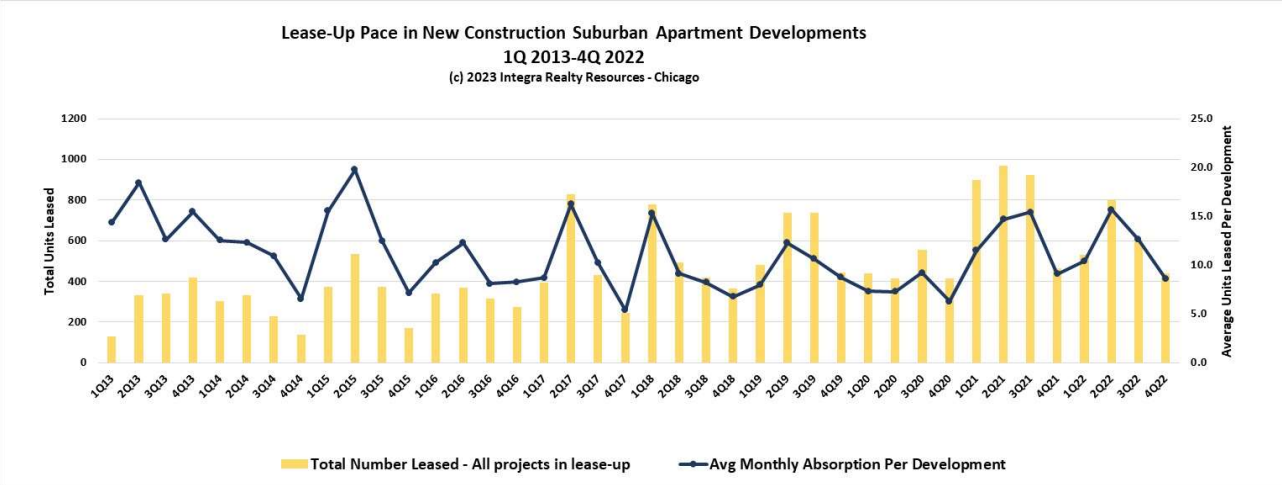
In addition to the developments which are currently offering rental apartment units in the area, there is a large amount of new apartment development occurring throughout the suburban metropolitan area.

As already mentioned, the Quin in Schaumburg is currently under construction, with deliveries expected to begin in mid March 2023. In addition, the 76 unit Hickory Apartments at Hickory and Kensington are under construction close to downtown Arlington Heights and the 80-unit One West Prospect project is under construction in downtown Mt. Prospect. There have been numerous other proposals for apartment developments in the Northwest Cook submarket, but none which are currently moving forward in downtown Arlington Heights. Thus, the subject property will be uniquely positioned to capture the demand from renters who want a full amenity, new construction rental apartment building in downtown Arlington Heights.

## Absorption of New Suburban Rental Apartment Units

Integra Realty Resources – Chicago has been tracking the lease-up pace in new suburban developments since 1Q 2013. This coincided with the beginning of rental development occurring in the suburban market after a nearly 8 year hiatus. As shown below, the lease-up pace is seasonal and also tied to the number of new projects in lease-up. Analyzing this activity on a project basis, monthly absorption tends to average approximately 8 to 15 units, with some quarters exceeding this pace. Smaller developments tend to achieve a slower pace as they frequently have lower-profile marketing

efforts. A multitude of factors can influence the lease-up pattern of a development including its location, pricing, quantity of competing new product, marketing strategy, and the seasonal timing of the project. COVID-19, which initially caused the shutdown of in-person leasing, has not negatively impacted lease-ups of new properties, with projects generally tracking the absorption seen in prior years, if not performing even better.




It should be noted that this chart includes the vast majority of apartment developments engaged in lease-up. For the occasional project where management will not provide their lease-up numbers, those projects have been excluded.

In the Northwest Cook submarket since 2013, 17 properties have been added to the market comprising over 3,500 units. Overall, these developments have averaged 9 units per month. This is also consistent with the Residences at Payton Place which has averaged 9 units per month and One Arlington which averaged 10 units per month. With subject's strong downtown Arlington Heights location, it is expected that its lease-up will do at least as well as these properties and that stabilized occupancy will be achieved within slightly more than one year.

## Detailed Project Data Sheets for the Existing Competition

On the following pages is the survey of the 16 projects which are considered to be comprise primary and secondary competition for the subject units.

# Apartment Survey - Project Data Sheets

## 10 North Main

10 N Main St
***Mount Prospect, Cook County, IL 60056***

## Cook County-Northwest

Class: A, Market Rate
ID: 2022; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **97** |
| *Avg Unit SF:* | **885** |
| *Built:* | **2021** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **95.9%** |
| *Quoted Rent:* | **$2.52** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.52** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 14 | 14.4% | 598 | $1,790 | $2.99 | $2.99 | 0.0% | $1,790 | $2.99 | $2.99 |
| *1.0 Bath* | | | 598 | $1,790 | $2.99 | | | $1,790 | $2.99 | |
| One Bedroom | 51 | 52.6% | 730 | $1,614 | $2.21 | $2.27 | 0.0% | $1,614 | $2.21 | $2.27 |
| *1.0 Bath* | | | 874 | $2,040 | $2.33 | | | $2,040 | $2.33 | |
| Two Bedroom | 29 | 29.9% | 1,058 | $2,760 | $2.61 | $2.70 | 0.0% | $2,760 | $2.61 | $2.70 |
| *2.0 Bath* | | | 1,184 | $3,300 | $2.79 | | | $3,300 | $2.79 | |
| Three Bedroom | 3 | 3.1% | 1,353 | $3,377 | $2.50 | $2.51 | 0.0% | $3,377 | $2.50 | $2.51 |
| *2.0 Bath* | | | 1,353 | $3,417 | $2.53 | | | $3,417 | $2.53 | |

Paid Parking: $75 (Reserved Gar/Encl) to $125 (Reserved Gar/Encl) per month.

### Amenities

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Vinyl Plank Floors | Dishwasher | Party/Social Room |
| Smooth Ceiling | Microwave | Pets Allowed |
| Window Blinds | Range - Gas | Fire Pit |
| Quartz Counters | Refrigerator | Grilling Area |
| Tile Backsplash | WasherDryer Incl | ***Parking*** |
| Undermount Sinks | ***Fitness*** | Surface Parking |
| Patio/Balcony/Deck | Fitness Center | Reserved Gar/Encl |
| | Rooftop Sundeck | |

### Trends

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.52 | 0.0% | 95.9% | $2.52 |
| 20223 | $2.55 | 0.0% | 91.8% | $2.55 |
| 20222 | $2.55 | 2.1% | 94.8% | $2.49 |
| 20221 | $2.55 | 0.0% | 93.8% | $2.55 |
| 20214 | $2.55 | 6.5% | 95.9% | $2.38 |
| 20213 | $2.47 | 17.0% | 92.8% | $2.05 |
| 20212 | $2.47 | 17.0% | 68.0% | $2.05 |
| 20211 | $2.51 | 14.3% | 32.7% | $2.15 |

***Notes:*** Parking Range is covered vs uncovered. ***RMK***

# 20 West

20 W Northwest Hwy

***Mount Prospect, Cook County, IL 60056***

# Cook County-Northwest

Class: A, Market Rate

ID: 1916; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Electric Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **71** |
| *Avg Unit SF:* | **866** |
| *Built:* | **2019** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **90.1%** |
| *Quoted Rent:* | **$2.62** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.62** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 9 | 12.7% | 582 | $1,685 | $2.90 | $2.77 | 0.0% | $1,685 | $2.90 | $2.77 |
| *1.0 Bath* | | | 647 | $1,710 | $2.64 | | | $1,710 | $2.64 | |
| One Bedroom | 41 | 57.7% | 744 | $2,050 | $2.76 | $2.70 | 0.0% | $2,050 | $2.76 | $2.70 |
| *1.0 Bath* | | | 844 | $2,230 | $2.64 | | | $2,230 | $2.64 | |
| Two Bedroom | 20 | 28.2% | 921 | $2,195 | $2.38 | $2.50 | 0.0% | $2,195 | $2.38 | $2.50 |
| *2.0 Bath* | | | 1,147 | $3,000 | $2.62 | | | $3,000 | $2.62 | |
| Three Bedroom | 1 | 1.4% | 2,731 | $6,434 | $2.36 | $2.36 | 0.0% | $6,434 | $2.36 | $2.36 |
| *3.0 Bath & up* | | | 2,731 | $6,434 | $2.36 | | | $6,434 | $2.36 | |

Paid Parking: $125 (Reserved Gar/Encl) per month.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Carpeting | Dishwasher | Extra Storage |
| Vinyl Plank Floors | Microwave | Pets Allowed |
| Smooth Ceiling | Range - Electric | |
| Window Blinds | Refrigerator | |
| Quartz Counters | WasherDryer Incl | |
| Tile Backsplash | ***Fitness*** | |
| Undermount Sinks | Fitness Center | |
| Patio/Balcony/Deck | | |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.62 | 0.0% | 90.1% | $2.62 |
| 20223 | $2.73 | 0.0% | 95.8% | $2.73 |
| 20222 | $2.52 | 0.0% | 94.4% | $2.52 |
| 20221 | $2.28 | 0.0% | 91.7% | $2.28 |
| 20214 | $2.18 | 7.1% | 94.4% | $2.03 |
| 20213 | $2.18 | 7.1% | 97.2% | $2.03 |
| 20212 | $2.17 | 7.1% | 94.4% | $2.02 |
| 20211 | $2.27 | 8.3% | 88.9% | $2.08 |
| 20204 | $2.33 | 16.7% | 88.9% | $1.94 |

***Notes:*** Leasing began 9/2019

***Daniel management Group***

# Buckingham Place

750 E Northwest Hwy

***Des Plaines, Cook County, IL 60016***

# Cook County-Northwest

Class: A, Market Rate

ID: 1796; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **267** |
| *Avg Unit SF:* | **961** |
| *Built:* | **2018** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **95.9%** |
| *Quoted Rent:* | **$2.35** |
| *Concessions:* | **5.5%** |
| *Effective Rent:* | **$2.22** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 19 | 7.1% | 603 | $1,730 | $2.87 | $2.87 | 7.2% | $1,605 | $2.66 | $2.66 |
| *1.0 Bath* | | | 603 | $1,730 | $2.87 | | | $1,605 | $2.66 | |
| One Bedroom | 130 | 48.7% | 743 | $1,881 | $2.53 | $2.35 | 6.3% | $1,763 | $2.37 | $2.21 |
| *1.0 Bath* | | | 960 | $2,090 | $2.18 | | | $1,958 | $2.04 | |
| Two Bedroom | 113 | 42.3% | 951 | $2,258 | $2.37 | $2.35 | 4.8% | $2,150 | $2.26 | $2.24 |
| *2.0 Bath* | | | 1,271 | $2,959 | $2.33 | | | $2,817 | $2.22 | |
| Three Bedroom | 5 | 1.9% | 1,786 | $3,455 | $1.93 | $1.93 | 3.6% | $3,330 | $1.86 | $1.86 |
| *2.0 Bath* | | | 1,786 | $3,455 | $1.93 | | | $3,330 | $1.86 | |

Paid Parking: $65 (Reserved Gar/Encl) to $100 (Reserved Gar/Encl) per month.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Carpeting | Disposal | Party/Social Room |
| Vinyl Plank Floors | Dishwasher | Smoke Free |
| 9' Ceiling | Microwave | Extra Storage |
| Smooth Ceiling | Range - Electric | Pets Allowed |
| Window Blinds | WasherDryer Incl | Grilling Area |
| Quartz Counters | ***Fitness*** | Pet Wash Station |
| Tile Backsplash | Fitness Center | ***Parking*** |
| Undermount Sinks | Outdoor Pool | Reserved Gar/Encl |
| Patio/Balcony/Deck | Hot Tub | |
| | Bike Storage | |
| | Rooftop Sundeck | |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.35 | 5.5% | 95.9% | $2.22 |
| 20223 | $2.30 | 0.0% | 93.6% | $2.30 |
| 20222 | $2.37 | 0.0% | 95.9% | $2.37 |
| 20221 | $2.23 | 0.0% | 94.0% | $2.23 |
| 20214 | $2.10 | 0.0% | 97.0% | $2.10 |
| 20213 | $2.09 | 6.8% | 94.4% | $1.95 |
| 20212 | $2.09 | 5.3% | 91.8% | $1.98 |
| 20211 | $2.04 | 13.9% | 78.3% | $1.76 |
| 20204 | $2.06 | 10.7% | 73.4% | $1.84 |

***Notes:*** Occupancy began Mid August 2018. Parking range is one space vs two spaces

***The 601 Companies***

# Dunton Tower

55 South Vail Avenue (Vail Ave, S of Northwest Hwy)
***Arlington Heights, Cook County, IL 60005***



# Cook County-Northwest

Class: B, Market Rate
ID: 407; YrQtr: 20224




| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | ✓ | | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **216** |
| *Avg Unit SF:* | **902** |
| *Built:* | **1986** |
| *Renovated:* | **2006** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **94.4%** |
| *Quoted Rent:* | **$2.08** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.08** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 27 | 12.5% | 600 | $1,449 | $2.42 | $2.47 | 0.0% | $1,449 | $2.42 | $2.47 |
| *1.0 Bath* | | | 600 | $1,517 | $2.53 | | | $1,517 | $2.53 | |
| One Bedroom | 108 | 50.0% | 785 | $1,786 | $2.28 | $2.33 | 0.0% | $1,786 | $2.28 | $2.33 |
| *1.0 Bath* | | | 800 | $1,902 | $2.38 | | | $1,902 | $2.38 | |
| Two Bedroom | 81 | 37.5% | 1,100 | $1,970 | $1.79 | $1.79 | 0.0% | $1,970 | $1.79 | $1.79 |
| *2.0 Bath* | | | 1,200 | $2,145 | $1.79 | | | $2,145 | $1.79 | |

Paid Parking: $75 (Attached Garage) per month.

## Amenities

| Unit | Appliance | Common |
|---|---|---|
| Carpeting | Disposal | Laundry Room |
| Vinyl Plank Floors | Dishwasher | Business Center |
| Popcorn Ceiling | Microwave | Clubhouse |
| Window Blinds | Range - Electric | Party/Social Room |
| Granite Counters | Refrigerator | Extra Storage |
| Undermount Sinks | ***Fitness*** | Pets Allowed |
| Patio/Balcony/Deck | Fitness Center | Grilling Area |
| | Outdoor Pool | ***Parking*** |
| | Sauna | Detached Garage |
| | Whirlpool | Self-Park Gar/Encl |

## Trends

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.08 | 0.0% | 94.4% | $2.08 |
| 20223 | $2.25 | 0.0% | 97.7% | $2.25 |
| 20222 | $2.39 | 0.0% | 98.1% | $2.39 |
| 20221 | $2.19 | 0.0% | 97.7% | $2.19 |
| 20214 | $2.14 | 0.0% | 96.3% | $2.14 |
| 20213 | $2.03 | 0.0% | 96.3% | $2.03 |
| 20212 | $1.95 | 0.0% | 97.2% | $1.95 |
| 20211 | $1.87 | 0.0% | 94.4% | $1.87 |
| 20204 | $1.78 | 0.0% | 94.0% | $1.78 |

***Notes:***

***TLC Management***

# Element at Veridian

2200 Progress Pky

***Schaumburg, Cook County, IL 60173***

# Cook County-Northwest

Class: A, Market Rate

ID: 1959; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **260** |
| *Avg Unit SF:* | **947** |
| *Built:* | **2020** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **97.3%** |
| *Quoted Rent:* | **$2.45** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.45** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 58 | 22.3% | 577 | $1,717 | $2.98 | $2.83 | 0.0% | $1,717 | $2.98 | $2.83 |
| *1.0 Bath* | | | 820 | $2,205 | $2.69 | | | $2,205 | $2.69 | |
| One Bedroom | 143 | 55.0% | 825 | $1,950 | $2.36 | $2.44 | 0.0% | $1,950 | $2.36 | $2.44 |
| *1.0 Bath* | | | 1,039 | $2,609 | $2.51 | | | $2,609 | $2.51 | |
| Two Bedroom | 51 | 19.6% | 1,183 | $2,650 | $2.24 | $2.23 | 0.0% | $2,650 | $2.24 | $2.23 |
| *2.0 Bath* | | | 1,199 | $2,650 | $2.21 | | | $2,650 | $2.21 | |
| Three Bedroom | 8 | 3.1% | 1,466 | $3,616 | $2.47 | $2.47 | 0.0% | $3,616 | $2.47 | $2.47 |
| *2.0 Bath* | | | 1,466 | $3,633 | $2.48 | | | $3,633 | $2.48 | |

Paid Parking: $75 (Reserved Gar/Encl) to $100 (Reserved Gar/Encl) per month. Free parking available.

## Amenities

| Unit | Appliance | Common |
|---|---|---|
| Carpeting | Dishwasher | Business Center |
| Vinyl Plank Floors | Microwave | Clubhouse |
| Quartz Counters | Range - Gas | Extra Storage |
| Tile Backsplash | Refrigerator | Pets Allowed |
| Undermount Sinks | WasherDryer Incl | Fire Pit |
| Patio/Balcony/Deck | ***Fitness*** | Grilling Area |
| | Fitness Center | Car Charging Station |
| | Outdoor Pool | Dog Run |
| | Bike Storage | Pet Wash Station |
| | | ***Parking*** |
| | | Surface Parking |
| | | Reserved Gar/Encl |

## Trends

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.45 | 0.0% | 97.3% | $2.45 |
| 20223 | $2.65 | 0.0% | 96.9% | $2.65 |
| 20222 | $2.55 | 0.0% | 95.0% | $2.55 |
| 20221 | $2.47 | 0.0% | 86.9% | $2.47 |
| 20214 | $2.35 | 16.7% | 83.1% | $1.96 |
| 20213 | $2.35 | 16.7% | 80.0% | $1.96 |
| 20212 | $2.35 | 16.7% | 69.2% | $1.96 |
| 20211 | $2.36 | 16.7% | 43.1% | $1.96 |
| 20204 | $2.36 | 18.8% | 36.2% | $1.92 |

***Notes:*** Property began leasing in March, 2020. Occupancies began in June, 2020. Phase 3 construction finished August, 2020. Parking is all reserved (uncovered $50, covered $75 and VIP $100). Elec car parking $225/mo. There is also free surface parking.

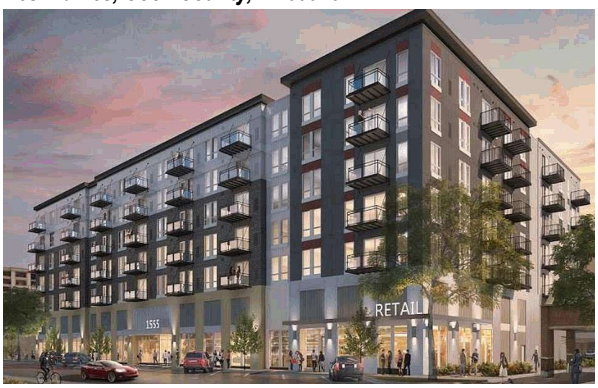
***RPM***

# Ellison Apartments

1555 Ellinwood Avenue
***Des Plaines, Cook County, IL 60016***

# Cook County-Northwest

Class: A, Market Rate
ID: 1885; YrQtr: 20224







| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Electric Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **113** |
| *Avg Unit SF:* | **839** |
| *Built:* | **2019** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **99.1%** |
| *Quoted Rent:* | **$2.75** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.75** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Convertible | 15 | 13.3% | 575 | $1,965 | $3.42 | $3.25 | 0.0% | $1,965 | $3.42 | $3.25 |
| *1.0 Bath* | | | 638 | $1,965 | $3.08 | | | $1,965 | $3.08 | |
| One Bedroom | 60 | 53.1% | 730 | $1,979 | $2.71 | $2.82 | 0.0% | $1,979 | $2.71 | $2.82 |
| *1.0 Bath* | | | 764 | $2,243 | $2.94 | | | $2,243 | $2.94 | |
| One Bedroom + Den | 15 | 13.3% | 895 | $2,292 | $2.56 | $2.62 | 0.0% | $2,292 | $2.56 | $2.62 |
| *1.0 Bath* | | | 921 | $2,470 | $2.68 | | | $2,470 | $2.68 | |
| Two Bedroom | 18 | 15.9% | 1,128 | $2,446 | $2.17 | $2.47 | 0.0% | $2,446 | $2.17 | $2.47 |
| *2.0 Bath* | | | 1,199 | $3,315 | $2.76 | | | $3,315 | $2.76 | |
| Two Bedroom + Den | 5 | 4.4% | 1,262 | $3,328 | $2.64 | $2.64 | 0.0% | $3,328 | $2.64 | $2.64 |
| *2.0 Bath* | | | 1,262 | $3,328 | $2.64 | | | $3,328 | $2.64 | |

Paid Parking: $35 (Surface Parking) to $100 (Self-Park Gar/Encl) per month.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Carpeting | Disposal | Clubhouse |
| Vinyl Plank Floors | Dishwasher | Party/Social Room |
| 9' Ceiling | Microwave | Extra Storage |
| Exp Concrete Ceil | Range - Gas | Pets Allowed |
| Window Roller Shades | Refrigerator | Valet Dry Cleaning |
| Quartz Counters | WasherDryer Incl | ***Parking*** |
| Tile Backsplash | ***Fitness*** | Surface Parking |
| | Fitness Center | Self-Park Gar/Encl |
| | Outdoor Pool | |
| | Bike Storage | |
| | Rooftop Sundeck | |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.75 | 0.0% | 99.1% | $2.75 |
| 20223 | $2.82 | 0.0% | 100.0% | $2.82 |
| 20222 | $2.77 | 0.0% | 96.5% | $2.77 |
| 20221 | $2.61 | 0.0% | 98.2% | $2.61 |
| 20214 | $2.37 | 0.0% | 97.3% | $2.37 |
| 20213 | $2.36 | 2.2% | 96.5% | $2.31 |
| 20212 | $2.34 | 0.0% | 94.7% | $2.34 |
| 20211 | $2.37 | 7.4% | 93.8% | $2.20 |
| 20204 | $2.30 | 7.4% | 88.5% | $2.13 |

***Notes:*** Leasing started 5/19. First move-in 7/20/19. 1,39 SF retail space. Two-level parking, covered and uncovered.

***Berkshire (Devel. By Opus)***

# Hancock Square At Arlington Station

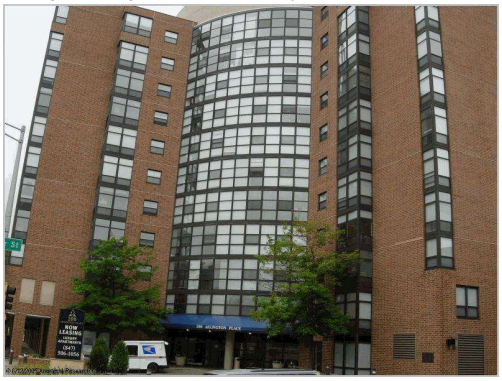
200 North Arlington Heights Road (Arlington Hts Rd, N of Northwest Hwy)

***Arlington Heights, Cook County, IL 60004***

# Cook County-Northwest

Class: B, Market Rate

ID: 178; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **409** |
| *Avg Unit SF:* | **849** |
| *Built:* | **1988** |
| *Renovated:* | **2016** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **95.6%** |
| *Quoted Rent:* | **$2.62** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.62** |

| Unit Description | Units | Pct | Sq Ft | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 30 | 7.3% | 608 | $1,446 | $2.38 | $2.43 | 0.0% | $1,446 | $2.38 | $2.43 |
| *1.0 Bath* | | | 608 | $1,510 | $2.48 | | | $1,510 | $2.48 | |
| One Bedroom | 143 | 35.0% | 677 | $2,018 | $2.98 | $3.05 | 0.0% | $2,018 | $2.98 | $3.05 |
| *1.0 Bath* | | | 677 | $2,115 | $3.12 | | | $2,115 | $3.12 | |
| One Bedroom + Den | 89 | 21.8% | 850 | $2,251 | $2.65 | $2.63 | 0.0% | $2,251 | $2.65 | $2.63 |
| *1.0 Bath* | | | 925 | $2,420 | $2.62 | | | $2,420 | $2.62 | |
| Two Bedroom | 87 | 21.3% | 975 | $2,186 | $2.24 | $2.27 | 0.0% | $2,186 | $2.24 | $2.27 |
| *2.0 Bath* | | | 991 | $2,283 | $2.30 | | | $2,283 | $2.30 | |
| Two Bedroom | 60 | 14.7% | 1,128 | $2,730 | $2.42 | $2.49 | 0.0% | $2,730 | $2.42 | $2.49 |
| *2.0 Bath* | | | 1,128 | $2,887 | $2.56 | | | $2,887 | $2.56 | |

● 30 units incl a den

Paid Parking: $75 (Attached Garage) per month.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Carpeting | Disposal | Business Center |
| Popcorn Ceiling | Dishwasher | Clubhouse |
| Window Blinds | Microwave | Party/Social Room |
| Granite Counters | Range - Electric | Extra Storage |
| Undermount Sinks | Refrigerator | Pets Allowed |
| Patio/Balcony/Deck | WasherDryer Incl | Grilling Area |
| | *Fitness* | Picnic Tables |
| | Fitness Center | *Parking* |
| | Outdoor Pool | Self-Park Gar/Encl |
| | Indoor Pool | |
| | Sauna | |
| | Whirlpool | |
| | Bike Storage | |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.62 | 0.0% | 95.6% | $2.62 |
| 20223 | $2.47 | 0.0% | 96.1% | $2.47 |
| 20222 | $2.60 | 0.0% | 96.8% | $2.60 |
| 20221 | $2.56 | 0.0% | 95.1% | $2.56 |
| 20214 | $2.30 | 0.0% | 93.6% | $2.30 |
| 20213 | $2.29 | 0.0% | 91.9% | $2.29 |
| 20212 | $2.29 | 0.0% | 96.6% | $2.29 |
| 20211 | $2.26 | 0.0% | 97.1% | $2.26 |
| 20204 | $2.12 | 0.0% | 95.4% | $2.12 |

***Notes:*** Mixed use building with 40,297 square feet of retail and 346,570 square feet of residential space.

***Lincoln Property***

# Maple Street Lofts

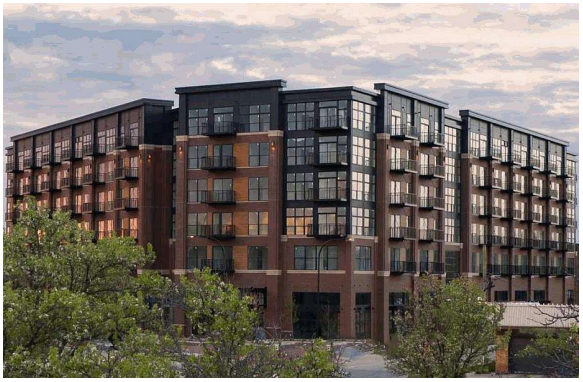
207 S Maple St

***Mount Prospect, Cook County, IL 60056***

# Cook County-Northwest

Class: A, Market Rate

ID: 2043; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **192** |
| *Avg Unit SF:* | **749** |
| *Built:* | **2021** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **94.8%** |
| *Quoted Rent:* | **$2.91** |
| *Concessions:* | **6.7%** |
| *Effective Rent:* | **$2.72** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 38 | 19.8% | 591 | $1,785 | $3.02 | $2.97 | 6.7% | $1,666 | $2.82 | $2.77 |
| *1.0 Bath* | | | 663 | $1,933 | $2.92 | | | $1,804 | $2.72 | |
| One Bedroom | 124 | 64.6% | 663 | $1,875 | $2.83 | $2.97 | 6.7% | $1,750 | $2.64 | $2.77 |
| *1.0 Bath* | | | 747 | $2,323 | $3.11 | | | $2,168 | $2.90 | |
| Two Bedroom | 30 | 15.6% | 992 | $2,810 | $2.83 | $2.72 | 6.7% | $2,623 | $2.64 | $2.54 |
| *2.0 Bath* | | | 1,180 | $3,070 | $2.60 | | | $2,865 | $2.43 | |

Paid Parking: $125 (Reserved Gar/Encl) to $175 (Reserved Gar/Encl) per month.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Vinyl Plank Floors | Disposal | Business Center |
| Smooth Ceiling | Dishwasher | Conference Room |
| Exp Concrete Ceil | Microwave | Pets Allowed |
| Quartz Counters | Range - Gas | Fire Pit |
| Tile Backsplash | Refrigerator | Grilling Area |
| Undermount Sinks | WasherDryer Incl | Dog Run |
| Patio/Balcony/Deck | ***Fitness*** | Pet Wash Station |
| | Fitness Center | ***Parking*** |
| | Outdoor Pool | Reserved Gar/Encl |
| | Hot Tub | |
| | Bike Storage | |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.91 | 6.7% | 94.8% | $2.72 |
| 20223 | $2.88 | 4.2% | 93.8% | $2.76 |
| 20222 | $2.88 | 0.0% | 94.3% | $2.88 |
| 20221 | $2.88 | 5.7% | 68.8% | $2.71 |
| 20214 | $2.88 | 11.4% | 54.2% | $2.55 |
| 20213 | $2.88 | 11.4% | 50.0% | $2.55 |
| 20212 | $2.81 | 10.2% | 40.1% | $2.52 |

***Notes:*** Leasing began April, 2021 and occupancy began June 1, 2021.Range in parking is un-heated spaces vs heated spaces.

***Lincoln Property***

# North 680

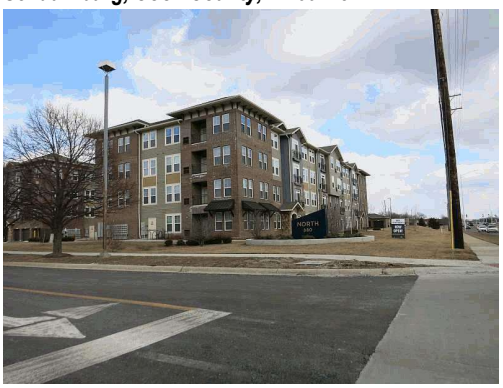
680 E Algonquin Rd

***Schaumburg, Cook County, IL 60173***

# Cook County-Northwest

Class: A, Market Rate

ID: 1645; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **180** |
| *Avg Unit SF:* | **894** |
| *Built:* | **2017** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **95.6%** |
| *Quoted Rent:* | **$2.43** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.43** |

| Unit Description | Units | Pct | Sq Ft | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| One Bedroom | 104 | 57.8% | 665 | $1,742 | $2.62 | $2.53 | 0.0% | $1,742 | $2.62 | $2.53 |
| *1.0 Bath* | | | 785 | $1,923 | $2.45 | | | $1,923 | $2.45 | |
| One Bedroom + Den | 24 | 13.3% | 1,039 | $2,257 | $2.17 | $2.17 | 0.0% | $2,257 | $2.17 | $2.17 |
| *1.0 Bath* | | | 1,039 | $2,257 | $2.17 | | | $2,257 | $2.17 | |
| Two Bedroom | 48 | 26.7% | 1,130 | $2,733 | $2.42 | $2.44 | 0.0% | $2,733 | $2.42 | $2.44 |
| *2.0 Bath* | | | 1,130 | $2,788 | $2.47 | | | $2,788 | $2.47 | |
| Two Bedroom | 4 | 2.2% | 1,588 | $3,508 | $2.21 | $2.21 | 0.0% | $3,508 | $2.21 | $2.21 |
| *2.0 Bath* | | | 1,588 | $3,508 | $2.21 | | | $3,508 | $2.21 | |
| ● Townhomes | | | | | | | | | | |

Paid Parking: $75 (Detached Garage) to $120 (Attached Garage) per month. Free parking available.

## Amenities

| Unit | Appliance | Common |
|---|---|---|
| Carpeting | Disposal | Business Center |
| Vinyl Plank Floors | Dishwasher | Clubhouse |
| 9' Ceiling | Microwave | Party/Social Room |
| Smooth Ceiling | Range - Electric | Extra Storage |
| Window Blinds | Refrigerator | Pets Allowed |
| Granite Counters | WasherDryer Incl | Fire Pit |
| Tile Backsplash | ***Fitness*** | Grilling Area |
| Undermount Sinks | Fitness Center | Dog Run |
| Patio/Balcony/Deck | Outdoor Pool | ***Parking*** |
| | Bike Storage | Surface Parking |
| | | Attached Garage |
| | | Detached Garage |

## Trends

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.43 | 0.0% | 95.6% | $2.43 |
| 20223 | $2.61 | 0.0% | 93.3% | $2.61 |
| 20222 | $2.76 | 0.0% | 96.1% | $2.76 |
| 20221 | $2.53 | 0.0% | 94.9% | $2.53 |
| 20214 | $2.43 | 0.0% | 96.0% | $2.43 |
| 20213 | $2.32 | 3.9% | 96.1% | $2.23 |
| 20212 | $2.32 | 2.2% | 96.1% | $2.27 |
| 20211 | $2.06 | 5.6% | 95.0% | $1.94 |
| 20204 | $1.89 | 1.5% | 95.6% | $1.86 |

***Notes:*** Occupancy started April 17, 2017. Tenants to be billed for water and trash, estimated at about $20 per month.

***Draper & Kramer***

# Northgate Crossing

200 Hudson Court

***Wheeling, Cook County, IL 60090***

# Cook County-Northwest

Class: A, Market Rate

ID: 1505; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **300** |
| *Avg Unit SF:* | **969** |
| *Built:* | **2016** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **95.3%** |
| *Quoted Rent:* | **$2.33** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.33** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| One Bedroom | 162 | 54.0% | 696 | $1,735 | $2.49 | $2.48 | 0.0% | $1,735 | $2.49 | $2.48 |
| *1.0 Bath* | | | 873 | $2,155 | $2.47 | | | $2,155 | $2.47 | |
| Two Bedroom | 36 | 12.0% | 883 | $2,300 | $2.60 | $2.60 | 0.0% | $2,300 | $2.60 | $2.60 |
| *1.0 Bath* | | | 883 | $2,300 | $2.60 | | | $2,300 | $2.60 | |
| Two Bedroom | 90 | 30.0% | 1,190 | $2,695 | $2.26 | $2.25 | 0.0% | $2,695 | $2.26 | $2.25 |
| *2.0 Bath* | | | 1,212 | $2,720 | $2.24 | | | $2,720 | $2.24 | |
| Three Bedroom | 12 | 4.0% | 1,971 | $3,075 | $1.56 | $1.55 | 0.0% | $3,075 | $1.56 | $1.55 |
| *2.0 Bath* | | | 2,005 | $3,075 | $1.53 | | | $3,075 | $1.53 | |
| ● TH | | | | | | | | | | |

Paid Parking: $145 (Self-Park Gar/Encl) to $175 (Self-Park Gar/Encl) per month. Free parking available.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Carpeting | Disposal | Business Center |
| Vinyl Plank Floors | Dishwasher | Clubhouse |
| Smooth Ceiling | Microwave | Movie Theater Rm |
| Window Blinds | Range - Gas | Party/Social Room |
| Granite Counters | Refrigerator | Smoke Free |
| Granite Islands | WasherDryer Incl | Extra Storage |
| Undermount Sinks | ***Fitness*** | Pets Allowed |
| Patio/Balcony/Deck | Fitness Center | Fire Pit |
| | Outdoor Pool | Grilling Area |
| | Fitness Trails | LEED Silver |
| | | ***Parking*** |
| | | Self-Park Gar/Encl |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.33 | 0.0% | 95.3% | $2.33 |
| 20223 | $2.28 | 3.6% | 97.0% | $2.19 |
| 20222 | $2.38 | 0.0% | 97.3% | $2.38 |
| 20221 | $2.22 | 0.0% | 98.7% | $2.22 |
| 20214 | $2.06 | 0.0% | 97.7% | $2.06 |
| 20213 | $1.96 | 0.0% | 98.0% | $1.96 |
| 20212 | $1.94 | 8.3% | 96.0% | $1.78 |
| 20211 | $1.88 | 4.2% | 95.0% | $1.80 |
| 20204 | $1.88 | 8.3% | 94.3% | $1.72 |

***Notes:*** Occupancy began 12/2015. Construction complete Summer 2017. Parking range is based on size of the space.

***Harbor Group Management***

# One Arlington

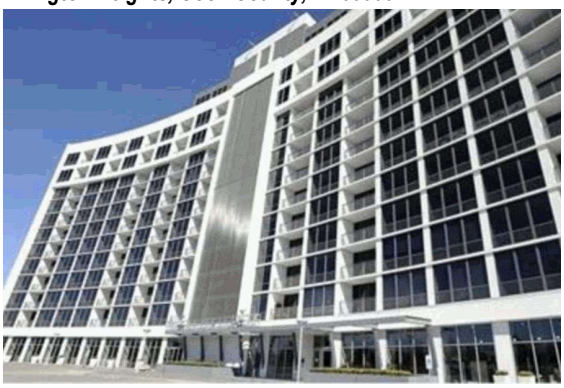
3400 W Stonegate Blvd

***Arlington Heights, Cook County, IL 60005***

# Cook County-Northwest

Class: A, Market Rate

ID: 1342; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **214** |
| *Avg Unit SF:* | **936** |
| *Built:* | **2014** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **97.2%** |
| *Quoted Rent:* | **$2.51** |
| *Concessions:* | **0.0%** |
| *Effective Rent:* | **$2.51** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 51 | 23.8% | 549 | $1,626 | $2.96 | $3.06 | 0.0% | $1,626 | $2.96 | $3.06 |
| *1.0 Bath* | | | 769 | $2,436 | $3.17 | | | $2,436 | $3.17 | |
| One Bedroom | 113 | 52.8% | 803 | $2,092 | $2.61 | $2.46 | 0.0% | $2,092 | $2.61 | $2.46 |
| *1.0 Bath* | | | 1,012 | $2,348 | $2.32 | | | $2,348 | $2.32 | |
| Two Bedroom | 36 | 16.8% | 1,193 | $2,529 | $2.12 | $2.10 | 0.0% | $2,529 | $2.12 | $2.10 |
| *2.0 Bath* | | | 1,273 | $2,639 | $2.07 | | | $2,639 | $2.07 | |
| Two Bedroom | 14 | 6.5% | 1,303 | $3,958 | $3.04 | $2.86 | 0.0% | $3,958 | $3.04 | $2.86 |
| *2.0 Bath* | | | 1,521 | $4,066 | $2.67 | | | $4,066 | $2.67 | |
| ● PH | | | | | | | | | | |

Paid Parking: $99 (Reserved Gar/Encl) to $198 (Reserved Gar/Encl) per month.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Carpeting | Disposal | Business Center |
| Wood Floors | Dishwasher | Clubhouse |
| 8.5' Ceiling | Microwave | Craft/DIY Room |
| Window Roller Shades | Range - Electric | Movie Theater Rm |
| Granite Counters | Refrigerator | Party/Social Room |
| Undermount Sinks | WasherDryer Incl | Extra Storage |
| Patio/Balcony/Deck | ***Fitness*** | Pets Allowed |
| | Fitness Center | Car Charging Station |
| | Bike Storage | Pet Wash Station |
| | Rooftop Sundeck | Golf Simulator |
| | | ***Parking*** |
| | | Surface Parking |
| | | Attached Garage |

## *Trends*

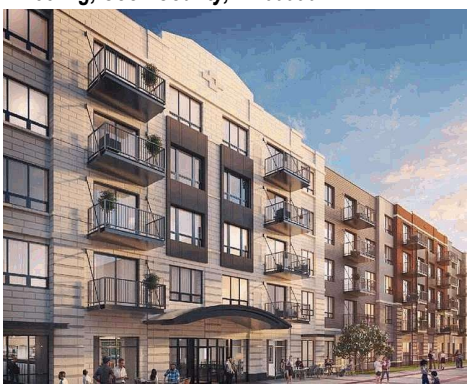
| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.51 | 0.0% | 97.2% | $2.51 |
| 20223 | $2.46 | 0.0% | 96.7% | $2.46 |
| 20222 | $2.52 | 0.0% | 98.6% | $2.52 |
| 20221 | $2.45 | 0.0% | 97.7% | $2.45 |
| 20214 | $2.27 | 0.0% | 96.7% | $2.27 |
| 20213 | $2.23 | 0.0% | 98.1% | $2.23 |
| 20212 | $2.17 | 0.0% | 95.8% | $2.17 |
| 20211 | $2.02 | 8.3% | 94.4% | $1.85 |
| 20204 | $2.08 | 8.3% | 91.1% | $1.91 |

***Notes:*** Occupancy began 10/2/14. Upper floors have 9-10' ceilings. Parking range is for regular space vs car charging space.

***Stoneleigh Companies***

# One Wheeling Town Center

375 W Dundee Rd
***Wheeling, Cook County, IL 60090***



# Cook County-Northwest

Class: A, Market Rate
ID: 1849; YrQtr: 20224




| *Utility Description* | L | T | *Service* | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Electric Baseboard Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| *Physical Profile* | |
|---|---|
| *Units:* | **324** |
| *Avg Unit SF:* | **1,015** |
| *Built:* | **2018** |
| *Renovated:* | **na** |

| *Economic Profile* | |
|---|---|
| *Occupancy:* | **89.5%** |
| *Quoted Rent:* | **$2.34** |
| *Concessions:* | **3.1%** |
| *Effective Rent:* | **$2.27** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 34 | 10.5% | 565 | $1,655 | $2.93 | $2.72 | 0.0% | $1,655 | $2.93 | $2.72 |
| *1.0 Bath* | | | 660 | $1,655 | $2.51 | | | $1,655 | $2.51 | |
| One Bedroom | 129 | 39.8% | 635 | $1,949 | $3.07 | $2.70 | 3.9% | $1,874 | $2.95 | $2.60 |
| *1.0 Bath* | | | 1,016 | $2,370 | $2.33 | | | $2,279 | $2.24 | |
| Two Bedroom | 152 | 46.9% | 1,120 | $2,415 | $2.16 | $2.15 | 3.1% | $2,339 | $2.09 | $2.08 |
| *2.0 Bath* | | | 1,355 | $2,894 | $2.14 | | | $2,803 | $2.07 | |
| Three Bedroom | 9 | 2.8% | 1,420 | $3,480 | $2.45 | $2.42 | 2.3% | $3,399 | $2.39 | $2.36 |
| *2.0 Bath* | | | 1,554 | $3,715 | $2.39 | | | $3,629 | $2.34 | |

Paid Parking: $80 (Reserved Gar/Encl) per month.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Vinyl Plank Floors | Disposal | Party/Social Room |
| 9' Ceiling | Dishwasher | Extra Storage |
| Smooth Ceiling | Microwave | Pets Allowed |
| Window Roller Shades | Range - Electric | Fire Pit |
| Laminate Counters | WasherDryer Incl | Grilling Area |
| Tile Backsplash | ***Fitness*** | Picnic Tables |
| Patio/Balcony/Deck | Fitness Center | LEED Certified |
| | Outdoor Pool | ***Parking*** |
| | | Reserved Gar/Encl |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.34 | 3.1% | 89.5% | $2.27 |
| 20223 | $2.23 | 0.0% | 91.7% | $2.23 |
| 20222 | $2.22 | 0.0% | 96.9% | $2.22 |
| 20221 | $2.34 | 0.0% | 97.8% | $2.34 |
| 20214 | $2.22 | 7.7% | 95.4% | $2.05 |
| 20213 | $2.23 | 14.3% | 96.6% | $1.91 |
| 20212 | $2.03 | 14.3% | 93.2% | $1.74 |
| 20211 | $2.03 | 14.3% | 89.8% | $1.74 |
| 20204 | $2.03 | 10.7% | 89.8% | $1.81 |

***Notes:***

***Gold Oller***

# Residences at Payton Place

3401 W Payton Pl
***Arlington Heights, Cook County, IL 60005***

# Cook County-Northwest

Class: A, Market Rate
ID: 2044; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **263** |
| *Avg Unit SF:* | **981** |
| *Built:* | **2021** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **63.9%** |
| *Quoted Rent:* | **$2.52** |
| *Concessions:* | **8.3%** |
| *Effective Rent:* | **$2.31** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 30 | 11.4% | 495 | $1,750 | $3.54 | $3.47 | 8.3% | $1,604 | $3.24 | $3.18 |
| *1.0 Bath* | | | 513 | $1,750 | $3.41 | | | $1,604 | $3.13 | |
| Convertible | 4 | 1.5% | 518 | $1,866 | $3.60 | $3.60 | 8.3% | $1,711 | $3.30 | $3.30 |
| *1.0 Bath* | | | 518 | $1,866 | $3.60 | | | $1,711 | $3.30 | |
| One Bedroom | 76 | 28.9% | 732 | $2,045 | $2.79 | $2.69 | 8.3% | $1,875 | $2.56 | $2.46 |
| *1.0-1.5 Bath* | | | 827 | $2,135 | $2.58 | | | $1,957 | $2.37 | |
| One Bedroom | 5 | 1.9% | 1,107 | $2,300 | $2.08 | $2.08 | 8.3% | $2,108 | $1.90 | $1.90 |
| *1.0 Bath* | | | 1,107 | $2,300 | $2.08 | | | $2,108 | $1.90 | |
| One Bedroom + Den | 34 | 12.9% | 915 | $2,380 | $2.60 | $2.66 | 8.3% | $2,182 | $2.38 | $2.43 |
| *1.0 Bath* | | | 919 | $2,490 | $2.71 | | | $2,283 | $2.48 | |
| Two Bedroom | 82 | 31.2% | 1,120 | $2,450 | $2.19 | $2.32 | 8.3% | $2,246 | $2.01 | $2.13 |
| *2.0 Bath* | | | 1,269 | $3,115 | $2.45 | | | $2,855 | $2.25 | |
| Two Bedroom + Den | 5 | 1.9% | 1,312 | $3,200 | $2.44 | $2.44 | 8.3% | $2,933 | $2.24 | $2.24 |
| *2.0 Bath* | | | 1,312 | $3,200 | $2.44 | | | $2,933 | $2.24 | |
| Three Bedroom | 27 | 10.3% | 1,440 | $3,315 | $2.30 | $2.30 | 8.3% | $3,039 | $2.11 | $2.11 |
| *2.0 Bath* | | | 1,541 | $3,545 | $2.30 | | | $3,250 | $2.11 | |

Paid Parking: $110 (Reserved Gar/Encl) per month.

## Amenities

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Vinyl Plank Floors | Disposal | Party/Social Room |
| 9' Ceiling | Dishwasher | Extra Storage |
| Smooth Ceiling | Microwave | Pets Allowed |
| Window Roller Shades | Range - Electric | Fire Pit |
| Quartz Counters | Refrigerator | Grilling Area |
| Tile Backsplash | WasherDryer Incl | ***Parking*** |
| Undermount Sinks | ***Fitness*** | Reserved Gar/Encl |
| Patio/Balcony/Deck | Fitness Center | |
| | Bike Storage | |

## Trends

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.52 | 8.3% | 63.9% | $2.31 |
| 20223 | $2.53 | 8.3% | 58.2% | $2.32 |
| 20222 | $2.54 | 8.3% | 46.0% | $2.33 |
| 20221 | $2.52 | 12.5% | 30.8% | $2.20 |
| 20214 | $2.52 | 12.5% | 20.2% | $2.20 |
| 20213 | $2.49 | 8.3% | 2.9% | $2.29 |

***Notes:*** Leasing began in July 2021. Occupancy began 09/15/2021.

*Greystar*

# Uptown 500

500 W Dundee Rd

***Wheeling, Cook County, IL 60090***

# Cook County-Northwest

Class: A, Market Rate

ID: 1958; YrQtr: 20224







| *Utility Description* | L | T | *Service* | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Electric Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| *Physical Profile* | |
|---|---|
| *Units:* | **319** |
| *Avg Unit SF:* | **949** |
| *Built:* | **2020** |
| *Renovated:* | **na** |

| *Economic Profile* | |
|---|---|
| *Occupancy:* | **88.7%** |
| *Quoted Rent:* | **$2.30** |
| *Concessions:* | **4.2%** |
| *Effective Rent:* | **$2.20** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Unit Description** | **Units** | **Pct** | **Sq Ft** | **Rent** | **PSF** | **PSF Avg** | **Concession** | **Rent** | **PSF** | **PSF Avg** |
| Studio | 83 | 26.0% | 622 | $1,645 | $2.64 | $2.71 | 4.2% | $1,576 | $2.53 | $2.60 |
| *1.0 Bath* | | | 720 | $2,005 | $2.78 | | | $1,921 | $2.67 | |
| One Bedroom | 102 | 32.0% | 722 | $1,878 | $2.60 | $2.61 | 4.2% | $1,800 | $2.49 | $2.50 |
| *1.0 Bath* | | | 799 | $2,098 | $2.63 | | | $2,011 | $2.52 | |
| Two Bedroom | 129 | 40.4% | 1,111 | $2,486 | $2.24 | $2.02 | 4.2% | $2,382 | $2.14 | $1.94 |
| *2.0 Bath* | | | 1,404 | $2,541 | $1.81 | | | $2,435 | $1.73 | |
| Two Bedroom | 5 | 1.6% | 1,452 | $3,281 | $2.26 | $2.26 | 4.2% | $3,144 | $2.17 | $2.17 |
| *2.5 Bath* | | | 1,452 | $3,281 | $2.26 | | | $3,144 | $2.17 | |
| ● TH | | | | | | | | | | |

Paid Parking: $70 (Reserved Gar/Encl) per month. Free parking available.

## *Amenities*

| *Unit* | *Appliance* | *Common* |
|---|---|---|
| Vinyl Plank Floors | Disposal | Business Center |
| 10' Ceiling | Dishwasher | Clubhouse |
| Smooth Ceiling | Microwave | Conference Room |
| Window Roller Shades | Range - Electric | Party/Social Room |
| Quartz Counters | Refrigerator | Smoke Free |
| Tile Backsplash | WasherDryer Incl | Extra Storage |
| Undermount Sinks | ***Fitness*** | Pets Allowed |
| | Fitness Center | Grilling Area |
| | Outdoor Pool | Dog Run |
| | Bike Storage | Valet Dry Cleaning |
| | Rooftop Sundeck | ***Parking*** |
| | | Surface Parking |
| | | Reserved Gar/Encl |

## *Trends*

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.30 | 4.2% | 88.7% | $2.20 |
| 20223 | $2.32 | 3.8% | 92.5% | $2.23 |
| 20222 | $2.44 | 0.0% | 95.9% | $2.44 |
| 20221 | $2.32 | 0.0% | 90.9% | $2.32 |
| 20214 | $2.16 | 8.3% | 84.3% | $1.98 |
| 20213 | $2.09 | 8.3% | 79.9% | $1.92 |
| 20212 | $2.14 | 8.3% | 53.3% | $1.96 |
| 20211 | $2.11 | 15.4% | 38.2% | $1.78 |
| 20204 | $2.11 | 16.5% | 32.6% | $1.76 |

***Notes:***

***Lincoln Property***

# Welkin Apartments

1425 Ellinwood St

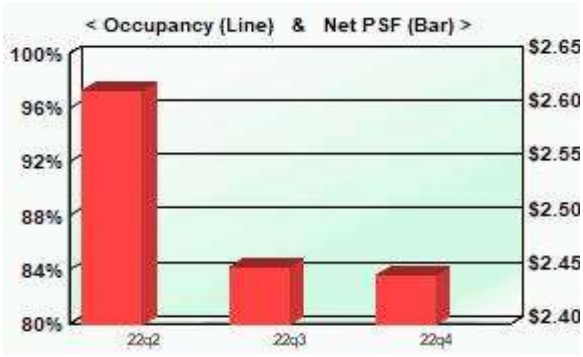
***Des Plaines, Cook County, IL 60016***

# Cook County-Northwest

Class: A, Market Rate

ID: 2082; YrQtr: 20224






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **212** |
| *Avg Unit SF:* | **891** |
| *Built:* | **2022** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **16.5%** |
| *Quoted Rent:* | **$2.67** |
| *Concessions:* | **8.3%** |
| *Effective Rent:* | **$2.45** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| Studio | 25 | 11.8% | 604 | $1,865 | $3.09 | $3.06 | 8.3% | $1,710 | $2.83 | $2.81 |
| *1.0 Bath* | | | 623 | $1,895 | $3.04 | | | $1,737 | $2.79 | |
| One Bedroom | 111 | 52.4% | 744 | $2,100 | $2.82 | $2.76 | 8.3% | $1,925 | $2.59 | $2.53 |
| *1.0 Bath* | | | 897 | $2,425 | $2.70 | | | $2,223 | $2.48 | |
| One Bedroom + Den | 31 | 14.6% | 872 | $2,405 | $2.76 | $2.71 | 8.3% | $2,205 | $2.53 | $2.49 |
| *1.0 Bath* | | | 908 | $2,425 | $2.67 | | | $2,223 | $2.45 | |
| Two Bedroom | 45 | 21.2% | 1,087 | $2,680 | $2.47 | $2.39 | 8.3% | $2,457 | $2.26 | $2.19 |
| *2.0 Bath* | | | 1,348 | $3,130 | $2.32 | | | $2,869 | $2.13 | |

Paid Parking: $125 (Reserved Gar/Encl) per month.

## Amenities

| Unit | Appliance | Common |
|---|---|---|
| Vinyl Plank Floors | Disposal | Party/Social Room |
| 9' Ceiling | Dishwasher | Extra Storage |
| Smooth Ceiling | Microwave | Pets Allowed |
| Window Roller Shades | Range - Gas | Fire Pit |
| Quartz Counters | Refrigerator | Grilling Area |
| Tile Backsplash | WasherDryer Incl | Dog Run |
| Patio/Balcony/Deck | ***Fitness*** | Pet Wash Station |
| | Fitness Center | ***Parking*** |
| | Outdoor Pool | Surface Parking |
| | Bike Storage | Reserved Gar/Encl |

## Trends

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20224 | $2.67 | 8.3% | 16.5% | $2.45 |
| 20223 | $2.68 | 8.3% | 3.3% | $2.45 |
| 20222 | $2.73 | 4.2% | 0.0% | $2.62 |

***Notes:*** Leasing began 8/2022. Occupancy begins 09/2022

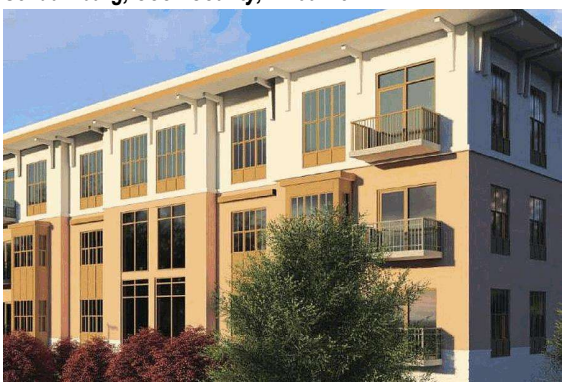
***Lincoln Properties***

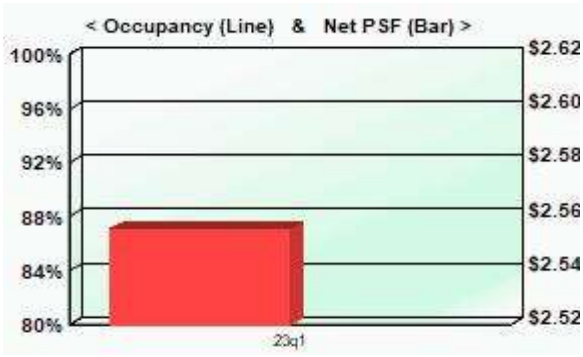
# The Quin

2450 Plum Grove Rd
***Schaumburg, Cook County, IL 60173***

# Cook County-Northwest

Class: A, Market Rate
ID: 2099; YrQtr: 20231






| Utility Description | L | T | Service | L | T |
|---|---|---|---|---|---|
| Lights | | ✓ | Trash | | ✓ |
| Gas Forced Air Heat | | ✓ | Water | | ✓ |
| Unit Central AC | | ✓ | Cable TV | | ✓ |
| *L=Landlord pays, T=Tenant pays* | | | Internet | | ✓ |

| Physical Profile | |
|---|---|
| *Units:* | **373** |
| *Avg Unit SF:* | **908** |
| *Built:* | **2023** |
| *Renovated:* | **na** |

| Economic Profile | |
|---|---|
| *Occupancy:* | **3.2%** |
| *Quoted Rent:* | **$2.73** |
| *Concessions:* | **6.3%** |
| *Effective Rent:* | **$2.56** |

| | | | | Quoted Rent | | | | Net Effective Rent | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Unit Description | Units | Pct | Sq Ft | Rent | PSF | PSF Avg | Concession | Rent | PSF | PSF Avg |
| One Bedroom | 168 | 45.0% | 691 | $2,000 | $2.89 | $2.77 | 6.3% | $1,875 | $2.71 | $2.60 |
| *1.0 Bath* | | | 785 | $2,080 | $2.65 | | | $1,950 | $2.48 | |
| One Bedroom | 17 | 4.6% | 842 | $2,435 | $2.89 | $2.89 | 6.3% | $2,283 | $2.71 | $2.71 |
| *1.0 Bath* | | | 842 | $2,435 | $2.89 | | | $2,283 | $2.71 | |
| One Bedroom + Den | 91 | 24.4% | 901 | $2,560 | $2.84 | $2.71 | 6.3% | $2,400 | $2.66 | $2.54 |
| *2.0 Bath* | | | 1,030 | $2,660 | $2.58 | | | $2,494 | $2.42 | |
| Two Bedroom | 76 | 20.4% | 1,109 | $2,950 | $2.66 | $2.70 | 6.3% | $2,766 | $2.49 | $2.53 |
| *2.0 Bath* | | | 1,109 | $3,030 | $2.73 | | | $2,841 | $2.56 | |
| Two Bedroom + Den | 21 | 5.6% | 1,282 | $3,460 | $2.70 | $2.63 | 6.3% | $3,244 | $2.53 | $2.47 |
| *3.0 Bath & up* | | | 1,394 | $3,580 | $2.57 | | | $3,356 | $2.41 | |

Garage parking included in the apartment rent

## Amenities

| Unit | Appliance | Common |
|---|---|---|
| Carpeting | Disposal | Business Center |
| Vinyl Plank Floors | Dishwasher | Clubhouse |
| Smooth Ceiling | Microwave | Conference Room |
| Window Blinds | Range - Gas | Party/Social Room |
| Quartz Counters | Refrigerator | Extra Storage |
| Tile Backsplash | WasherDryer Incl | Pets Allowed |
| Undermount Sinks | ***Fitness*** | Fire Pit |
| Patio/Balcony/Deck | Fitness Center | Grilling Area |
| | Outdoor Pool | Picnic Tables |
| | | Golf Simulator |
| | | ***Parking*** |
| | | Reserved Gar/Encl |

## Trends

| Yr-Qtr | Quoted PSF | Concession | Occup % | Net PSF |
|---|---|---|---|---|
| 20231 | $2.73 | 6.3% | 3.2% | $2.56 |

***Notes:*** Leasing began 01/2023. Occupancy began 03/2023 with construction to be completed in Aug. 2023. One parking space incl for 1BD units and 2 spaces for 2BD units. Extra garage parking is $100-125 per space.

***Finger Companies***

# Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have provided no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Gail Lissner, CRE, SRA personally viewed the site.
12. No one provided significant assistance.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Gail Lissner, SRA, CRE, has completed the continuing education program for Designated Members of the Appraisal Institute.



Gail Lissner, SRA, CRE
Illinois Certified General Real Estate Appraiser
#553.001842

# Assumptions and Limiting Conditions

This executive summary market report and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This executive summary market report and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. The conclusions stated in our executive summary market report apply only as of the effective date of the executive summary market report, and no representation is made as to the effect of subsequent events.
2. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
3. No environmental impact studies were either requested or made in conjunction with this executive summary market report, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the executive summary market report assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
4. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
5. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The executive

summary market report covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

6. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

7. The executive summary market report shall be considered only in its entirety. No part of the executive summary market report shall be utilized separately or out of context.

8. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

9. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

10. The current purchasing power of the dollar is the basis for the values stated in the executive summary market report; we have assumed that no extreme fluctuations in economic cycles will occur.

11. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

12. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

14. The executive summary market report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties

who use or rely upon any information in the report without our written consent do so at their own risk.

15. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. Integra Realty Resources – Chicago, Integra Realty Resources, Inc., Integra Strategic Ventures, Inc. and/or any of their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

16. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

17. Integra Realty Resources – Chicago is not a building or environmental inspector. Integra Chicago does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

18. The executive summary market report and value conclusions for the report assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

19. It is expressly acknowledged that in any action which may be brought against any of the Integra Parties, arising out of, relating to, or in any way pertaining to this engagement, the executive summary market report, and/or any other related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the executive summary market report was fraudulent or prepared with intentional misconduct.

20. Integra Realty Resources – Chicago, an independently owned and operated company, has prepared the executive summary market report for the specific intended use stated elsewhere in the report. The use of the executive summary market report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the executive summary market report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the executive summary market report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written

consent is obtained, no third party may rely on the executive summary market report (even if their reliance was foreseeable).

21. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

22. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

# Addendum A

# Qualifications

# Gail Lissner, SRA, CRE



**Integra Realty Resources - Chicago**

1 N Franklin St
Suite 3010
Chicago, IL 60606

T 312.565.0977

irr.com

## Experience

Managing Director for Integra Realty Resources
Former Vice President and Appraiser for Appraisal Research Counselors

Throughout her career, Ms. Lissner has focused on the housing/multi-family market, with a particular interest in condominium development, apartment development, and the condominium conversion/deconversion market. Gail's work with condominiums and apartments spans many decades, providing consulting services to the original Chicago condominium convertors in the 1970s, and expanding to work in the conversion market throughout the United States. Gail has produced a report on the condominium market on a quarterly basis since 1997 and is co-author of the Downtown Chicago Condominium Report, a quarterly report delineating development trends and condo pricing in Downtown Chicago. In Gail's consulting and valuation work for apartment and condominium developments, the scope of work ranges from site and building plan consultations at project inception to market and feasibility studies along with comprehensive appraisals. Her work includes both urban and suburban properties and also includes townhome and single family residential developments. Gail has also testified as an expert witness in a variety of housing.

## Professional Activities & Affiliations

Appraisal Institute: SRA Designation
The Counselors of Real Estate: CRE Designation
Board Member (2017-2023): State of IL Real Estate Appraisal Administration and Disciplinary Board
Village Trustee (2017-2023): Village of Glencoe Board of Trustees
President: Realty Club of Chicago (2016)
Vice President: Realty Club of Chicago (2015)
Secretary/Treasurer: Counselors of Real Estate Midwest Chapter (2009-2014)
Mentor: Goldie B Wolfe Miller Women Leaders in Real Estate at Roosevelt University (2008-2010)
Member: Commercial Real Estate Women (CREW)
Member: Real Estate Investment Association (REIA) and Realty Club of Chicago
Member: Lambda Alpha International and Honorary Land Economics Society - Ely Chapter
Member: North Shore Barrington Board of Realtors
Crains Chicago Business: Named as one of Crains 20 Women to Watch 2008

## Licenses

Illinois, Certified General Real Estate Appraiser, 553.001842, Expires September 2023
Illinois, Licensed Real Estate Managing Broker, 471.004757, Expires April 2023
Wisconsin, Certified General Real Estate Appraiser, 2282-10, Expires December 2023
Michigan, Certified General Real Estate Appraiser, 1205076446, Expires July 2024
Indiana, Certified General Real Estate Appraiser, CG42300003, Expires June 2024

## Education

Bachelor of Arts from Washington University.  Phi Beta Kappa.

**glissner@irr.com - 312.565.3423**



# State of Illinois

## Department of Financial and Professional Regulation

### Division of Real Estate

LICENSE NO.
553.001842

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
09/30/2023

CERTIFIED GENERAL REAL ESTATE APPRAISER

GAIL S LISSNER

MARIO TRETO, JR.
ACTING SECRETARY

LAURIE MURPHY
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

15785034

# About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

*Local Expertise...Nationally!*

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**PRELIMINARY ENGINEERING PLANS**

**MYLO Residential – Eastman Street Apartments**

**116-120 W Eastman St., Arlington Heights, Cook County, IL**

**Stormwater Narrative:**

The preliminary engineering plans for The Eastman Street Apartments include the development of a 1.00 acre site into a residential apartment building with a restaurant on the first floor.

It is located along a private section of Highland Avenue between St. James Street and W Eastman Street.

The proposed development is serviced by city water (which includes a watermain extension to Vail Street along St. James Street) and city sanitary sewer, located in St. James Street. The sanitary, storm sewer, and watermain connections are all made along St. James Street.

The entire 1.00 acre site has Volume Control Storage provided using MWRD criteria. To be conservative in the preliminary stage, the entire site was assumed to be impervious. The underground StormTech unit is designed for Volume Control (VC) storage only. Due to the high SHGWL, we are not able to fit both detention and VC storage from a depth standpoint. To meet the detention requirement for the village criteria, we will be doing fee in lieu of detention. Using the Village Detention Calculation Verification worksheet with bulletin 75 rainfall data, and the same conservative impervious assumptions, we will be at a maximum requirement of 18,686 cubic feet. All numbers to be recalculated at the time of Final Engineering.

3/20/2023

# Development Name

## *Detention Calculation Verification: PC # ____*

## *Site Requirements*

| | | | | |
|---|---|---|---|---|
| Site Area = | 1.000 | Acres | Pervious= | 0.000 Acres |
| Allowed Release Rate (Area x 0.18cfs/Ac) = | 0.180 | cfs | Impervious= | 1.000 Acres |
| Weighted "C" Factor = | 0.950 | | Water= | 0.000 Acres |
| | | | Synth Turf= | 0.000 Acres |

| A | B | C | D | E | F | G | H | J | K |
|---|---|---|---|---|---|---|---|---|---|
| Runoff Factor "C" | Storm Duration | | **Updated** Rainfall Intensity "I" | Site Area "A" | Inflow Rate (CxIxA) | Release Rate | Storage Rate | Storage Required | |
| | (min) | (hrs) | (in/hr) | (acres) | (cfs) | (cfs) | (cfs) | (cu-ft) | (Ac-ft) |
| 0.950 | 5 | 0.083 | 12.34 | 1.000 | 11.72 | 0.180 | 11.54 | 3449 | 0.079 |
| 0.950 | 10 | 0.167 | 10.80 | 1.000 | 10.26 | 0.180 | 10.08 | 6060 | 0.139 |
| 0.950 | 15 | 0.25 | 9.26 | 1.000 | 8.80 | 0.180 | 8.62 | 7755 | 0.178 |
| 0.950 | 20 | 0.33 | 7.97 | 1.000 | 7.57 | 0.180 | 7.39 | 8781 | 0.202 |
| 0.950 | 30 | 0.50 | 6.34 | 1.000 | 6.02 | 0.180 | 5.84 | 10517 | 0.241 |
| 0.950 | 40 | 0.67 | 5.27 | 1.000 | 5.01 | 0.180 | 4.83 | 11642 | 0.267 |
| 0.950 | 50 | 0.83 | 4.52 | 1.000 | 4.29 | 0.180 | 4.11 | 12293 | 0.282 |
| 0.950 | 60 | 1.00 | 4.03 | 1.000 | 3.83 | 0.180 | 3.65 | 13135 | 0.302 |
| 0.950 | 90 | 1.50 | 3.03 | 1.000 | 2.88 | 0.180 | 2.70 | 14572 | 0.335 |
| 0.950 | 120 | 2.00 | 2.49 | 1.000 | 2.37 | 0.180 | 2.19 | 15736 | 0.361 |
| 0.950 | 180 | 3.00 | 1.83 | 1.000 | 1.74 | 0.180 | 1.56 | 16832 | 0.386 |
| 0.950 | 240 | 4.00 | 1.48 | 1.000 | 1.41 | 0.180 | 1.23 | 17654 | 0.405 |
| 0.950 | 300 | 5.00 | 1.25 | 1.000 | 1.19 | 0.180 | 1.01 | 18135 | 0.416 |
| 0.950 | 360 | 6.00 | 1.07 | 1.000 | 1.02 | 0.180 | 0.84 | 18068 | 0.415 |
| 0.950 | 420 | 7.00 | 0.97 | 1.000 | 0.92 | 0.180 | 0.74 | 18686 | 0.429 |
| 0.950 | 480 | 8.00 | 0.87 | 1.000 | 0.83 | 0.180 | 0.65 | 18619 | 0.427 |
| 0.950 | 540 | 9.00 | 0.79 | 1.000 | 0.75 | 0.180 | 0.57 | 18484 | 0.424 |
| 0.950 | 600 | 10.00 | 0.72 | 1.000 | 0.68 | 0.180 | 0.50 | 18144 | 0.417 |
| 0.950 | 660 | 11.00 | 0.67 | 1.000 | 0.64 | 0.180 | 0.46 | 18077 | 0.415 |
| 0.950 | 720 | 12.00 | 0.62 | 1.000 | 0.59 | 0.180 | 0.41 | 17669 | 0.406 |
| 0.950 | 1080 | 18.00 | 0.45 | 1.000 | 0.43 | 0.180 | 0.25 | 16038 | 0.368 |
| 0.950 | 1440 | 24.00 | 0.36 | 1.000 | 0.34 | 0.180 | 0.16 | 13997 | 0.321 |
| | | | | | A*D*E | | F-G | C*H*3600 | J/43560 |

Max Volume = 0.429 Acre-Ft
= 18,686 cu-ft

### Orifice Computation

| | | Free Flow | Submerged Flow |
|---|---|---|---|
| 1) Allowed Release Rate, Q(cfs) | 0.180 | | |
| 2) High Water Elevation | | | 0.00 |
| 3) Outfall Water Elevation | - | - | 0.00 |
| 4) Invert Elevation | | | 0.00 |
| 5) Diameter of Restrictor (inch) | | | 0 |
| 6) Cross Section Area (sq ft) | - | 0.000 | 0.000 |
| 7) Head (ft) h = | 0.00 | 0.00 | 0.00 |
| 8) Discharge Coefficient | | | 0.00 |

Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64 <-- Most common=0.61
Projecting 0.50

Q = C*a*(sqrt 2*g*h)

Orifice area: $a = \frac{Q}{C*(\text{sqrt } 2*g*h)}$

Q (cfs) = 0.00 0.000

a(sq ft) = ###### dia(in) = #DIV/0!

# Village of Arlington Heights
# Building & Life Safety Department

## Interoffice Memorandum

**To:** **Jorge Torres, Director of Building & Life Safety**

**From:** **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

**Subject:** **116-120 Eastman – SDC Review**

**PC:** **23-002**

**Date:** **August 14, 2023**

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

2. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official per IFC 2018 D105.4 Obstructions. Please verify that the submittal meets this requirement.

3. Per IBC 1202.1 General, buildings shall be provided with natural ventilation in accordance with Section 1202.5, or mechanical ventilation in accordance with the International Mechanical Code.

4. Per IBC 1204.1 General, every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 or shall be provided with artificial light in accordance with Section 1204.3. Please verify that future submittals will meets this requirement.

5. Per IAC, wall-mounted luminaires (Sconces) are limited to four inches in depth when located between 27 inches and 84 inches from the finished floor level of walks, halls, corridors, passageways, or aisles. Please verify that future submittals will meets this requirement.

6. Provide the slope and slip rate coefficient of the walking surfaces surrounding the pool to the surface drains. Please verify that future submittals will include this info.

7. Per IAC, large pools must have two accessible means of entry, with at least one being a pool lift or sloped entry. Please verify that future submittals will meets this requirement.

8. Note: “A transmittal letter detailing all the changes from the initial review will be required for any additional reviews”

# PLAN COMMISSION PC #23-002
# MYLO Residential
# 116-120 W Eastman St
## Round 4

59. The petitioner has not provided a written response to the Round 3 comments. It is assumed that the petitioner's previous response to review comments remains unchanged. The petitioner shall acknowledge that they accept this understanding.

60. With the addition of the tree grates on Eastman Street, the accessible route is less than 4 ft wide and is non-compliant. The fire connection located at the southeast corner of the building also encroaches into the public right-of-way and accessible route. Provide a minimum of 5 ft for the accessible route. Consider installing curb extensions for a bump-out, or widening the sidewalk by shifting the curb to the south to accommodate the tree grates.

61. The accessible parking stalls located in the garage are located further away from the accessible entrance to the elevators and requires residents to cross the drive aisle.

62. The door to the stairwell located at the southeast corner of the building opens into the drive aisle. Consider recessing the door, or provide pavement striping.

63. The architectural plans show a median between the entrance off of Eastman St and the loading zone, however; the engineering plans do not show the median. Clarify if there will be a median between the loading zone and the entrance.

64. Staff is not in favor of the exit only onto Highland Avenue drive aisle west of the building. The alignment would not prevent vehicles from turning north, and could direct vehicles traveling south to be in oncoming traffic. It is recommended to reverse the traffic flow, with vehicles entering off of Highland Avenue drive aisle, and exiting onto Eastman Street.

Michael L. Pagones, P.E. Date 8/16/23
Village Engineer

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

## DEPARTMENT PLAN REVIEW SUMMARY

### ARLINGTON HEIGHTS MULTI-FAMILY
### 116-120 W Eastman

**Round 1 Review Comments** **08/11/2023**

1. **Character of use:**
   The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard, parking lots, outdoor decks. Landscaping must not create hiding locations and should provide for natural surveillance.

3. **Present traffic problems?**
   There are no traffic problems at this location.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems.

6. **General comments:**

**Address visibility:**

-Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-Interior and exterior of lobby space should utilize signage and increase visibility of addresses and unit numbers. All lobby spaces, elevator landings, etc. should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the

complex layout that may need emergency services. Lobby areas should be equipped with interior signage indicating building number, floor plans, door numbers, etc.

-For each individual unit within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

## Parking Lot and exterior courtyards:

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

- Pedestrian access should be a priority for this project due to the size of the multi-family complex as well as its proximity to other similar multi-family complexes. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-CCTV is an essential part of CPTED and is highly recommended in a parking garage as large as the one proposed for this project. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

## Trash enclosures:

-Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

**Additional Resident Storage Space:**

-Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

**Emergency Contact Information:**

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583

Supervisor's Signature

# Planning & Community Development Dept. Review

August 17, 2023

**REVIEW ROUND 4**

Project: 116-120 W. Eastman Development
116-120 W. Eastman Street

Case Number: PC 23-002

73. Based upon the revised plans, the following approvals are required.:
    a) Planned Unit Development to allow a 136-unit multi-family residential development.
    b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
    c) Conceptual Special Use Permit approval for a restaurant on the subject property.
    d) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.
    e) A variation from Chapter 28, Section 10.2-8, to allow a 22.1' wide drive aisle where code requires a minimum of 24' in width.

74. The previous review comments that have yet to be resolved are still applicable. Should approval of this project be recommended, conditions of approval will still apply relative to usage/elements within the outdoor deck, allocation and usage of the garage parking spaces, provision of a final construction staging plan that is acceptable to the Village, modifications to the streetscape improvements and the provision of complaint ADA access, encroachment of the FDC connection, potential site circulation issues, operation of the garage warning system, etc. Please acknowledge this understanding or provide additional details outlining how these items have been resolved or how the revised plans no longer generate concerns in these areas.

75. Residential parking has been reduced from 1.34 spaces per unit to 1.23 spaces per unit and from 1.22 spaces per bedroom to 1.06 spaces per bedroom. Where will residential guests park? Will any spaces in the garage be reserved/allocated for residential guests? Provide an updated parking management plan detailing how ownership will manage the residential parking to ensure no negative impacts with overflow parking. The plan must be detailed and shall outline where employees of the commercial spaces will park, employees of the residential uses will park, commercial patrons, residential guests, how access to the garage will work for residents and guests, how garage parking will function (assigned or open for all? Included in every lease or only available with an additional charge?), how spaces will be allocated to each unit, which units will be eligible for two parking spaces, the maximum number of spaces that can be leased per unit, etc.

76. The civil, landscape, and architectural plans have not been fully coordinated. Inconsistencies exist in the areas around the bike room/stair-1/pump room, the generator room, and the garage entrance. Please revise accordingly.

77. Provide a revised preliminary construction staging plan. Where feasible, construction trailers and material storage areas shall be located onsite.

78. Section 10.6-2 of the Zoning Code requires that all loading zones have 14' of vertical clearance. Please verify the vertical clearance of the loading zone door as it does not appear to conform to this requirement.

79. A stair tower extending up to 87' in height is now shown on the plans. Why is this element now necessary? Previous iterations of this project did not include a stair tower overrun.

80. Please provide a response to the four hardship criteria relative to the variation required for the 22' wide drive aisle.

81. Once a new date with the Plan Commission has been determined, new public hearing notification signage must be placed on the site and public hearing notification letters will need to be sent out.

82. Please provide a summary of the Aug. 6th meeting that was held with HANA.

83. The label and description of fixture F04 on the photometric plan do not match. Please revise the plans to clearly show the type and power of the proposed fixture. You're encouraged to utilize one of the less intense/less powerful versions of the fixture. Additionally, the photometric plan incorrectly identifies the manufacturer of F05. It is also encouraged that the 10-watt version of fixture F02 be utilized.

Prepared by: 

Eastman Development
116-120 W. Eastman Street
PC #23-002
August 16, 2023

**Landscaping**

*Public Property*

1. Along Eastman, please substitute the proposed Maples for a more suitable species.

*Private Property*

1. Provide a shade tree within the landscape island at the corner of St. James Street and Highland Avenue.
2. In addition to the ornamental trees and shrubs along St. James Street, please provide a mix of perennials.
3. A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

# Village of Arlington Heights
# Building & Life Safety Department

## Interoffice Memorandum

**To:** **Jorge Torres, Director of Building & Life Safety**

**From:** **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

**Subject:** **116-120 Eastman – SDC Review**

**PC:** **23-002**

**Date:** **August 14, 2023**

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

   Response: We have designed the project to comply

2. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official per IFC 2018 D105.4 Obstructions. Please verify that the submittal meets this requirement.

   Response: We will comply with this requirement

3. Per IBC 1202.1 General, buildings shall be provided with natural ventilation in accordance with Section 1202.5, or mechanical ventilation in accordance with the International Mechanical Code.

   Response: The building will comply with this requirement

4. Per IBC 1204.1 General, every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1204.2 or shall be provided with artificial light in accordance with Section 1204.3. Please verify that future submittals will meets this requirement.

   Response: The floor and unit plans comply with this requirement

5. Per IAC, wall-mounted luminaires (Sconces) are limited to four inches in depth when located between 27 inches and 84 inches from the finished floor level of walks, halls, corridors, passageways, or aisles. Please verify that future submittals will meets this requirement.

   Response: The building permit plans will show compliance with this requirement.

6. Provide the slope and slip rate coefficient of the walking surfaces surrounding the pool to the surface drains. Please verify that future submittals will include this info.

   Response: The slopes and slip rate coefficient will be shown on permit plans.

7. Per IAC, large pools must have two accessible means of entry, with at least one being a pool lift or sloped entry. Please verify that future submittals will meets this requirement.

   Response: We need confirmation that our pool is considered a large pool requiring this provision

8. Note: “A transmittal letter detailing all the changes from the initial review will be required for any additional reviews”

**PLAN COMMISSION PC #23-002**
**MYLO Residential**
**116-120 W Eastman St**
**Round 4**

59. The petitioner has not provided a written response to the Round 3 comments. It is assumed that the petitioner's previous response to review comments remains unchanged. The petitioner shall acknowledge that they accept this understanding.

Response: We have provided a written response to Round 3 comments

60. With the addition of the tree grates on Eastman Street, the accessible route is less than 4 ft wide and is non-compliant. The fire connection located at the southeast corner of the building also encroaches into the public right-of-way and accessible route. Provide a minimum of 5 ft for the accessible route. Consider installing curb extensions for a bump-out, or widening the sidewalk by shifting the curb to the south to accommodate the tree grates.

Response: Tree grates have been shifted to provide a 5 ft accessible route.

61. The accessible parking stalls located in the garage are located further away from the accessible entrance to the elevators and requires residents to cross the drive aisle.

Response: The accessible parking spaces are located where they can be accommodated.

62. The door to the stairwell located at the southeast corner of the building opens into the drive aisle. Consider recessing the door, or provide pavement striping.

Response: We added pavement striping to that door.

63. The architectural plans show a median between the entrance off of Eastman St and the loading zone, however; the engineering plans do not show the median. Clarify if there will be a median between the loading zone and the entrance.

Response: We will co-ordinate between all plans

64. Staff is not in favor of the exit only onto Highland Avenue drive aisle west of the building. The alignment would not prevent vehicles from turning north, and could direct vehicles traveling south to be in oncoming traffic. It is recommended to reverse the traffic flow, with vehicles entering off of Highland Avenue drive aisle, and exiting onto Eastman Street.

Response: : The original plan had a full access driveway serving the inbound and outbound movements to the parking garage. With input from the neighbors, the inbound access was move to Eastman Street and the outbound exit drive was restricted to left turns out to go southbound to Eastman Street or Northwest Highway. The goal of these changes was to reduce vehicular noise and activity on the west side of the building and to eliminate garage traffic's headlights from pointing north toward the houses. Reversing the driveway to an inbound right-only will substantially increase the vehicle lights pointing north toward the houses.

The design of the left-out out only drive is at an angle with a minimal radius at the junction of the drive and Highland Avenue which makes is difficult to turn into the northbound lane. To help reinforce the proper turning path to the southbound lane of Highland Avenue, a skip-dash radial line could be added directing exiting traffic into the southbound lane. Also, directional arrows and a centerline striping could be added on Highland Avenue to further show that this is a two-way street.

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

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

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## DEPARTMENT PLAN REVIEW SUMMARY

### ARLINGTON HEIGHTS MULTI-FAMILY
### 116-120 W Eastman

**Round 1 Review Comments** **08/11/2023**

**1. Character of use:**
The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended.

Response We do not understand this comment. The only 'grounds' is the arcade along Highland and that provides access to guest parking space.

**2. Are lighting requirements adequate?**
Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard, parking lots, outdoor decks. Landscaping must not create hiding locations and should provide for natural surveillance.

Response: A final lighting plan will be provided at the time permits are submitted.

**3. Present traffic problems?**
There are no traffic problems at this location.

Response: We agree

**4. Traffic accidents at particular location?**
This is not a problem area in relation to traffic accidents.

Response: We agree

**5. Traffic problems that may be created by the development.**
This development should not create any additional traffic problems.

Response: We agree

**6. General comments:**

**Address visibility:**

-Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.

Response: We will provide examples and locations of signage at the time permits are submitted.

-Include signage for “No Trespassing,” “No Loitering” and/or “No Solicitation.”

Response: We will work with Village staff as to what signage will be required

-Interior and exterior of lobby space should utilize signage and increase visibility of addresses and unit numbers. All lobby spaces, elevator landings, etc. should prominently/adequately display floor plans. This is essential for first responders as well as persons unfamiliar with the complex layout that may need emergency services. Lobby areas should be equipped with interior signage indicating building number, floor plans, door numbers, etc.

Response: A sign plan will be submitted at the time permits are submitted.

-For each individual unit within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Response: There is only one address for the building which is shown on the elevation along Eastman.

**Parking Lot and exterior courtyards:**

- Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

Response: Parking ratios will be addressed by a separate response; Emergency telephones will be provide.

- Pedestrian access should be a priority for this project due to the size of the multi-family complex as well as its proximity to other similar multi-family complexes. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

Response; The site plan and entrance locations respond to these concerns.

- CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

Response: The entrance to the garage is on Eastman; the exit from the garage is on Highland

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

Response: We will comply

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also

deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

Response: A lighting plan has been submitted

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

Response: There are no outdoor parking lots except for spaces along Highland so tall lighting fixtures are not appropriate.

-CCTV is an essential part of CPTED and is highly recommended in a parking garage as large as the one proposed for this project. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Response: We will investigate the possibility of providing for a CCTV system. The issue is who would monitor the cameras.

**Trash enclosures:**

-Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

Response: Trash enclosures are internal to the building so no foraging will be possible

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Response; See above

**Additional Resident Storage Space:**

-Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

Response: There are no residential storage facilities.

**Emergency Contact Information:**

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Response: This will be provided after construction of the building is completed.

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

# Planning & Community Development Dept. Review

August 17, 2023

**REVIEW ROUND 4**

Project: 116-120 W. Eastman Development
116-120 W. Eastman Street

Case Number: PC 23-0027

73. Based upon the revised plans, the following approvals are required.:

a) Planned Unit Development to allow a 136-unit multi-family residential development.
b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
c) Conceptual Special Use Permit approval for a restaurant on the subject property.
d) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.
e) A variation from Chapter 28, Section 10.2-8, to allow a 22.1' wide drive aisle where code requires a minimum of 24' in width.

Response: We agree that these approvals are required.

74. The previous review comments that have yet to be resolved are still applicable. Should approval of this project be recommended, conditions of approval will still apply relative to usage/elements within the outdoor deck, allocation and usage of the garage parking spaces, provision of a final construction staging plan that is acceptable to the Village, modifications to the streetscape improvements and the provision of complaint ADA access, encroachment of the FDC connection, potential site circulation issues, operation of the garage warning system, etc. Please acknowledge this understanding or provide additional details outlining how these items have been resolved or how the revised plans no longer generate concerns in these areas.

Response: All of the required responses have been submitted with our prior submittal or will be updated with this submission.

75. Residential parking has been reduced from 1.34 spaces per unit to 1.23 spaces per unit and from 1.22 spaces per bedroom to 1.06 spaces per bedroom. Where will residential guests park? Will any spaces in the garage be reserved/allocated for residential guests? Provide an updated parking management plan detailing how ownership will manage the residential parking to ensure no negative impacts with overflow parking. The plan must be detailed and shall outline where employees of the commercial spaces will park, employees of the residential uses will park, commercial patrons, residential guests, how access to the garage will work for residents and guests, how garage parking will function (assigned or open for all? Included in every lease or only available with an additional charge?), how spaces will be allocated to each unit, which units will be eligible for two parking spaces, the maximum number of spaces that can be leased per unit, etc.

Response: The proposed residential parking garage has 167 parking spaces which provides 1.23 spaces per unit or 1.06 spacers per bedroom. Many sources of data was reviewed and supported the proposed residential parking supply. The Village Zoning Code requires less parking, 142 spaces, than what is proposed. Arlington Heights census data shows that the parking demand is less than 0.76 vehicles per bedroom or 120 spaces.

National and local data on apartment parking representing 41 apartment developments with an aggregate total of 10,872 units was also reviewed. This data showed that the overall parking demand is less than one vehicle per bedroom and only one site of the 41 exceeded 1.06 vehicles per bedroom (1.11). Parking demand per

bedroom correlates better with the residential population that generates parking than the per unit calculation. More bedroom per unit results in more people resulting in more parking per unit. The proposed development only has 18 2-bedroom units or 13% of the total unit mix.

76. The civil, landscape, and architectural plans have not been fully coordinated. Inconsistencies exist in the areas around the bike room/stair-1/pump room, the generator room, and the garage entrance. Please revise accordingly.

Response: The various plans have been revised to be consistent.

77. Provide a revised preliminary construction staging plan. Where feasible, construction trailers and material storage areas shall be located onsite.

Response: A revised construction staging plan will be submitted

78. Section 10.6-2 of the Zoning Code requires that all loading zones have 14' of vertical clearance. Please verify the vertical clearance of the loading zone door as it does not appear to conform to this requirement.

Response: The loading dock door height was increased to 14'-0"

79. A stair tower extending up to 87' in height is now shown on the plans. Why is this element now necessary? Previous iterations of this project did not include a stair tower overrun.

Response: A prior comment noted the requirement for a stair overrun above the roof. This submittal complies with this prior requirement. We still meet the height limitations.

80. Please provide a response to the four hardship criteria relative to the variation required for the 22' wide drive aisle.

The 22 ft. drive aisle is the maximum aisle width that can be achieved adjacent to the lower level elevators without reducing the total parking count. As we continue to discuss we are working to provide as many parking spaces within the building as will fit. We have already reduced the unit count and reconfigured the building so as to address the single family homes across St. James. The site width limits how wide the drive aisles can be and still provide sufficient parking.

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property:
Our site is across St. James from a lower density district and within the B5 district. The width of the drive aisle is compatible with the limited use of the lower level parking spaces and was needed to be reduced to maintain parking.

The plight of the owner is due to unique circumstances, which may include length of time the subject property was been vacant as zoned:
The existing buildings on the property have outlived their usefulness and in fact provide a negative effect on the neighborhood across St. James. The site itself, even with utilizing a portion of Highland cannot accommodate the needed parking with 24ft. drive aisles.

The propose variation is in harmony with the spirit and intent of this Chapter:
We are providing significantly more parking than what is required under the code based on our proposed number of units. Our view is that the Code would rather have the developer provide this additional parking with a slightly drive aisle than to eliminate parking with a 2 ft. wider drive aisle.

The variance requested is the minimum variance necessary to allow for the reasonable use of the property:
We have significantly reduced the residential density in order to provide for a building that the community can accept. Our proposal is the most reasonable use of the property which will replace the old buildings currently located on the Property.

Once a new date with the Plan Commission has been determined, new public hearing notification signage must be placed on the site and public hearing notification letters will need to be sent out.

Response: New notice will be posted and sent once the date is known

82. Please provide a summary of the Aug. 6th meeting that was held with HANA.

Response: Many of the members supported the changes to the building. A few members are still seeking a more traditional building which we cannot agree to. At the DRC meeting a very vocal neighbor located directly across St. James congratulated us on the design changes.

83. The label and description of fixture F04 on the photometric plan do not match. Please revise the plans to clearly show the type and power of the proposed fixture. You're encouraged to utilize one of the less intense/less powerful versions of the fixture. Additionally, the photometric plan incorrectly identifies the manufacturer of F05. It is also encouraged that the 10-watt version of fixture F02 be utilized.

Response; This will be shown on permit plans.

Prepared by: _____

Eastman Development
116-120 W. Eastman Street
PC #23-002
August 16, 2023

**Landscaping**

*Public Property*

1. Along Eastman, please substitute the proposed Maples for a more suitable species.

   Response: The proposed maples along Eastman have been substituted for ginkgoes.

*Private Property*

1. Provide a shade tree within the landscape island at the corner of St. James Street and Highland Avenue

   Response: A shade tree has been added to the landscape island.

   In addition to the ornamental trees and shrubs along St. James Street, please provide a mix of perennials.

   Response: The proposed landscaping along St James St now includes a mix of perennials.

2. A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

   Response: This requirement will be complied with

*VILLAGE OF ARLINGTON HEIGHTS*

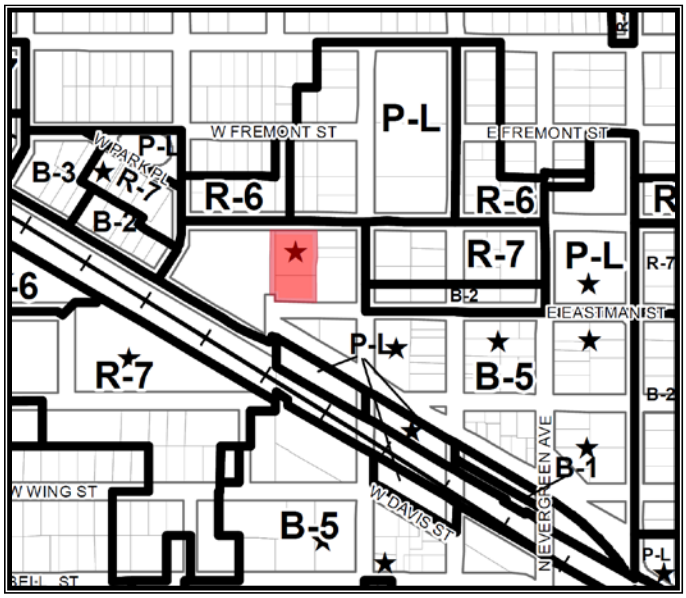
# STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 23-002*
***Project Title**: 116-120 W Eastman Redevelopment*
***Address**: 116-120 W. Eastman Street*
***PIN's**: 03-29-316-001, 03-29-316-008*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: May 24, 2023*
***Date Prepared**: May 19, 2023*

***Petitioner**: Mylo Residential Arlington Heights Property LLC*
*Joe Taylor*
***Address**: 202 S. Cook Street – Suite 210*
*Barrington, IL 60010*

***Existing Zoning**: B-5 Downtown District*
***Comprehensive Plan**: Mixed-Use*




***SURROUNDING LAND USES***

| Direction | Existing Zoning | Existing Use | Comprehensive Plan |
|---|---|---|---|
| **North** | R-6: Multiple-Family Dwelling District<br>P-L: Public Lands District | Single-family homes, at-grade parking lot. | Single-Family Attached |
| **South** | B-5: Downtown District | Single-story retail sales building | Mixed-Use |
| **East** | B-5: Downtown District | Two-story office building | Mixed-Use |
| **West** | B-5: Downtown District | Village Bank & Trust | Mixed-Use |

*Requested Action:*

1. Planned Unit Development to allow a 150-unit multi-family residential development on the subject property.
2. Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
3. Conceptual Special Use Permit approval for a restaurant on the subject property.

*Variations Required:*

- Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow 150 units on a 43,438 square foot lot where code requires a minimum lot size of 46,500 square feet.
- Chapter 28 of the Municipal Code, Section 6.1-5.1, to allow tandem parking spaces.

**Project Background:**

The subject property is 43,581 square feet in size (1 acre) and currently occupied by two office buildings, each of three stories in height. Along the western side of the site there is a private street (Highland Avenue) that is split between the subject property and the property to the west and located within a 33-foot wide easement for pedestrians and motor vehicles. Half of that easement is located on the subject property (16.5') and the other half is located on the property to the west (210 W. Northwest Highway). The subject property was originally approved as a PUD in 1965 to allow a three-story office building and a seven-story apartment building with 65 units. After the three-story office building was constructed on the north side of the site, the PUD was amended in 1968 to eliminate the residential component and construct a second three-story office building in its place. To the west of the site is a B-5 zoned property developed with a multi-tenant office building including a real estate office (Baird & Warner) and the Village Bank & Trust (including drive-thru lane). To the east of the site is a B-5 zoned property developed with a two and a half story office building occupied by AT&T. To the south is single-story commercial building in the B-5 District and to the north are single-family homes zoned R-6 (Multiple-family Dwelling District) and a surface parking lot owned by the Village (zoned P-L Public Land).

Existing access to the site comes from a curb cut on St. James Street to the north and a curb cut on Eastman Street to the south. Additionally, the shared private drive aisle on the west of the site (Highland Avenue) provides a third means of ingress/egress, which operates in a one-way fashion from south to north and connects St. James Street to Eastman Street.

The petitioner, Mylo Residential Arlington Heights Property LLC, has purchased the property and is proposing demolition of the existing buildings and site improvements, and constructing a seven story multi-family rental building with 150 residential units and ground floor commercial space intended to be leased to a restaurant. The development would consist of 15 two-bedroom units (10%), 113 one-bedroom units (75%), and 22 studio units (15%). The ground floor would include approximately 2,000 square feet of commercial space. No commercial space is contemplated along the northern side of the building. On the third floor, the building would be recessed on the western elevation to create a west facing pool deck including lounge chairs and a barbeque station. Additional building setbacks would be located on the north side of the site, where the structure would taper in above the 2$^{nd}$ floor so that floors three through seven are setback no less than 20' from the northern property line. The 7$^{th}$ floor would include a "sky lobby" amenity area on the southwest side of the building.

A partial basement would include 39 below grade parking stalls and the first and second floors of the building would include 162 parking stalls for a total of 201 interior garage spaces, which would be used by the residential tenants of the building. Along Highland Avenue, the streetscape would be altered to include 14 surface parking stalls along the western side of the building, which would be for customers/employees of the restaurant and guests of the residential tenants. In sum, the development would include 215 private parking stalls.

The entrance into the garage would come from the shared private street (Highland Avenue), which would be widened slightly and converted to allow two-way traffic. Access into the garage would be controlled by a garage door and sound/light pedestrian warning system. There would be one curb cut along Eastman located at the south of the site, which would lead to a 10' x 35' loading zone at the southeast corner of the building. Fifteen bike parking spaces would be located within a storage room inside the garage.

The key development attributes and primary code analysis is shown in the chart on the next page:

**Key Development Attributes**

| | Eastman Development |
|---|---|
| **Total Number of Units** | 150 |
| **Studio** | 22 |
| **1-Bdrm*** | 113 |
| **2-Bdrm** | 15 |
| **Commercial (Sq. Ft.)** | 1,967 sq. ft. |
| **Height** | 82' |
| **Overall Number of Bedrooms** | 165 |
| **Bedrooms Per Unit*** | 1.1 |
| **Parking Stalls (Residential)** | 201** |
| **Parking Stalls Per Unit (Residential)** | 1.34 |
| **Parking Stalls Per Bedroom (Residential)*** | 1.22 |
| **Parking Stalls (Non-Residential)** | 14 |

* There are 36 one-bdrm + den units which were considered as having one bdrm

** Both spaces in the tandem parking stalls were included

**Code Analysis**

| **Setbacks** | **Proposed** | **Required/Allowed** |
|---|---|---|
| North | 0.64' | No requirement |
| South | 0.94' | No requirement |
| East | 0' | No requirement |
| West | 6.11' | No requirement |
| **Building Height** | 82' (Bldg. roof)<br>89' (Stairway tower) | 90' maximum |
| **Dwelling Units Per Acre** | 150 | 140 |
| **Minimum Lot Size (density)** | 43,581 sq. ft. | 46,500 sq. ft. min. |
| **Total Parking Spaces** | 215 | 160 minimum |
| **Parking Spaces Required (residential)** | 201 | 154 minimum |
| **Parking Spaces Required (commercial/office)** | 14 | 6 minimum |

**Downtown Master Plan and Building Height:**

The Downtown Master Plan, as amended in 2007, provided a wide range of recommendations to improve upon and guide development within Downtown Arlington Heights, ensuring that it remains the business, cultural and entertainment heart of Arlington Heights. Although the subject property was just outside the boundary of the study area within the plan, it is considered part of the downtown core and the proposed development helps to achieve several of the objectives identified in the Plan:

1. *Promote diversity and concentration of use in the downtown core*. The proposed development includes a high concentration of residential uses complimented with a moderate ground floor

commercial space, providing diversity of use. The residents will patronize downtown Arlington Heights businesses, contributing to the vibrancy and diversity of commercial opportunities within the downtown core.

2. *Create a quality pedestrian environment*. The proposed development will refurbish the downtown streetscape along Eastman and will incorporate decorative paving through the southwest corner of the site and along the private portion of Highland Avenue. Public pedestrian access through the private portion of Highland Avenue will be preserved.
3. *Strengthen downtown's residential base by encouraging additional residential development*. The Eastman development will add 150 units to the downtown Arlington Heights residential housing supply.

The maximum building height within the B-5 District is 90 feet, and the proposed project, at 82' in height (89' to top of stair tower) is compliant with this restriction. It should be noted that the B-5 regulations allow buildings up to 140 feet in height, provided that they qualify for certain height bonuses as outlined within the Zoning Code. The proposed development has not opted to take advantage of the height bonus allowances within the B-5 District and is slightly below the maximum permitted height. Although the subject property is outside of the primary study area within the Downtown Master Plan, the Plan and task force included recommendations for sites on the fringe of the downtown area, including the subject property. For this area, the Plan recommended buildings between 70'-100' in height. The proposed structure, at 82' in height, complies with this recommendation.

The building height is similar and compatible to other mid-rise structures within the B-5 Downtown District. Moreover, a detailed comparison to the existing mid-rise structures within downtown Arlington Heights shows that the proposed building is on the lower end of the varied mid-rise building heights in downtown Arlington Heights and the B-5 District. The table below shows the subject property in relation to the approximate height of similar multi-story B-5 developments. Exhibit 1 at the end of this report includes a graphic that visually depicts the proposed building height in relation to the existing building heights in Downtown Arlington Heights to the south and southeast.

| **South of Metra Tracks:** | **Height** |
|---|---|
| Dunton Tower | 138' |
| Arlington Town Square | 140' |
| Metropolis Building: | 81' |
| Village Green Development: | |
| Campbell Building | 98' |
| Vail Building | 93' |
| Wing Building | 116' |
| Metro Lofts | 84' |
| Arlington 425 (approved heights): | |
| Campbell Building | 111' |
| Chestnut Building | 58' |

| **North of Metra Tracks:** | **Height** |
|---|---|
| Hancock Square: | |
| East Building | 97' |
| West Building | 67' |
| 201 N Vail | 85' |
| Parkview | 89' |

| | |
|---|---|
| **Proposed Development** | 82' (roofline) |

With regards to the single-family structures to the north and northwest, the proposed development has included the aforementioned 20' building setback after the 2nd floor on the north side of the building to create a more compatible structure given the single-family residential community to the north/northwest.

**Zoning and Comprehensive Plan**

The subject property is zoned B-5, Downtown District, which allows mixed-use development with ground floor commercial spaces and multi-family units above. However, multi-family uses without ground floor commercial spaces are not a permitted use within Downtown Arlington Heights. At less than 2,000 square feet in size and around only 6% of the overall ground floor footprint, the size of the commercial space is not large enough to qualify this development as "mixed-use". Accordingly, a Land Use Variation to allow a predominately multi-family residential development is required. Additionally, all developments in the B-5 District are required to receive Planned Unit Development (PUD) approval. With regards to the requested Land Use Variation and property usage, the petitioner as submitted a written response to the four criteria necessary for variation approval, which has been transmitted to the Plan Commission as part of the materials for this application. The four standards for approval are:

- **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.**

With regards to the proposed use, the Staff Development Committee concurs with the petitioner that the necessary criteria for approval have been met and notes the following:

1. The location of the subject property, on the northern edge of downtown Arlington Heights, makes the small size of the ground floor commercial space preferable. A code compliant commercial space at 50% or more of the ground floor, would bring activity and traffic closer to the single-family homes along St. James Street. The small size of the ground floor commercial space, at 2,000 square feet, in combination with its location at the southernmost portion of the site, helps to make this development more compatible with neighboring uses while still maintaining street front activity on the south side of the site adjacent to downtown.
2. The location of the property on the fringe of the Downtown area is somewhat unique with single-family homes located directly across the street. The existing office space on the subject property is vacant, somewhat blighted and in need of revitalization, and the office market is trending towards increased vacancy over the last several years.
3. The proposed multi-family use does not represent a threat to the public heath, safety, morals, comfort, or general welfare of the people working or residing in the vicinity of the subject property. Multi-family uses in fringe B-5 locations adjacent to single-family homes can be found in other areas of Downtown Arlington Heights.
4. The requested variation is the minimum variation necessary to allow a reasonable development on the subject property.

Two additional variations are required, one relative to density and one relative to the provision of tandem parking spaces. Each variation will be discussed in detail later within this report.

It should be noted that any future restaurant within the commercial space will need approval of a Special Use Permit or Special Use Permit Waiver (if eligible). Since a tenant has not yet been identified for the commercial space, only conceptual approval of the future restaurant can be granted at this time. In order to qualify for a liquor license, the provision of food service will be required.

The Comprehensive Plan designates the property as Mixed-Use and the proposed multi-family use (with limited commercial space) is generally compatible with this designation. No amendment to the Comprehensive Plan is warranted. Impact fees (schools, parks, library) shall be required for all residential units within the development.

**Market Study**

The petitioner has submitted a comprehensive market study that analyzed the local market conditions and evaluated the proposed development in relation to potential competitors. The study has found similar developments in the Northwest Suburban Cook County submarket to be at 97.5% occupancy, noting that 95% occupancy is considered full. The study finds that the "full" state of the multi-family rental market means that pricing will continue to escalate with rents rising 3-4% per year. At an expected average rental rate of $2.89 per square foot, the proposed development is on the higher end compared to the approximately 2,900 rental units studied within the submarket area. However, the study finds that the desirable location in downtown Arlington Heights, in combination with the generous amenities within the development, will lead to an absorption rate of around 9-10 units per month, which is in line with industry standards.

**Conceptual Plan Review Committee**

On July 13, 2022, the petitioner appeared before the Conceptual Plan Review Committee for a preliminary review of the development concept. The Conceptual Plan Review Committee members were generally favorable towards the project and did not express any major concerns. There were some questions on the location of the structure directly abutting the eastern property line and future redevelopment on the property to the east, and the committee members encouraged the petitioner to hold a neighborhood meeting with surrounding property owners prior to appearing before the Plan Commission.

**Neighborhood Meeting**

In early August of 2022, the petitioner sent invitations to all neighboring property owners within 250 feet of the property informing them of a neighborhood meeting they could attend on August 23, 2022. On the evening of August 23, the petitioner met with some of the neighboring property owners to present their concept and understand what concerns the neighbors may have. Per the petitioner, three main concerns were identified: 1) traffic on St. James Street and neighborhoods desire to restrict Highland Avenue access to St. James Street, 2) modifications to the garage façade to make it more compatible with the residential neighborhood to the north/northwest, and 3) the possibility of reducing the height of the structure by placing parking underground.

**Design Commission**

The petitioner appeared before the Design Commission on March 13, 2023 to discuss the building architecture and compatibility of the design. The Commission required modifications to improve the appearance and to address certain issues, and continued the project until the next month. Subsequently, on April 12, 2023, the Design Commission voted 4-0 in favor of a recommendation of approval of the project, subject to two recommendations and one condition of approval. The recommendations dealt with confirming details on the project rendering and the requirement relates to the positioning of the louvers on the garage to prevent light spillover to the residential homes to the north.

**Housing Commission & Affordable Housing**

Per the Village's Inclusionary Housing Ordinance, 7.5% of the units within the development must be on-site units meeting the provisions of the Inclusionary Housing Ordinance (IHO) relative to affordability. The

developer has two options to comply with this requirement; 1) provide all 7.5% of units as on-site affordable units, or 2) provide a minimum of 5% of the units as onsite affordable units and pay a fee for the remaining 2.5% of affordable units required-but-not-provided onsite.

On April 19, 2023, the petitioner appeared before the Housing Commission, which resulted in a 5-0 recommendation of approval of the project, which will provide a minimum of 10 onsite affordable units within the development and provide a fee-in-lieu-of payment for the remaining units required-but-not-provided onsite. It should be noted that Section 7-1709, Development Cost Offsets, of the Inclusionary Housing Ordinance allows density bonuses (at the discretion of the Village Board) equal to no more than one market rate dwelling unit for each required affordable dwelling unit constructed within the building. At 150 units proposed on the site, the development is 10 units above maximum allowable density requirements for the B-5 District. Accordingly, the following variation is required:

- **Variation to Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow 150 units on a 43,438 square foot lot where code requires a minimum lot size of 46,500 square feet (or 140 units).**
- **Section 7-1709: Density Bonuses. At the discretion of the Village Board, a density bonus may be provided equal to no more than one market rate dwelling unit for each required affordable dwelling unit constructed on the site of the Covered Development Project.**

The Staff Development Committee believes that the necessary justification for approval have been met as the requested density increase complies with the density bonus provisions as allowed by the IHO. The increase in units is the minimum necessary to comply with code; no increase beyond the IHO allowed bonus has been requested.

**Impact on School Districts**

Given the high proportion of studio and one-bedroom units (90% of the overall unit mix), it is not expected that the proposed development will result in a substantial increase in student enrollment. Using enrollment data from similar market rate rental developments in downtown Arlington Heights from the last five years, staff anticipates that the proposed development will yield approximately four elementary aged children, two middle school aged children, and three high school aged children, for a total of nine additional students within the local school system. The subject property feeds to Olive-Mary Stitt Elementary School, which is currently undergoing a building addition to allow for increased student enrollment. Staff reached out to School District #25 and #214 to provide them info on the development and estimated enrollment figures.

**Construction Staging**

The petitioner has provided a preliminary construction staging plan as part of their Plan Commission application. As part of building permit review, the petitioner will be required to provide a final construction schedule and logistics plan that identifies staging areas, material storage, lane closures, and construction worker parking for review and approval by the Village. Construction traffic shall be limited to pre-approved lanes and locations to be determined by the Village, and construction entrances must be designed to keep truck traffic off of St. James Street. Emergency access must be maintained at all times during each phase. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors, and patrons of the downtown and nearby vicinity. The developer shall explore a temporary construction easement with the neighboring property to the west, which would allow Highland Avenue to be partially closed and the construction trailer and material storage to be relocated to Highland Avenue and away from the residential areas to the north.

**Site & Building Analysis:**

Overall, the site has been thoughtfully designed with the primary activity components isolated to the south of the site and closer to downtown, while the north side of the site is less active and has been designed to minimize disturbance to the single-family homes to the north. Specifically, the southern side of the site includes the primary entrance to the apartment building, commercial business entrance, and loading zone. Utility infrastructure was sited on the southwest side of the building and screened with building walls. The terraces on the north will be private for the residents of each unit and not active spaces for the larger building community. The pool deck was located on the western side of the building and does not directly face any single-family homes.

In working with staff, the petitioner has made several additional improvements to the project:

- Reduced the overall density from 154 units to 150 units.
- Increase the parking supply from 180 parking spaces to 201 parking spaces for the residential units.
- Increased the number of onsite affordable units from 8 to 10.
- Relocated the garage driveway entrance from St. James Street (as proposed in the conceptual planning stage) to Highland Avenue.
- Included a 20' third floor building setback along the north side of the site.

There are several key areas of the plan that merit discussion as outlined below:

*Building Considerations*:

In order to facilitate safe pedestrian movements across the garage entrance along the western side of the building, the structure will be equipped with an audio/visual warning system consisting of lights and verbal "warning" queues. Given that that access to the garage will be controlled by a garage door, cars will be entering and exiting the garage at a slow rate of travel, however, the additional warning system will ensure that pedestrian safety is maintained. The audio/visual system will be required to include a mechanism to reduce the volume of the warning queues during overnight times.

The petitioner has done a good job of locating utility/back-of-house building elements, such as the generator, transformer, and utility meters to locations that are screened and/or less visible from public view. However, the height of the proposed transformers along the western side of the building is not yet known, whereas the building wing walls, which provide screening for the transformers, are proposed at 6' in height. Should the transformers be taller than 6' in height, the size of the building wing walls will need to be increased. As such, the SDC recommends a condition of approval requiring all building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, etc.) be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within sound attenuation structures. Prior to issuance of a building permit, additional information/manufacturers specifications on sound levels and attenuation (and capacity for additional sound attenuation around larger mechanical units) must be provided for Village review. With regards to the rooftop mechanical units, the location of the northernmost Roof Top Unit (RTU) shall be shifted further south, as feasible, and screened with additional sound buffering panels as determined necessary by the Village.

Although the pool deck is proposed along the western elevation of the building and partially shielded from the single-family homes to the north/northwest, usage of the pool could potentially create a nuisance if left unsupervised. The petitioner has stated that no exterior speakers will be installed on the outdoor pool/BBQ

grilling deck, and hours of operation will prohibit usage between 10:00pm to 10:00am Sunday through Thursday and from 11:00pm to 10:00am on Friday and Saturday. Any personal speaker usage on the outdoor deck must cease by 9:00pm on any day. Usage of the outdoor deck area must abide by these restrictions and the petitioner must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or cause excessive nuisances, and a condition of approval outlining such has been included below.

The Building and Life Safety Department and Fire Department have both reviewed the Eastman project and do not have any significant concerns relative to fire/emergency services access. The proposed structure will be required to comply with all applicable building and fire code requirements. The petitioner must continue to work with the Village on the design of the Fire Department Connection (FDC) on the south side of the building. As the building wall is only 1-foot setback from the sidewalk/public way, the FDC must be low profile/flush against the building wall to avoid encroachment out into the public way. A condition of approval to address this has been recommended below.

Finally, the petitioner shall continue to work with the Village on the proposed lights along the northern elevation to the buildings. Specifically, five lights have been proposed along the northern elevation, to be mounted at 13' in height. Staff would like to ensure that this equipment is angled downwards and includes features to shield/block glare and spillover, and the petitioner shall be required to work with the Village to ensure that they are angled towards the ground and include adequate shielding/cutoffs.

*Streetscape Improvements*

The petitioner will be required to reconstruct the streetscape along the north side of Eastman abutting the subject property. The existing streetscape in this location does not contain any street trees and includes one light pole that is located in the middle of the sidewalk. The developer will be required to install a streetscape along Eastman that is compatible with Village standards, including a minimum of three street trees (either in tree grates or raised planting beds), new sidewalk, and removal/relocation of the light pole in the middle of the sidewalk to a code compliant location. Final details need to be worked out relative to ADA accessible aisles/tree grates, positioning of a new light pole, parking bump-out, and egress doors opening into the public way. The final streetscape along Eastman shall be consistent with Downtown standards and certain modifications may be required at time of building permit (additional sidewalk width, revised tree grates, recessed building doors, sidewalk bump-out at corner, etc.) at the discretion of the Village. A public access easement along a portion of the private sidewalk on Eastman may be required to comply with ADA regulations.

As the private drive aisle (Highland Street) that runs between the subject property and neighboring property to the west is proposed for two-way traffic, new stop signs must be installed. Specifically, a stop sign shall be installed at the northbound approach of the St. James/Highland Avenue intersection, and also at both the eastern and western approaches to the intersection of Highland Avenue/Eastman Street/neighboring property drive aisle. The petitioner will be required to work with the Village to implement these improvements. The Village is also exploring the possibility of a 15-minute loading zone along Eastman Street in close proximity to the building entrance, which could be utilized by parcel carriers and for residential

deliveries. Additionally, the Village is exploring the possibility of a curbed bump-out at the sidewalk crossing on Eastman.

**Infrastructure**

Preliminary engineering plans have been provided and reviewed as part of this Plan Commission application. Stormwater detention will be required to comply with all applicable Village and MWRD standards, and an underground detention vault has been proposed underneath the private portion of Highland Avenue. As part of building permit issuance, the Village will verify that the structural design of the vault will be sufficient to carry the load of anticipated trucks and fire engines.

In order to provide water to the site, an 8-inch watermain will need to be extended along St. James Street from Vail Avenue west to the development, which expense shall be borne by the developer and shall require an Illinois Environmental Protection Agency (IEPA) permit.

**Parking and Traffic:**

The petitioner has provided a traffic and parking study by a certified traffic engineer, which has assessed access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. With regards to traffic, the existing site is occupied by two office buildings totalling approximately 55,500 square feet of floor area, which is currently vacant. To be conservative, the study took traffic counts in January of 2022 while the office buildings were still partially occupied. The traffic consultant took these base traffic counts and added anticipated traffic based on full occupancy of the existing buildings with 55,500 square feet of office space. They then took the base counts and added the anticipated traffic volumes from the proposed Eastman development and compared the two. This comparison is shown below:

**Site Trip Generation Comparison**

| Use | ITE LUC | Size | AM Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|
| | | | In | Out | Total | In | Out | Total |
| Offices | 710 | 55,500 sq. ft. | 57 | 8 | 65 | 9 | 45 | 54 |
| Proposed Site Traffic Volumes (150 units) | | | 14 | 44 | 56 | 48 | 30 | 78 |
| | | **Difference** | **-43** | **+36** | **-11** | **+39** | **-15** | **+24** |

The proposed development is anticipated to generate similar traffic volumes in the morning peak travel hour (7:45am-8:45am) and a minimal increase to total trips (24 additional trips) during the evening peak hour (4:45pm-5:45pm). From a traffic standpoint, the proposed development is not expected to generate a substantial increase in overall traffic during peak travel times when compared to the existing buildings on the site (should they be fully occupied). All intersections analyzed within the report are expected to continue operating at good levels of service, with the worst movement being the southbound approach of Highland/Northwest Highway. This intersection is under stop sign control and expected to operate at a Level of Service (LOS) delay grade of "C" with an estimated wait time of less than 20 seconds. At an intersection of a neighborhood street (Highland Avenue) with a major arterial (Northwest Highway), a LOS C on the minor approach provides a decent level of service and is not a threat to vehicular or pedestrian safety.

Given the location of the building entrances, traffic patterns, and the street network in the vicinity of the subject property, the traffic study forecasts that the majority of site generated traffic (70%) will arrive and depart the building utilizing Northwest Highway, whereby keeping the majority of traffic off of St. James Street and away from the single-family neighborhood. The petitioner has worked with the Village to appropriately locate the garage entrance, which was originally proposed along St. James Street at the north side of the site, then proposed on Highland Avenue (but still on the northern side of the site), and is now proposed on Highland Avenue but centered towards the middle of the site.

*Parking*

As outlined above, the subject property will include 201 garage parking spaces (includes 18 tandem style spaces) which will be used for residential tenant and guest parking. The exterior of the subject property will include 14 parking stalls on the eastern side of the private portion of Highland Avenue. In addition, the site has access to 9 additional stalls on the western side of the private portion of Highland Avenue via a perpetual easement with the neighboring property owner. The 14 spaces on the exterior of the site will be used by employees and customers of the commercial tenant, as well as for guest parking for the residential tenants (should additional residential guest parking capacity be necessary). The subject property provides a surplus of off-street parking spaces relative to code requirements and no parking variation is necessary. The parking calculations as based on code requirements are shown on the chart below:

| **Parking At B-5 Requirements** | | | |
|---|---|---|---|
| **Use** | **Square Footage / # of Units** | **Parking Ratio** | **Required Parking** |
| Residential | 150 | | |
| Studio/1 Bedroom/1 Bedroom + Den | 135 | 1 per unit | 135 |
| 2 Bedroom | 15 | 1.25 per unit | 19 |
| Commercial | 1,967 | | |
| Restaurant - 1st Flr. (seating area) | 1,285 | 1 Space per 200 sq. ft. of seating area | 6 |
| | | **Total Required** | 160 |
| | | **Standard Garage Spaces Provided (Residential)** | 183 |
| | | **Tandem Garage Spaces Provided (Residential)** | 18 |
| | | **Total Garage Spaces Provided (Residential)** | 201 |
| | | **Total Exterior Surface Parking Stalls Provided (Commercial)** | 14 |
| | | **Total Provided On-site** | 215 |
| | | **Surplus / (Deficit)** | **55** |

However, the Village has found demand for multi-family residential rental properties within the downtown core to be around 1.3 parking spaces per residential unit. This is consistent with the most recent approval for the Arlington 425 project, which is a 319-unit multi-family rental project in downtown Arlington Heights. Additionally, the 4 N. Douglas apartment project, which is in the R-7, Multi-Family Dwelling District and currently under construction just outside of the downtown fringe (but walkable to downtown), is providing parking at a rate of 1.5 parking spaces per residential unit. While the proposed development has a slightly higher percentage of studio and one-bedroom units than both of those projects, the Staff Development Committee has worked with the petitioner to increase the proposed parking supply to comply with this ratio. As a result, the project provides 1.34 parking spaces per unit. If a conservative approach is taken and each one-bedroom-with-den unit is considered as having two-bedroom, the this translates to exactly one parking

space per bedroom. The Staff Development Committee believes that adequate residential parking has been provided to accommodate for expected demand.

However, to manage parking, the petitioner will need to abide by the following restrictions:

1. **Residential parking spaces within the garage shall be leased separately from units and shall not automatically be included within any residential lease**. As parking spaces will be assigned to specific units, it would not be prudent to automatically assign a parking space to a tenant who doesn't have a car as this would preclude that space from being available to a tenant who does own a car.
2. **Any tenant desiring two parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units) if tandem spaces are available. Only after all tandem spaces are leased may the remainder of the parking spaces be leased by tenants desiring two parking spaces**. This will ensure that the second space within a tandem parking space is utilized, which is necessary to accommodate for expected residential parking demand.
3. **No more than 51 tenants shall lease two spaces within the garage**. This restriction will ensure that every residential unit has access to at least one parking space.
4. **No residential unit shall lease more than two parking spaces within the garage.** This restriction will ensure that every residential unit has access to at least one parking space.
5. **Residential guest parking within the garage shall be made available.** This restriction will open up the garage for residential guest parking, should unleased spaces be available, whereby removing this demand from the exterior parking spaces and increasing the supply for the commercial user.

Additionally, at the request of the Village, the petitioner must provide details and data on the operation, management, and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the petitioner must work with the Village to modify the parking plan to address any such issues, to the satisfaction of the Village. The petitioner must use good faith efforts to implement and enforce the parking conditions and restrictions outlined above.

With regards to the commercial parking spaces, the subject property includes 14 spaces on their privately owned portion of Highland Avenue. As outlined above, an additional nine spaces are and located on the western side of Highland Avenue and are available via a perpetual easement with the neighboring property owner to the west. This totals 23 off-street parking stalls for the approximately 2,000 square foot restaurant space and for residential guest parking. The parking study has utilized Urban Land Institute (ULI) data to analyze the expected restaurant parking demand and found peak demand to be 23 parking stalls. The Village has utilized Institute of Traffic Engineer (ITE) data to forecast peak restaurant parking demand and found demand to be somewhere in the range of 30-40 vehicles at peak times. In addition to the 23 off-street parking spaces, there are 20 on-street spaces along Highland and Eastman, which are not heavily used. The Staff Development Committee does not believe that the proposed development will have a detrimental commercial parking impact.

The petitioner has proposed bike parking spaces at 1 per 10 units (15 total), which staff believes to be acceptable and notes is identical to the ratio required for multi-family developments in the R-5, R-6, and R-7 zoning districts. There is no formal bike parking requirement for PUD's in the B-5 district. With regards to the 18 tandem parking spaces proposed within the garage, the following variation is required:

- **Chapter 28 of the Municipal Code, Section 6.1-5.1, to allow tandem parking stalls.**

The Staff Development Committee is supportive of this variation and notes that structured parking contributes significantly to development costs. In a downtown environment where space is at a premium, the provision of onsite parking stalls becomes a hardship and it is not uncommon to see tandem parking stalls in other locations within downtown Arlington Heights. Both the Wing Street Building and Sigwalt 16 developments were approved for variations to allow tandem parking stalls and the requested variation will not alter the essential character of the locality.

**Loading:**

Per code, one loading zone is required for the proposed development. One loading zone will be located at the southeast side of the building, which complies with code. This loading zone shall be utilized for residential move-ins/move-outs, loading/unloading for the commercial space, and trash collection. These activities shall be prohibited from occurring on-street. All residential move-ins/outs and commercial deliveries must occur between the hours of 7:00am to 7:00pm. As mentioned above, the Village is analyzing the possibility of an on-street drop-off/pick-up zone in front of the building, which could be used for residential deliveries/parcel services.

**RECOMMENDATION**

The Staff Development Committee has reviewed the requested Planned Unit Development to allow a 150-unit multi-family residential development on the subject property, Land Use Variation to allow a predominately multi-family residential development in the B-5 District, and Conceptual Special Use Permit approval for a restaurant on the subject property, along with the following variations from Chapter 28 of the Municipal Code:

1. Section 5.1-14.1, to allow 150 units on a 43,438 square foot lot where code requires a minimum lot size of 46,500 square feet.
2. Section 6.1-5.1, to allow tandem parking stalls.

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

**General**

1. The outdoor roof deck area along the western side of the building shall be restricted from use between the hours of 10 pm to 10 am Sunday through Thursday and from 11 pm to 10 am on Friday and Saturday. There shall be no building-mounted or permanent speakers/audio system installed on the outdoor pool deck. All personal music and speaker usage on the outdoor deck must end by 9pm on any night. Usage of the outdoor deck area must abide by these restrictions and the Applicant must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or cause excessive nuisances.
2. All restaurants that desire to operate within the PUD must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.
3. At time of application for building permit, the Applicant must provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking for review and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors,

and patrons of the downtown and nearby vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. The petitioner shall provide a truck parking and truck access plan for review and approval by the Village. Emergency access must be maintained at all times during each phase.

4. Conversion of the building from rental to condominium units will require an amendment to the Planned Unit Development and the provision of sufficient parking for such change as determined necessary by the Village.
5. The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.
6. The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:
    a. Providing, at a minimum, 10 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 1.25 units (a maximum of 2.5% of the total number of units) or a total of 11.25 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(3) of the Village Code.
    b. Satisfying all conditions and requirements necessary for Applicant to obtain development cost offsets pursuant to Section 7-1709 of the Village Code, including, without limitation, obtaining density bonuses pursuant to Section 7-1709(a).
    c. Ensuring compliance with all other provision of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.
7. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

**Parking Related**

8. Parking within the garage shall be operated as per the below:
    a) Residential parking spaces within the garage shall be leased separately from units and must not automatically be included within any residential lease.
    b) Any tenant desiring 2 parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units) if tandem spaces are available. Only after all tandem spaces are leased may individual/single spaces be leased by tenants desiring two parking spaces.
    c) No more than 51 tenants shall lease two spaces within the garage.
    d) No residential unit shall lease more than two parking spaces within the garage.
    e) Residential guest parking within the garage spaces be made available.
9. At the request of the Village, the Applicant must provide details and data on the operation, management, and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the Applicant must work with the Village to modify the parking plan to address any such issues, to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce the parking conditions and restrictions outlined above.

**Loading Conditions**

10. Loading operations are restricted to the following:
    a. Commercial/Restaurants: Allowed only between the hours of 7:00am to 5:00pm.
    b. Residential: Residents moving in/out must schedule their loading dock time in advance. Move-ins/move-outs will take place in the loading dock on Eastman and be allowed between the

hours of 7:00am to 7:00pm. Loading operations will be prohibited between the hours of 10:00pm to 7:00am.

c. Trash: All trash must be loaded onto trucks within the loading area.
d. All loading/unloading for the commercial space, move-ins/move-outs for the residential tenants, and trash collection shall occur onsite and within the dedicated loading zone. These activities shall be prohibited from occurring on-street.

**Traffic/Street Infrastructure Conditions**

11. If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the subject property, the Applicant must work with the Village to modify the site circulation and access as necessary to mitigate for any such issues.
12. The Applicant shall work with the Village to implement improvements to the following intersections:
    a) St. James/Highland: Stop sign shall be installed at the northbound approach.
    b) Highland/Eastman/Bank Drive Aisle: Stop signs shall be installed at the eastbound approach and the westbound approach (as feasible) at this intersection.

**Site Related**

13. No later than issuance of a building permit, the petitioner shall execute a public access/sidewalk easement along the south side of the building, at the discretion of the Village and as necessary to comply with ADA pathway widths.
14. Final Streetscape along Eastman shall be consistent with Downtown standards and certain modifications may be required at time of building permit (additional sidewalk width, revised tree grates, recessed building doors, etc.) at the discretion of the Village.
15. The garage warning system shall be equipped with afterhours technology to reduce or shut off the noise during overnight times.

**Building Related**

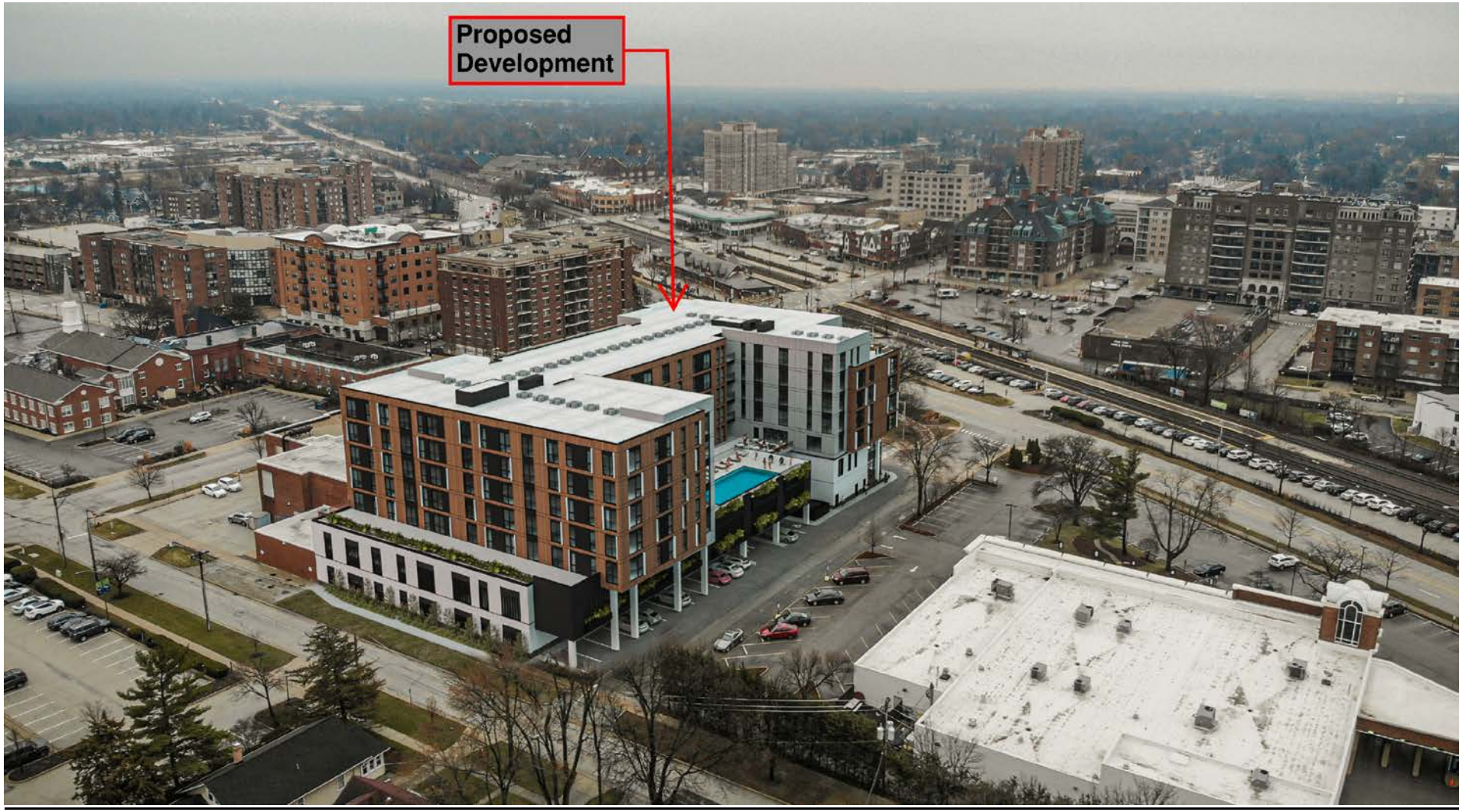
16. The Applicant must comply with all of the requirements set forth in the April 12, 2023 motion of the Village's Design Commission concerning approval of the design for the building within the Planned Unit Development.
17. All building-mounted and site mechanical equipment (meters, panels, utility connections, fire department connections, transformers, utility pedestals, etc.) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within sound attenuation structures. Prior to issuance of a building permit, additional information/manufacturers specifications on sound levels and attenuation and capacity for additional sound attenuation around the units must be provided for Village review.
18. All utility service lines must be underground.
19. The petitioner shall continue to work with the Village on the design of the proposed Fire Department Connection. Said connection shall be a low-profile design, to the satisfaction of the Fire Department, and shall not encroach into the ROW.
20. The location of the northernmost Roof Top Unit (RTU) shall be shifted further south, as feasible, and screened with additional sound buffering panels as determined necessary by the Village.
21. The petitioner shall work with the Village on the proposed lights on the northern building elevation to ensure that they are located at low elevations and are angled towards the ground.

_____ May 19, 2023

Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

**Exhibit 1 – Proposed Building Height in Relation to Similar Downtown Structures to South/Southwest**



APPROVED

PLAN
_____
_____
_____

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

COMMISSION

RE: 116-120 WEST EASTMAN STREET DEVELOPMENT - PC #23-002
PLANNED UNIT DEVELOPMENT, LAND USE VARIATION FOR MULTI-FAMILY IN B-5, DENSITY VARIATION, TANDEM PARKING SPACE VARIATION, CONCEPTUAL SPECIAL USE PERMIT TO ALLOW A RESTAURANT

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 24th day of May, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

BRUCE GREEN, Acting Chairman
LYNN JENSEN
JOE LORENZINI
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

ACTING CHAIRMAN GREEN: Okay, I'm going to call this Plan Commission to order. Our first agenda item is please rise and join me in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRMAN GREEN: Thank you. Here comes Joe.

Roll call.

MR. HUBBARD: I'll go slow so Commissioner Lorenzini can reach his chair.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Green.

ACTING CHAIRMAN GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

(No response.)

MR. HUBBARD: So, without our Chair here this evening, we have to nominate an Acting Char. Bruce does such a great job, I reached out to him. Unless anyone on the panel and Commission objects and wants to volunteer instead, I'll ask someone to make a motion.

COMMISSIONER ENNES: I'll make a motion.

COMMISSIONER SIGALOS: I second.

COMMISSIONER CHERWIN: I'd like to second.

MR. HUBBARD: All right, all in favor?

(Chorus of ayes.)

MR. HUBBARD: Hearing no nays, you're our Acting Chair for the evening.

ACTING CHAIRMAN GREEN: Okay, I could do it, thank you.

Our first agenda item will be approval of minutes. This is the Metropolis PUD Amendment No. 2. Is there a motion?

COMMISSIONER CHERWIN: I move to approve.

ACTING CHAIRMAN GREEN: Is there a second to that?

COMMISSIONER SIGALOS: I'll second.

ACTING CHAIRMAN GREEN: Okay, we have a second. All those in favor, say aye?

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

COMMISSIONER ENNES: I abstain.

ACTING CHAIRMAN GREEN: Okay, motion carries.

Our first hearing tonight is the Eastman Street Redevelopment. Sam, before we get started with that and I ask everybody to come up that's going to speak here tonight, have all the public notices been given?

MR. HUBBARD: Yes, they have.

ACTING CHAIRMAN GREEN: Okay, whoever is going to present this, could you come up and we'll swear you in?

Raise your right hand.

(Witnesses sworn.)

ACTING CHAIRMAN GREEN: You're sworn in. Whoever is going to make the presentation, stay there, give us your name, spell your last name for the court reporter and tell us about your project.

MR. TAYLOR: Sure. My name is Joe Taylor. I'm the principal of Compasspoint Development. This project is 116-120 Eastman. I'm the current owner of the property as well.

The project is 150 units of multi-family rentals with around 2,500 square feet of ground floor retail that's already slated to be a restaurant. There's various amounts of amenities and parking within the building. As we go through the presentation, I'll have my architect, Katie Lambert from OKW come up here and kind of run through the plans. Since we last saw you, we've made numerous changes to the building plans after various meetings with commissions and the public, and so we've got a much more tailored, refined project to present to you tonight.

So, without further ado, I'd like to introduce Katie Lambert from OKW. She's a principal there. Thank you.

ACTING CHAIRMAN GREEN: Thank you, Joe.

MS. LAMBERT: Thanks, Joe. Hi, once again, Katie Lambert.

ACTING CHAIRMAN GREEN: Spell your last name for the court reporter, please.

MS. LAMBERT: L-a-m-b-e-r-t, and I am a partner and Design Director at OKW Architects. I'm really excited to be here with Joe and our super team tonight. We think that this project could be a really great asset for the community. So, we're looking forward to walking through it.

So, I think probably most of you are very familiar with where this site is, but essentially, we are the corner of Eastman and Highland, just south of St. James Street. So, we've created this slide to show in red exactly where the project sits. It's up in the north edge of the B-5 Downtown District and, you know, we've really focused a lot of our attention on making sure that we are contextual with what's happening around us in a Downtown District and sensitive to the neighbors to the north.

So, looking at the existing site today, you can see the existing buildings that are on site. We have an aerial on that upper left that shows the configuration of the existing buildings along Highland. Highland is kind of an unusual sort of private drive that lives within the property line that you can see on that lower left, lower right image. But basically, you know, I think that these buildings are generally thought to be pretty under-utilized and the site feels a little bit cold and austere. So, I think it was a really big focus for our project team to find a way to create a warmer architect throughout.

In this slide, we just wanted to create kind of a list that identifies some of the items that Joe was just referring to, which are things that we've been changing during the

course of this project as we've been working with the community. So, you know, this list touches on things that have changed based on feedback that we got early on from Sam and the rest of the Staff, changes based on interaction with Commissioners, especially on the Design Commission, and also interaction with residents.

So, we wanted to note, you know, a 20-foot setback of the residential levels on the north has been incorporated. This is not a zoning requirement, but it was really a design request out of sensitivity to the lower scale developments to the north and St. James. We've relocated the parking garage entrance to be farther from the neighbors as well and started to incorporate some enhanced screening to the parking garage so that people aren't necessarily able to see into the garage and really have that visual of the lighting from their properties. We've increased the parking supply to exceed the zoning requirement. We've reduced the unit count and we've increased the affordable unit count on site to be 10.

There again, this is really where the project itself sits. We are looking at a slide where north is to your left, so you can see on the left is St. James, Highland on the plan south, and then you can also see basically where Eastman intersects us. So, you know, the building is essentially a lot line building, zero setbacks on those kind of prime frontages, but that is as of right within the existing B-5 zoning.

Here is a plan that begins to show that configuration a little bit more closely up. You can also see really how the plan itself starts to work out. From a rooftop level, we're looking at essentially a U-shaped building with an amenity deck in the middle, and then you can see that 20-foot offset on the left, on the north side, so that we're lowering the scale of the building relative to the neighbors.

Development summary. So, again, we're looking at 150 units in this building, two levels of enclosed parking, 201 spaces within that enclosed parking deck with five levels of residential units and amenities up above, a total of just over kind of 2,000 square feet commercial space, and then we have a unit matrix off to the right that shows the split between studios, one-bedroom, one-bedroom/dens, and twos. So, we have a pretty substantial amount of each of those unit types, but definitely I'd say particularly a lot of that one-bedroom and one-bedroom plus den.

So, first floor plan, I'll try and kind of walk everybody through it, but essentially you see Eastman on the left side of the screen. There are really two major pedestrian entrances into the building. So, the first one is, I don't know if this laser pointer works, but basically kind of plan north, a little bit farther east on Eastman is really the primary residential entrance into the building from the street. Folks who are walking into that entrance would be able to see through basically to the restaurant itself which is colored there in yellow. So, really the idea of this space is that you have a lot of visibility between the residential lobby lounge and between the restaurant. Similar to what you would experience if you were walking into a high-end hotel, there's a sense of kind of hospitality and it really produces a high design, welcoming environment.

The other primary pedestrian entrance is off of that corner of Highland and Eastman. So, again, that's that door that would lead you into that yellow space and that would be for folks who are visiting the restaurant. So, again, the restaurant would be fully open to the public. It is, you know, truly public commercial space. It will be expected, you know, to have pretty extensive hours that would include lunchtime into dinner and drinks.

Looking at the garage itself, so again, the entrance to the garage is off of Highland. Thank you, that's helpful. Based on conversation with residents and the Design

Commission, we really felt like it made a lot of sense to shift that entrance farther south to this location. It had been a couple bays farther to the north and, therefore, closer to the residents, and I think there was a lot of concern which we thought was legitimate about potentially the noise and the traffic coming from that.

MR. HUBBARD: The laser pointer does work in case you want. Just keep in mind that Commissioners can't see it, but the audience can.

MS. LAMBERT: Oh, good.

MR. HUBBARD: It's the red button on the top.

MS. LAMBERT: Perfect, thank you.

MR. HUBBARD: Not working? All right.

MS. LAMBERT: I can't see it at all.

MR. HUBBARD: Sorry about that.

MS. LAMBERT: No, that's okay. There we go, thank you.

So, I think the other thing that's important to note is that you can see right here that there would be parking spaces that would really be dedicated towards that commercial use that are essentially up against the building. Then our property also has access, easement access to nine of the spaces on the west side of Highland which would be used also as commercial parking for the restaurant. So, the expectation is that the parking inside the deck primarily residential, parking outside the deck primarily commercial.

The parking deck itself is two-and-a-half levels. There's both a first floor, a second floor, as well as a partial basement to that. This plan shows that basement level, so again, you can see the parking that slopes down to this level. Then we are also taking advantage of that excavation to create some amenity space for the residential, and so currently we're showing a combination of a lounge and what could be really more of a co-working space as well as fitness along this basement.

This is looking at the second floor. So, you can see again the second level of the parking deck. These are mirror tandem spaces on the plan south which, let's hope this works. Thank you, that's helpful. Those tandem spaces essentially would overhang what's happening on the ground floor, and we are expecting that they would be primarily used by residents that are renting two-bedroom units and want to have two cars in this garage. This second floor also has units on it and that's what you see on the right side of the page.

Level three, this is really the primary amenity level. So, not only do you start to see really what the full typical floor of units would look like, but also that amenity deck which is plan south. So, there's a really generous pool expected as well as pool deck, as well as an interior clubroom that would basically open out on to that exterior space.

On the left side of the page is that 20-foot setback, and so each of those units that front that area would have small, individual, private terraces, and then there would be a substantial green space along the edge of the building itself to prevent people from really getting to the building edge. It gives us, you know, even further buffer I think from the neighbors to the north.

Then this is really the typical unit plan, levels four through six. So, again, a lot of one-beds, one-bed plus den, but also some studios and two-bedrooms that's been called throughout. Then moving up to level seven, we're expecting to have another amenity space and essentially a small roof terrace. So, those would be for resident use.

So, this is an aerial view essentially looking towards the downtown that shows a rendering of our building in the foreground. It really, you know, we like this view

because we think it really demonstrates how appropriate the height of the building is with the rest of that B-5 District. You can also start to see in this view something that we show a little bit later on in the ground floor perspective which is really the setback, the 20-foot setback of those residential levels on the St. James facade.

So, our team went ahead and produced a handful of sun studies. So, it's hard to, you know, replicate every single possible scenario, but essentially, we picked three different representative times of the year and decided to take a look at what the sun would look like in the morning and afternoon. So, this angle here, December 21st, obviously kind of shows the most dramatic shadow that you would potentially get. So, I think that, you know, you can see on the left in the morning view that there is a little bit of shadow that does end up being cast on the first couple of residences first thing in the morning. Once you get to the afternoon, the shadow is, you know, being cast basically to the northeast and is not impacting the residents.

March 20th, so again, this represents sun kind of, you know, mid-year, it would be similar expectation in September. So, morning and afternoon at March 20th are not particularly impactful to the residential neighbors. June 21st, so this is kind of generally the most favorable condition because the sun tends to be really high. So, again, we're really expecting shadows to be primarily, you know, cast on the immediately surrounding property.

So, here's a rendering from the southwest. So, this is basically standing at Northwest Highway looking northeast at the proposed building. So, I think, you know, a few things that we were really trying to think about as we began to understand and compose this facade, one thing, you know, that was really important to this team was to call out the importance of that dramatic public space at the corner that's going to serve as the restaurant on the ground floor. So, really the glass element that we're showing would feature columns, serves as kind of a beacon for the project itself.

The rest of the project, the multi-family, is designed to be really a series of overlapping forms, overlapping rectangular volumes, if you can imagine that. So, they're designed to basically have different materials that engage with each other in interesting ways. At the ground floor, we primarily have a composition of brick. It's a sand color brick so it's probably a little bit difficult to read that in this particular view.

The upper level is what you're seeing that looks like wood. It would be a wood look panel, it'd be a fiber cement panel. But, you know, we really felt like the warmth was really engaging in this particular site and yet had kind of a, I think there was a modern articulation that we were really interested in incorporating. Throughout that element, you can see I think these dancing vertical fins and we've used that to create a little bit more sense of, you know, playfulness across the facade. The other material that you see in the background is really more of a fiber cement panel, and that would be wrapping two sides of the interior courtyard as well as what you can see on this seventh floor here.

Here's the view from the north. Essentially, that parking garage that you see along St. James would be that sand-colored brick as the primary material. Again, you can see the wood-look cladding up above on that volume. The dark material in the foreground cladding that second floor of the parking garage overhang would be a dark fiber cement.

One of the things that was really important when we were meeting with the Design Commission was incorporating vertical fins into the openings into the garage. So, what you can see is that those openings, we'd originally started with a perforated metal and everybody felt that it was very important to really be blocking the view of the lights that you would see in the garage, and so these fins would be designed to allow for that.

Here we are in the elevations. So, again, we kind of covered the materials. Overall building height to the absolute highest point of the elevator overrun is at 85 feet which is below the allowable threshold for the B-5 District.

Then this is the Highland elevation. So, again, you can see the materials that we talked about. In the middle there where that shadow is cast, that would be where that amenity courtyard is occurring. So, there's actually a pretty substantial plane difference between these planes that you see in this elevation.

Then this is the elevation on St. James.

Landscape plans, we've included these. I think, you know, our landscape team put quite a bit of thought into that right-of-way on the St. James side because we knew that it was really important to warm up that facade through a series of foundation plantings and trees as well. Those trees are maple trees, beautiful red in the fall, provide lots of foliage a lot of the rest of the year. Similarly, a lot of care went into the Eastman side where we've incorporated decorative pavement per the downtown standards as well as some additional ornamental planting.

Then moving up to the third floor, there are a handful of planters that are really incorporated throughout that level as you could see in the renderings, and the landscape team has really gone ahead and already detailed these out. This page is intended to show what some of the variety of plant material would be throughout the site. So, you know, we're really trying to incorporate things that would provide seasonal interest so that you don't have things only blooming in May but that you would have, you know, throughout kind of the season a lot of different things happening.

I'll turn it over to Steve.

MR. CORCORAN: Thank you, Katie.

Good evening, my name is Steve Corcoran, C-o-r-c-o-r-a-n. I'm Director of Traffic Engineering at Eriksson Engineering Associates and prepared the traffic and parking study in your packet today.

We started out, we'll start with the traffic study. It's our typical traffic study. We went out and counted the cars at the intersections in and around the site. We had estimated how much traffic was going to be generated by the proposed use, basically added those two things together to see how traffic changes and patterns and do some analysis and develop some recommendations.

Up here we have two tables. The first table is basically the trip generation. We actually did the traffic study for 154 units, later on it got changed to 150, so we didn't change our analysis but this reflects a slight difference in total trip generation. But we're basically looking at about, a little less than a car a minute in the morning and then a little over a car a minute in the afternoon going to and from the site. Again, apartments are not a high trip traffic generators, and then the restaurant is more of an evening/weekend type of use.

On the site is two office buildings. We compared what our developments can generate versus what those offices used to generate, and basically we're going to regenerate a little less traffic than those two office buildings did in the morning and a little more in the afternoon.

We then looked at the traffic distribution where the cars are going to and from. Obviously there's three major roadways near the site, Northwest Highway to the south and west and southeast, we have Arlington Heights Road to the east, and we have Euclid to the north which then runs east-west. Northwest Highway is going to be the prime route serving this.

People head south either on Highland or they can take advantage of the traffic signal on Vail to get access to Northwest Highway or cross the tracks to downtown. Folks using Arlington Heights Road or Euclid to the east are generally going northeast, whether it's up Vail, across the easement, there's a couple of different routes they can take.

To go west or northwest, we expect most of them are going to go down to Northwest Highway because it's easy just to make the right on Northwest Highway, go to the signal at Euclid, and if they want to go further west on Euclid they can turn there under the protection of a signal or continue on Northwest Highway. We don't expect many but there may be a couple of cars that go west on St. James, it may be what their destination to go west on Euclid. But that's a more difficult movement because you either make an unsignalized left turn on Euclid which is not easy, or there's a signal there and you end up going through two signals instead of one via Northwest Highway. So, we don't expect much traffic there.

We assigned it to the road system. Again, just to and from the west on St. James, we're looking at maybe three or four cars during the rush hour going toward the neighborhood.

We did intersection capacity analysis, and due to the little amount of traffic, I'm not going to go through this table. There's very little change in the level of service or delay at any of the intersections we looked at in and around the intersection.

Oh, I did want to mention one thing. So, the other thing, one of our recommendations is currently Highland is one-way northbound through the site, it's actually being used, from our traffic counts we saw it's actually being used as two-way. It's too narrow for two-way but due to the little amount of traffic on it right now, it's actually being used as two-way. So, obviously one thing we did as part of this is we're widening Highland and making it a two-way road. We're going to put a stop sign at St. James for the people going northbound, and then it will have a southbound lane for the traffic to flow. That's based on, you know, discussions with Staff and the Fire Department. There was some discussion about potentially closing that access, but the Fire Department did not want, it wants that to remain open, so we kept it that way.

We looked at parking. First, as we always do, we looked at the Zoning Code and we meet your Zoning Code. It's simple enough, we need 161 spaces and we're providing the 224. So, that's the easy part.

We did do some additional analyses because of some concerns about parking, and I'm not going to go through them. But we looked at census data, we looked at national requirements, we looked at apartment complexes from the Arlington 425 site. We looked at those a little differently than they looked at them a few years ago, and we also looked at some other apartment buildings in the area.

The one thing we found is, you know, a lot of those developments generated anywhere from like 1.2, 1.3, 1.5 vehicles per unit, but when you convert it to bedrooms, it's one or less vehicles per bedroom. So, our development doesn't have as many bedrooms as many of those other comparable developments, and that's why we feel we're providing more than enough parking. The table on the lower left is kind of a summary of all our different sources. You can see our parking supply for just the residential at 201 has the most spaces per unit and spaces per bedroom than all these other sources. So, we're definitely providing more than enough parking.

We also looked at the on-street parking in and around the area, basically on Eastman, on both sides of Eastman, north and south, between Vail and Highland. There are 17 parallel on-street spots, they're two hours. We went out, I went out there and did

some counts in the evening and on the weekend and basically found one car. It's essentially empty for most of the time out there, and part of that reason is all of the neighbors have their own parking lots. The bank to the west has their own parking lot, AT&T has a small parking lot, the commercial development to the south of the retail store has a parking lot and they're closed I think at 4:00 anyhow, and then obviously the gas station doesn't even face us, but they have their own parking. So, unlike south of the tracks, the on-street parking here is highly under-utilized at this time. Then we also, you know, so those are available if someone wants to come and use the restaurant if they so desire.

Then, oh, I'm sorry, and then I forgot to mention there's two public spaces on Highland, the right-of-way, and Highland goes slightly north of Eastman, so two of the parallel spaces are actually public. Then we have nine north of that. Then of course we're right across the street from Public Lot S, 176 spaces, pretty full during the day for commuter parking and pretty empty in the evening to weekends except for use primarily by library patrons. So, there's always some evening parking available there if the need were ever to come. Thank you.

MR. CITRON: Thank you. My name is Bernard Citron, I'm with the law firm of Thompson Coburn. I'm going to stand up here momentarily and talk about a little of why we believe we meet all the standards under the ordinance that were both for the variations and for the planned unit development.

First, one bit of housekeeping. Marie Mulligan, our civil engineer, is present with us today if there's any questions. I'm not putting her up as a witness. All of her plans have been reviewed and approved by Staff. There are some changes that will ultimately be made at the time we come in for a building permit, but they've decided that we meet all the necessary standards for detention and utilities and made major changes with this project to do that. So, if there is any question, I'm happy to bring her up there.

When we look at this project, and Staff pointed this out in their Staff report which they're going to talk about I believe after I'm done here so I'll try to be real brief on this, is we have a planned unit development. Now, that's a basic requirement if you're going to do either a mixed-use or a residential project in the B-5 District. We have a variation to allow for tandem parking and we're asking for a density bonus for 10 units. So, I'll try to, oh, and we're also asking for, no, I said the tandem.

So, let me start with the planned unit development. When you look at the standards for planned unit developments, one of the things they look at is do you meet the underlying zoning, the B-5 District. That's one of the first things we want to look at, and the answer is yes, except for the need for that density bonus for 10 units. We're below the maximum height that's allowed in the B-5 District, and in fact as an argument to say that we fit in with the community, we didn't ask for an additional height bonus which a lot of buildings in your downtown area have asked for. So, we're underneath the maximum height of this building.

We have designed the building to have the least impact on the neighbors. Now, when you look at impact, you look at externalities. You look at what this building does to a community if anything at all. So, for instance, we have the additional setback along St. James, so that puts our taller portion of the building at the minimum 110 feet from any of the residences across the street. That's the minimum distance. So, we've added that additional 20-foot setback so that we can have as least impact as possible.

An externality would be a shadow, and you saw from the shadow studies that were done by Ms. Lambert that we have a very insignificant effect a couple of times during the year. Most of the year we have no impact on the neighbors across the street. Now, I

will tell you without getting too deep into the woods in terms of, I can't help myself, I'm a lawyer, so I look at case law, I look at all those things. I'm not going to argue case law here but there are some very famous cases which say that you can't really look at shadows and things like that, but nonetheless, the point is by setting this building back that 20 feet, we mitigated that issue.

We took other steps to mitigate any negative effects of this project. What did we do? We put the loading berth, okay, which is where garbage is picked up, which is where move-ins will come, we put it as far away from that Residential District and the houses across the street as it could conceivably and possibly go. It is at the far corner of our site on Eastman. We did that on purpose. We actually had another loading berth that originally was closer to that neighborhood to the west of us, and that was removed. So, we have the one loading berth and it's at the far back end of the building. So, again, we did that to mitigate any negative effects.

Finally, we moved the garage entrance. That was a suggestion by both Staff and the DRC, and we did that because, again, while we don't believe there is much traffic as evidenced, it's not a matter that we believe, there isn't that much traffic as indicated by the study that was done by Mr. Corcoran's firm and approved by the Village's own traffic consultant. We still wanted to keep any of those effects as far away from the residential as possible.

So, what you have here is a project that fits into the community. Number one, we meet the underlying zoning. Number two, it matches the concept plan for the downtown area. Now, we weren't in the study area as was pointed out by Mr. Hubbard in his report, but it's still within the downtown area and we meet what was called for which was a mixed-use development. That's what's called for here and that's what we are, except for that variation we're asking for in terms of how much commercial should be there, and I'll address that in one moment.

We have no negative impacts. Now, I'm sure we're going to hear that there's people who are going to be unhappy with this project, but the fact of the matter is we meet the underlying B-5 except for a couple of factors. So, I'm going to move on into a little more specific issues.

We're asking for a density bonus of 10 units. The site in and of itself would allow for 140 units. Why are we asking for that 10-unit density bonus? So that we can put 10 units of affordable housing on site. That's what your code asked for. That's the intent of the Inclusionary Housing Ordinance is to have the units on site. So, that's why we're asking for that.

Now, could we have put those units on site without the 150 units? No. The economics are such that we need those additional 10 units. Now, if we weren't granted those additional 10 units, would the project have changed significantly. Well, other than the fact that I've just told you that we couldn't build it, we couldn't afford to build it especially as this is a highly amenitized building that all of the tenants, the market rate tenants and the affordable tenants, will all have the benefits of those amenities, the building would still be what the building is. It would still be this height, it wouldn't really change.

So, the variation we've asked for meets the standard. It's the minimum variation that we could ask for, those additional 10 units. The 10 units don't put this building out of character with the neighborhood, again, within the B-5 District because the B-5 District allows for 140 units on this site. So, we're again meeting the standards that are here.

Very briefly, we can talk about the tandem parking spaces. Now, my understanding is this Commission and ultimately the Village Board has approved in at least two

other circumstances these tandem spaces, but we have to ask for the variation, we're asking for the variation. It's kind of like proving a negative. We're adding parking, we're not asking for a variation to give you less parking. We're asking for a variation to give you, or not give you but give the neighborhood and the Village more parking. We can do that because of the way the site lays out, because of the way the setbacks work on the site and we can add those spaces as tandem spaces, and because we have two-bedroom units in the property, it is valuable to have those additional spaces. Because our study shows, and the conditions that have been proposed by Staff is who can rent those spaces, and the fact is studio apartments can't rent two parking spaces, we're keeping those spaces for basically the two-bedroom units or the one-bedroom and den.

So, is that the minimum variation? The answer is yes, because we're adding parking. We could eliminate those spaces and all we'd have is empty space within that building, or on those floors. So, that's why we're asking for that variation to allow for the tandem parking spaces.

Now, that is one thing, I apologize, I didn't answer in addressing the PUD. But as Mr. Corcoran indicated, another externality is traffic, is what is the traffic going to do to the neighborhood? This property is located, and the studies have shown that we're going to have a de minimis additional traffic on St. James, and all the other traffic is going to go elsewhere. Now, whether we hear that that's true, not true, whatever, those studies have been approved including the traffic distribution by the Village's own traffic consultant. So, we're going to have a de minimis effect on traffic in the community, number one.

Number two, we've guaranteed that there is not going to be parking in the neighborhood across the street from us, because we have 201, well, actually we have more than 201 parking spaces, but we have 201 parking spaces for our tenants in the building. We went so far as to increase that significantly at expense to create more parking in the basement level. Plus, we have the parking spaces for the commercial use within Highland, and then there's also other parking, that none of it will affect the community to the north. So, that's another reason why we fit into this community, why we're not having a negative effect on this community because we have added this additional parking. That was the subject of much discussions with your Staff and with their consultants as to how much parking is needed here. Personally, I believe we'll end up having more parking spaces than we need, but nonetheless we can't come back, we can't change it, we're building 201 spaces in this building.

The last, I guess you would call it technically variation is the fact that the code requires, if you are building a residential building in the B-5 District, that I believe it's 50 percent of the ground floor? I'm looking at you, Sam, just to confirm if it's 50 percent or some --

MR. HUBBARD: There's no strict code requirement.

MR. CITRON: Okay, I apologize. But generally, it would be more than the approximately 3,000 feet that we're showing as commercial on the ground floor. So, we're asking for that. Again, it's hard to ask for a variation when there isn't a strict code requirement, but clearly Staff felt that this truly wasn't what you saw in other mixed-use developments in the downtown area.

The reason we're asking to only, there's a couple of reasons we're asking to only supply the 3,000 on the ground floor level, one of which is they have no negative impacts on the neighborhood across the street, because you wouldn't want to put necessarily commercial uses on St. James. You want to keep that as low intensity as possible. So, what do you see on St. James? You see a shielded parking lot at the lower level, and again, this is not a

parking lot like you'd see in the old days downtown where cars are coming and going and coming and going. You'd maybe see cars going in the morning and at night and that's about it. Then you have residential, so you're not having any negative impact by what we're designing there versus if you had commercial along St. James to make up an additional amount of commercial, it wouldn't fit into the neighborhood. It would be opposite to that standard, just entirely opposite.

We also have a situation, and I'm not telling you anything that anybody who walks downtown or in other areas, no, is commercial is being very challenging these days to lease up tenants. It's unfortunate. You're going to, unfortunately, we're all going to see various changes as to how we deal with that. So, we didn't really believe it was commercially feasible nor even that feasible for the community to even require us to put more commercial on that ground floor. You already have commercial spaces that should be leased that are located on major streets, major intersections and things like that. Plus, it would have affected our parking ratio. We would have needed to provide more parking or it would have taken up other parking that's there.

So, again, we believe that we've met the standards because it is part of the community, it is the least variation that we could ask for because we're still putting in this restaurant. On the other hand, the restaurant again, is about as far as it can be located on the site from the residential to the north.

So, in summation, and again, Mr. Hubbard's report when he does give it does support I think everything that I have put forward here now, we meet the standards for the PUD. We meet the standards for the tandem parking spaces. We meet the standards for the "commercial" or the less amount of commercial on the ground floor, and we meet the standards for the number of units in this building.

With that, our team is ready to answer any questions that the Commission may have. Thank you very much.

ACTING CHAIRMAN GREEN: Thank you. Before we move on, I have to ask, you've seen all the conditions that are laid out on this sheet. Do you agree with them?

MR. CITRON: Absolutely. A lot of those conditions initially came from our, for instance, the parking conditions started with the report that we gave to Staff as to how we would operate the parking lot. They took the report and added some, made some changes to that, added some conditions, and we agree with every one of those conditions that are there.

The same thing with the pool deck area. One, we located that buried behind that front portion of the building so there would be the least amount of impact across the street, and there were some conditions having to do with no music, no speakers, after a certain time. Guys, we're renting all the apartments around this. I mean, it sounds obvious, but if there was a lot of noise there, that would cause us a problem. So, it is to our best interest, our better interest to keep that area a little more low key.

That was a long way of getting to what should have been just a one word answer. Yes, we agree to all the conditions.

ACTING CHAIRMAN GREEN: It works, thank you.

MR. CITRON: Thank you.

ACTING CHAIRMAN GREEN: Sam, would you like to give the Staff report please?

MR. HUBBARD: Sure, absolutely. Good evening to the Plan Commission.

As you've heard, the subject property is at 116-120 West Eastman Street. That is within the B-5 Downtown Zoning District. It's classified on our Comprehensive

Plan as suitable for mixed-uses as it develops in the future.

The Petitioner is before you this evening for several issues. One, as you heard, they're requesting a PUD. All development within the B-5 District is required to develop as a PUD, so that is the reason a PUD is required and they have requested the appropriate PUD for a 150-unit multi-family residential development.

Additionally, as you've heard, they are requesting a land use variation for a primarily multi-family Residential District in the B-5. Sorry, a primarily multi-family residential development in the B-5 District, and I'll talk a little bit more about that later on in the report. Also, a conceptual special use permit approval is required for the restaurant proposed on the ground floor, and they are requesting two variations relative to density and to the tandem parking stalls as you've heard, and I'll talk briefly a little bit about both of those later on in this presentation.

The Petitioner has undertaken several actions to get them to the point they are at this evening. First, they had a meeting with the Conceptual Plan Review Committee back in July of last year. Generally, I would categorize the Conceptual Plan Review Committee as favorable. There were some discussion and questions about how the development would integrate on the east lot line being that it was proposed abutting the east lot line directly against the building to the east. There was a recommendation for a neighborhood meeting made by the Conceptual Plan Review Committee.

So, on August 23rd of last year, the Petitioner sent out, or held a neighborhood meeting. They sent out invitations to all neighboring property owners within 250 feet and held a neighborhood meeting to introduce the development to the surrounding property owners. According to the Petitioner, some of the key issues raised that evening were relative to traffic, the garage entrances, and the building height. So, based on that meeting, the Petitioner made some tweaks to their development plan, finalized their application to the Plan Commission and Design Commission, and submitted.

Subsequently, on March 13th of this year, they appeared before the Design Commission. The project was continued at that meeting to allow the Petitioner to address some additional design-related items. Then on April 12th of this year, the Design Commission recommended approval by a vote of four to zero subject to two recommendations for changes to the renderings and one requirement to tilt the direction of the louvers on the garage which you've heard about which the Petitioner has done to reduce the potential for headlight glare on the properties to the north and northwest.

Finally, on April 19th, the Petitioner appeared in front of the Housing Commission. They received a five to zero recommendation of approval. According to the Inclusionary Housing regulations, they are required to provide 7.5 percent of units as on-site affordable units. However, they do have the option of providing no less than five percent of those units as on-site affordable units, and then the remaining 2.5 percent would be accommodated as a fee in lieu of required on-site affordable units that aren't on site. The result of the Housing Commission meeting is that the Petitioner will be doing 10 on-site affordable units and will be providing a fee for the remainder. That 10 affordable units is slightly above that minimum five percent, so they will be doing the balance and difference as a fee in lieu of.

So, here's an aerial of the subject property. You can see it bounded in red. In analyzing the appropriateness of any PUD, we typically looked to several primary areas of consideration. We'll consider not only the proposed development in the context of the overall zoning regulations, Chapter 28 of the Municipal Code, but we also consider it in relation to the specific zoning regulations of the district in which that development is located. In this case, that's

the B-5 District, and we analyze how that development complies with the regulations of that district. We also consider the Comprehensive Plan and we consider any neighborhood or area-specific plans such as, in this instance, the Downtown Master Plan. Then of course we'll also consider the unique characteristics of the development site and the surrounding properties and how those are zoned as well.

So, relative to the surrounding properties on the north side of the development, you have some single-family homes and a small amount of two-family residences within the R-6 District to the north. Then also, you have the parking lot for the library, and then the library in the P-L District which is the Public Lands District. Farther to the north, you have some single-family R-3 Districts and some P-L Public Lands Districts. Immediately abutting the site to the east is the B-5 Downtown District. Farther east of that is some R-7 Multi-Family Residential and B-2 General Business District. To the southeast is a B-5 District that's a multi-family development of about eight stories in height. To the south is B-5, to the west is B-5, and then a little bit farther west of that is R-7 Multi-Family Residential.

So, the site is bounded on three sides by the B-5 Downtown District. It is bounded to the north by single-family homes that are in the R-6 District, multi-family District, as well as a parking lot in the P-L District. Again, this site is on the fringe of the downtown area but we consider this to be part of the downtown, that is in the B-5 Downtown Zoning District, and we expect that the neighboring properties in the B-5 District will redevelop at some point in the future compatible with that B-5 designation and what's shown on the Comprehensive Plan.

So, again, we take into consideration the designations on the Comprehensive Plan. That's the vision for future development of the Village. The site is designated as appropriate for mixed-use. You've heard a bit about the requirement in the B-5 District to have mixed-use developments. A residential development only is not allowed in the B-5 District, but we are comfortable with this predominantly multi-family use with the small bit of commercial on the ground floor.

To the north is moderate density multi-family and government classifications. Farther north, single-family and parks. To the east immediately abutting, mixed-use; farther east, institutional mixed-use; south, mixed-use; west, mixed-use; and then a little bit of high density multi-family farther to the west.

So, we did take this into consideration relative to the Comprehensive Plan designations and we found the project consistent with what's shown on the Comprehensive Plan. Again, this location is a fringe location but is part of downtown, is part of the mixed-use District, is part of the B-5 zoning regulations and district.

We also analyzed the development in the context of the Downtown Master Plan that was put together in 2007. It has a wide range of recommendations for developments within the downtown area. The plan does not specifically include the subject property if you see the graphic on this screen. The study area was bounded by the blue line in that graphic below for the Downtown Master Plan, the subject property is the red bounded site just on the outside of the study area. So, while the subject property was not included within the Downtown Master Plan, it does further several of the goals of that plan such as promoting the diversity and concentration of uses in the downtown core, creating a quality pedestrian environment, and strengthening the downtown's residential base by encouraging additional residential development.

Additionally, while not specifically part of the Downtown Master Plan study area, because these sites on the northwest side are the only sites in the B-5 District that are

outside of the study area of the Downtown Master Plan, the plan did include some recommendations for these fringe areas relative to height and recommended height be allowed between 70 feet and up to 100 feet with density, I'm sorry, with height bonuses. The Village never ended up adopting code changes to require that, so that stands as just a recommendation of this plan. But we do believe that given those recommendations, the proposed development is compatible with the Downtown Master Plan.

There were five key areas that we chose and looked at this proposal under the perspective of. Those related to the proposed use and there was a land use variation required, building height, density, traffic, and the adequacy of the parking supply.

So, relative to the use, you've heard the, and I touched on it briefly, the B-5 District requires mixed-use developments, only allows residential uses when they're on top of ground floor commercial. At only about six percent of the overall ground floor area, the Planning Department did not feel like the ground floor restaurant was substantial enough to qualify this as a mixed-use development. So, it does require a land use variation to allow for predominantly multi-family residential development in the B-5 District.

We are supportive of this land use variation for many of the reasons that you've already heard. It keeps the commercial on the southern end and away from the northern end of the site which is in closer proximity to those single-family homes to the north. The site is somewhat unique in that it's two outdated office buildings. Office occupancy is not in demand at this time. Vacancies are a trend in the office market. So, we do feel like the unique situation on the site with the outdated office buildings is a unique situation, and we don't find that multi-family uses will represent a threat to the public health, safety, or morals or the general welfare of the people working in the vicinity.

So, we are supportive of the land use variation for that predominantly multi-family building and recommending approval. Additionally, it's worth mentioning that a special use permit will be required for the restaurant in the future or a special use permit waiver. So, that will give the Village a little bit of oversight prior to allowing occupancy of any restaurant in that space.

We did believe that the site was sensitively planned. Again, as you've heard, the garage entrance was shifted several times resulting in its present location farther south away from the some of the single-family homes to the north, the location of the loading zone, the location of the pool deck not centered on the north side and slightly shielded by the building, the active uses of the building concentrated on the southern side of the site. So, we do feel like the Petitioner has done a good job of sensitively designing this development to take into consideration the context and surrounding land uses.

Relative to building height, we evaluated the proposed 82-foot tall structure and we are supportive of that building height for several reasons. First, as I explained, you have to take the building height into account given the context of the Zoning District and the regulations within that district. The B-5 District allows 90-foot building heights by base allowance and up to 140 feet with the height bonuses. At 82 feet, this building did not take advantage of any of those. It's a little bit shorter than the maximum allowable height in the B-5 District, and so we believe the height to be acceptable.

We also took it into consideration relative to some of the other multi-story mixed use buildings in the B-5 District. You can see a list here of some of the heights. At 82 feet in comparison with some of these other buildings, this structure is actually on the shorter side I would say of the other mid-rise mixed-use buildings in Downtown Arlington Heights and in

the B-5 District. So, we found that the Petitioner took into consideration the surrounding neighborhood in the design of the height. Furthermore, it's consistent with the goals of the Downtown Plan as I already touched on. Additionally, as you've heard, the building is set back from that north property line so only the first two floors are built right at the north property line, and then the remaining seven-story portion of the building is 20-foot set back from that north property line. So, we were comfortable with the proposed building height and we felt it was acceptable given this location.

When it comes to density, a density variation is required based on the lot size. About 140 units could be built on this site compliant with the B-5 regulations. 150 units have been proposed, that's a 10-unit density increase. The Inclusionary Housing regulations of the Village do allow a density bonus and grant, essentially do grant that density increase at a one-to-one ratio. So, for every on-site affordable unit provided, the developer qualifies for a one-unit market rate density bonus. So, the proposed density variation is compliant with this Inclusionary Housing regulation provision for the density bonus.

In comparison to some of the other developments in downtown, the Planning Department acknowledges that this development would be definitely on the denser side of the developments in the downtown area but within the range of what has been approved and constructed in the past. Arlington 425 was originally approved at 131 dwelling units per acre in comparison to the 150 here. Dunton Tower is at 142 dwelling units per acre. So, again, this is within the range of what's acceptable.

Density doesn't necessarily, isn't necessarily a bad thing. In fact, I think it can be really appropriate in certain areas where there are the required infrastructure and it doesn't create a strain on services. The downtown area is built out to accommodate higher density developments and it is one of the areas in the community that can accommodate and is appropriate for high density developments. So, simply, the simple fact that this does include 150 dwelling units and is a high density development isn't necessarily a bad thing. We believe there are services and infrastructure to accommodate for those externalities, and at the same time it also accomplishes the goal of the on-site affordable housing units. So, we are supportive of the requested density variation.

We'll touch on traffic. You heard about the comparison to the estimated traffic if the site was to be occupied entirely under the office buildings that are currently on the site. So, the traffic generation rates are generally comparable. You've heard about the directional distribution and where traffic is mostly going to be coming and going along east and west Northwest Highway.

Intersection and capacity analysis. None of the intersections studied were at a low level of service. The lowest was a level of service C moving in the future, that's the Northwest Highway and Highland Avenue southbound approach. A level C service is really nothing to, is really not a bad level of service. It does provide decent travel movements for a minor leg approaching a major arterial like Northwest Highway. This is a pretty, you know, good level of service so we're not concerned with the traffic generation for the development.

Last, I want to touch on the parking. We looked at parking kind of three different ways. We first analyzed it relative to what code requires, then we looked at it relative to what the Institute of Traffic Engineers (ITE) projects for what a parking demand would be for this type of development, and then we compared the parking supply to the parking supply of similar developments throughout Arlington Heights in the suburban Chicagoland area to make sure that this was in line with what see demand to be locally.

Relative to code, as you can see by the chart below, there is a significant surplus relative to code requirement, so there wasn't an issue on the code side. Relative to ITE, the traffic consultant projected or used ITE to project the need or demand for about 179 parking spaces for the residential tenants. There will be 201 parking spaces reserved and dedicated within the garage, so that should be sufficient from an ITE perspective to cover the demand of the apartments.

Relative to the restaurant, the ITE predicted demand to be between 21 and 53 parking spaces at peak times. We think the 53 is probably a little bit too high, overly generous. We don't expect there to be a peak demand of 53 parking spaces, but we do acknowledge that there are nine on-street spaces on the west side of Highland that the development can use. There are 14 spaces on the east side of Highland on the subject property that the development will use for commercial parking, and there are about 19 spaces along Eastman and Highland for commercial uses. So, that equates to about 42 spaces to accommodate for peak commercial demand, and we think that that's probably suitable to accommodate expected peak demand.

The last thing we looked at was specifically relative to parking for the residential uses within the building. We asked the Petitioner to analyze data for a bunch of similar multi-family rental developments within the suburban Chicagoland area, specifically in downtown locations, and the Petitioner did. They collected data from several different developments throughout Chicagoland, including Evanston, Des Plaines, Streamwood and other communities. They found that parking for residential uses was provided at about 1.2 parking spaces per unit.

A lot of these comparable examples, Staff felt like, were not in the immediate vicinity, so we asked the developer to further refine that data and hone in on specific developments in Des Plaines and Mount Prospect and Arlington Heights. Based on that, they found that demand to be about 1.3 parking spaces per unit. The Village historically has found demand in the downtown area to be about 1.3 parking spaces per unit, and this is consistent to what the Arlington 425 development was recently approved at in the downtown area. So, this is consistent with what we've been seeing recently and consistent with other projects in the downtown.

We worked with the Petitioner to provide the parking and they were able to get up to a parking ratio of 1.34 parking spaces per residential unit. We feel like this is acceptable to accommodate demand, but we are requiring several conditions because there's those tandem parking stalls. We are asking several conditions to be included to manage the parking just to make sure that they are able to get up to that 1.3 parking spaces per unit while also including the tandem spaces in the development. So, we are supportive of the parking. We do believe that at 1.34 parking spaces per residential unit, this should be accommodating the expected demand.

We are supportive of this project. We are recommending approval of the application. There were 21 conditions outlined within the Staff report. I don't want to go through each and every one of them individually, but I can if the Plan Commission is interested, but we are supportive of the application and recommending approval.

ACTING CHAIRMAN GREEN: Thank you, Sam. That was a most excellent report.

Is there a motion to include the Staff report into the public record?

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRMAN GREEN: All those in favor, say aye?

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

(No response.)

ACTING CHAIRMAN GREEN: It's in there. We're going to start with any initial questions that you, Commissioners, might have before we open it up to the public. I think that's the way we've been handling it.

Is that acceptable tonight? Any initial questions? Joe?

COMMISSIONER LORENZINI: No.

COMMISSIONER CHERWIN: I would ask Sam one question. You've talked a lot and you've gotten a drink of water. You good?

MR. HUBBARD: A few, yes, thanks.

COMMISSIONER CHERWIN: Special use permit, you guys are saying they need to come back for a restaurant. What are you, I mean, you know, if we're here today and we know a restaurant is going in there, you know, the site is king of locked into what it is. We're not talking drive-throughs, we're not talking really anything. Why are we not just saying if this thing gets approved, it gets approved for a special use permit with a restaurant now?

MR. HUBBARD: We potentially could have done it, but we would have needed all the details on the restaurant such as, you know, when it's going to be opened, how many employees, what are the hours of operation, you know.

COMMISSIONER CHERWIN: So, you can't like set parameters? Oh, wait, maybe the Petitioner doesn't even care, maybe they don't want to know. I guess it's not a big deal.

MR. HUBBARD: I mean, I would expect that the restaurant is going to qualify for what's called a special use waiver for a restaurant.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: So, it's probably not going to have to come to the Plan Commission. The only reason I would imagine it coming to the Plan Commission is if we felt there was some characteristic about the restaurant that was so potentially impactful that it needed review by the Plan Commission. Maybe it's a 24-hour restaurant.

COMMISSIONER CHERWIN: Understood. Okay, that's good, thank you. That's all.

ACTING CHAIRMAN GREEN: Is that it?

COMMISSIONER CHERWIN: Yes.

COMMISSIONER SIGALOS: Sam, I have a question. Of the number of conditions, the sheet I have here is General Conditions 1 through 6(a) and (b), then it jumps to Building Related 16 to 21. Would I be missing conditions 7 through 15?

MR. HUBBARD: Good point. I think that was a typo on the motion sheet. I can pull them up, I mean, they're the same ones that were on the Staff report. They're the same ones that --

COMMISSIONER SIGALOS: Right, I just want to make sure that Petitioner is aware of it.

MR. HUBBARD: Yes. Yes, all 21 conditions are the same ones from the Staff report, yes.

COMMISSIONER SIGALOS: Thank you.

ACTING CHAIRMAN GREEN: Anything else?

COMMISSIONER SIGALOS: That's all I have, right.

COMMISSIONER ENNES: I have a couple of questions. One for Ms. Lambert.

Ms. Lambert, what is the setback on each side of the property? I'm a little confused about that --

MS. LAMBERT: So, essentially --

COMMISSIONER ENNES: -- from the building edge to the lot line.

MS. LAMBERT: Close to zero on Eastman, St. James, and variable on Highland essentially. The 20 feet that we were noting on St. James which is maybe what was confusing was applicable to the residential floors above the parking garage. So, those are set back 20 feet, but --

COMMISSIONER ENNES: Okay.

MS. LAMBERT: -- the building at the garage is basically a zero-foot setback.

COMMISSIONER ENNES: That's an intense development. I mean, we have three sides with zero lot line. Why are we doing that? We don't allow that.

MR. HUBBARD: Well, the B-5 actually does allow zero lot line developments, yes. It's the only district.

COMMISSIONER ENNES: I mean, it's an intense development. There's 40 parking spaces for the restaurant?

MS. LAMBERT: 42, correct.

COMMISSIONER ENNES: Okay, is there other commercial, what's the other commercial development in the property? Is it just the restaurant?

MS. LAMBERT: Just the restaurant, correct.

COMMISSIONER ENNES: Just the restaurant, okay. Then all of the other parking spaces for the residents are interior spaces?

MS. LAMBERT: Correct. Aside from the 42, the 201 are all garage spaces. So, behind a closed garage door essentially.

COMMISSIONER ENNES: Okay, there was a comment made about the fact that the traffic from this development will not be anywhere near as intense as what was in the office building. I'm wondering from what point in time with the office building. It's been vacant or terribly vacant for a while.

I mean, how many office suites were in those two buildings? Not very many. It's three-story. How many office suites were in the, there's two office buildings that are there.

MR. CORCORAN: I don't know. I just know the total square footage of the two buildings I believe is like 55,000 and change square feet. That's how ITE does their calculations, it's based on square footage for office buildings.

COMMISSIONER ENNES: So, how many cars were you estimating was there for those spaces? I mean, if the 150 units which are going to have one to two cars per unit, how does that compare with what was in the parking lot? I've got to imagine the traffic is going to be heavier with the proposed development than it would from the office building.

MR. CORCORAN: Well, actually it's not going to be one or two cars per unit. It's, like I said, it's going to be like one car per bedroom. So, we're talking about 1.18 vehicles per unit. So, and then remember, some of those units, some of the people are obviously going to take advantage of the location.

COMMISSIONER ENNES: Sure.

MR. CORCORAN: Leave their car in the parking lot and just literally walk the two blocks to the train station.

COMMISSIONER ENNES: I understand.

Sam, do you know how many parking spaces were on the existing office building property?

MR. HUBBARD: I don't know.

COMMISSIONER ENNES: I mean, I go by there to go to the bank all the time and there aren't very many parking spaces there.

MR. HUBBARD: They may have some interior, I'm not sure.

COMMISSIONER ENNES: No interior, I don't think. Okay, that's all I have for right now. Thank you.

ACTING CHAIRMAN GREEN: Anyone else?

(No response.)

ACTING CHAIRMAN GREEN: Well, I think we're going to open it up to the public would be the procedure here. We're going to start on, let's say this side of the room. We can start in the front. Let's, hold on, hold on, sir. I usually start in the front. Okay, now you're in the front. There you go, why don't you step up?

MR. GAYNOR: That would be a great idea, thank you so much.

ACTING CHAIRMAN GREEN: And give us your name and spell your last name for the court reporter.

**PUBLIC COMMENTS FOR PC# 23-002**

MR. GAYNOR: Yes, greetings. I'm Tom Gaynor, G-a-y-n-o-r. I live at 208 West Fremont. I'm a 41-year resident of HANA and currently serving as the HANA board president.

MR. HUBBARD: Excuse me, if I could interrupt one second. The HANA Association has a presentation they have prepared. They're willing to go through it person by person a couple of slides, but I just wanted to, is it okay if I bring this up on the screen? I wanted to run it by the Chair and make sure that --

ACTING CHAIRMAN GREEN: Sure. Sure, I think, yes.

Any objection to that?

COMMISSIONER ENNES: No, just tell us what HANA is.

ACTING CHAIRMAN GREEN: What is HANA first?

MR. GAYNOR: So, HANA is the Historic Arlington Neighborhood Association. So, let me see if this works.

So, here is the boundary. So, HANA consists of 625 households and contains most of the historic properties in the Village. I'm currently here today with members of the HANA board and neighbors from the HANA triangle. The HANA triangle is the triangle right north of the proposed project.

So, HANA has enjoyed a long-standing, collaborative relationship with the Village, starting over 40 years ago and continuing with the creation of Festival Park. This self-declared Historic District demonstrates the ongoing collaboration. The Eastman project has the potential to be a welcome improvement over the vacant buildings on the site. A quality development and investment would be beneficial. However, this project could really have a

detrimental impact on the community. It's important to get this right.

So, we're fortunate in Arlington Heights to have a thoughtful approach to development that looks beyond just zoning and codes. Projects need to address essential character, unique circumstances, alignment with the spirit and intent of the Comprehensive Plan, and minimum variance. With these considerations in mind, the development as proposed has significant opportunities for improvement.

The proposed design is maxed out for a financial return, maxed height, maxed number of units, zero lot line setback on three sides, and substandard design elements. Fortunately, the Village is financially solid and can consider a balanced approach. Let's look at some of the key concerns and opportunities.

The proposed building would tower over the homes in the HANA triangle. This project would be the only high-rise in town that is directly south of a residential neighborhood. At noon on Christmas, this 90-foot building would cast a 198-foot shadow.

The zero setback on St. James, it's not 20 feet, it's zero, does not provide the gradual step-down from the CBD to single-family homes and prohibits any landscaping. The zero setback with the AT&T building creates an awkward situation with nearly touching buildings.

The first two stories are an open parking structure. An enclosed underground garage would solve all of the noise and light pollution issues discussed at length at the Design Commission meeting. The exterior design is not aligned with the brick and natural stone construction used throughout the CBD. This design would be fine if built next to IKEA in Schaumburg, but it is not in keeping with the essential character of our community.

The project should do no harm to the adjacent neighborhood. Thoughtful consideration is needed for traffic, parking, safety, noise and neighborhood character. For example, traffic on Highland should only head south to avoid headlights lighting up the bedrooms and living rooms of our 100-year-old homes. We would like to be able to welcome this development to our neighborhood, but as currently proposed, the HANA community does not support this project. The project is just too much.

A building of four to five stories with increased setback and underground garage would be a much better fit for the Village and our neighborhood. We welcome the opportunity to continue to collaborate to make this project as good as it can be. We urge you to not approve the project as proposed. Thank you for your consideration.

ACTING CHAIRMAN GREEN: Thank you.

MR. GAYNOR: I'll leave that. I like the good neighbor part.

ACTING CHAIRMAN GREEN: Okay, moving right along, I guess we're going to just come up as you want.

MR. GAYNOR: We have a plan.

ACTING CHAIRMAN GREEN: It's fine. Fine with me.

MS. COUGHLIN: Hi, thank you. I'm Elena Coughlin, C-o-u-g-h-l-i-n. I have been an Arlington Heights resident for 32 years, which is my entire life. I'm a local Kindergarten teacher.

First of all, I want to start by saying thank you that we have such a thoughtful Village who has taken so much consideration when planning out our beautiful Village, downtown and surrounding areas. My husband and I invested everything we had in a 100-year-old house on Fremont Street and only did so because of the character of the neighborhood. My neighbors and I are here tonight to ensure that this project aligns with the character of our

beautiful neighborhood along with the Comprehensive Plan for Arlington Heights.

The Comprehensive Plan states the development should take into consideration the character of the existing neighborhood, site layout, relationship to adjacent homes, bulk and massing and use of materials. When it comes to the vacant building on the residential street in our neighborhood, how you can develop this space and how you should develop this space are two very different things.

The proposed Eastman project directly affects approximately 40 homes in the neighborhood with an estimated collective investment of $20 million to $25 million. This project indirectly affects the entire Downtown Village of Arlington Heights, especially the north side of the tracks which we can all agree needs some sprucing up. We are not opposed to sensible urban development but it needs to be in keeping with the already beautiful downtown and surrounding neighborhoods that we have.

A picture is worth a thousand words so I'd like to take you on a quick walk through our neighborhood which we are so proud of, along with the historic landmarks that will forever be impacted by this project. The majority of the residents who live in these houses are here to speak to you tonight or have sent their notes in ahead of time.

This is our Memorial Park which is a tribute to the veterans. Here is the Historical Museum and the grounds. Here is the multi-family housing in the triangle which our neighborhood already supports. Then here is just a sample of the historic single-family homes, and you can see they have been around for a long time.

Okay, here is a picture of the Asa home which is directly across from the Eastman project, looking into the parking structure on the first floors. Granted, architectural beauty is in the eyes of beholder, but anyone with common sense can look at this building next to the Asa home and see that the design is a fish out of water. The contrast in height between this building and the single-story home across the street is absolutely startling.

This project needs to be reworked to physically fit in with the precedent that has been established by our beautiful Village of Arlington Heights, specifically this cherished historical neighborhood. There are many aspects of this project that need to be addressed such as the lack of setback, the aboveground parking structure on a residential street, and the overall height and density. Does this project as currently proposed take into consideration the character of our existing neighborhood? We don't think it does.

Let's look at a different approach the same company takes when designing a building in Downtown Barrington where Mr. Taylor currently lives. Compasspoint astutely designed a very aesthetically pleasing building, and Mr. Taylor is quoted in the Daily Herald saying we have a cute and quaint downtown. We aim to enhance what is already currently here. The height, design, density and overall feel of this structure would be a much better fit for our neighborhood and our Village in contrast to the inappropriate building that is currently proposed. We are here to ask our thoughtful Plan Commission to work with Compasspoint on a project for the Eastman land that will also aim to enhance what is already currently here in the neighborhood.

We appreciate your time and listening to the concerns that I mentioned, and the more specific concerns that will follow with the neighbors tonight on the Eastman project. Collectively, we are excited for urban development, but we want to make sure that it fits in with the neighborhood that it will be directly placed in. We are looking to protect our greatest investment. We take great pride in our homes, our neighborhood and our Village. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

Sam, I have just a question that might help some of this. This B-5 Zoning across the street, how long has it been zoned that way?

MR. HUBBARD: The subject property?

ACTING CHAIRMAN GREEN: Yes. I mean, the whole downtown area has had a higher density B-5 type zoning, or I know we've put it for a B-5, but what has this property been and for how long has it been zoned that way?

MR. HUBBARD: I don't know the specific history, but I can say for decades.

ACTING CHAIRMAN GREEN: Decades.

MR. HUBBARD: Yes.

ACTING CHAIRMAN GREEN: Okay, and so I would like to ask the lady that was just up here, when you bought your house, were you aware that the property across the street was a higher density downtown zoning?

MS. COUGHLIN: Yes. Didn't think it was quite that.

ACTING CHAIRMAN GREEN: So, you're just hoping that it wouldn't be developed? Is that, well, the zoning that is going on here now has been on the books for decades.

MR. HUBBARD: If we're going to go back and forth, should we call the Petitioner up maybe?

ACTING CHAIRMAN GREEN: Yes, let's call the Petitioner up, or whoever wants to speak for her, come up to the podium, give us your name and spell it, please.

MR. STAAR: My name is Jacob Staar. My last name is S-t-a-a-r. I live at 208 West St. James.

Our residence on our block, the five houses, is right now apparently R-6 and we're going through a rezoning with the Village because our properties that are all single-family are supposed to be multi-family with R-6. We're going through the current rezoning of that right now with the Village.

ACTING CHAIRMAN GREEN: Correct.

MR. STAAR: So, the current property on Eastman is a 35-foot building, one has been abandoned for about eight years and one has limited offices that are used probably at 25 to 35 percent capacity. It's a dental office, was a dental office and a therapy office.

ACTING CHAIRMAN GREEN: Okay.

MR. STAAR: Actually, no, on therapists, they had been working out of their office since COVID, so for the last three years they have not been there. There's about 20 cars at max per day from that building.

So, I have been in that property for about a decade and there has been very limited use of the south building. The north building has had a couple, but the south building has been vacant. So, yes, it was R-6, or it's a multi-family and it's zoned for that, but when we went to purchase a decade ago, there was no high flow of traffic or dense project and it could be on us as a consumer buying houses in Arlington Heights not looking at the zoning of the neighborhood. But when you see a 35-foot building, you assume it's going to stay around that, the development, not almost triple with the new build that they're going with the zero setback.

ACTING CHAIRMAN GREEN: Okay.

MR. STAAR: As an assumption for when you bought the house.

ACTING CHAIRMAN GREEN: As an assumption, but what I'm saying is things change. You've given me the history of a delinquent property that hasn't had people, no

use for years now.

MR. STAAR: And that is --

ACTING CHAIRMAN GREEN: I get it, you just wish it would stay that way, but I'm sorry --

MR. STAAR: I don't wish it would stay that way, I wish it would be developed.

ACTING CHAIRMAN GREEN: And it is.

MR. STAAR: But to a point that fits our community and our housing.

ACTING CHAIRMAN GREEN: Okay, that's your opinion and everybody has an opinion on this property.

MR. STAAR: So, we're going way out of turn, but I have something I'd like to read.

MR. HUBBARD: If I may, let's get through all public comment before we --

ACTING CHAIRMAN GREEN: Okay.

MR. STAAR: Could I go through what I had prepared since I'm up here?

ACTING CHAIRMAN GREEN: Sure.

MR. STAAR: So, I would like to talk about traffic, okay. My name is Jacob Staar, I live at 208 West St. James with my wife and my two kids. I have a four-year-old and a three-year-old. As you know, these lots are a little bit smaller than your normal lots. My lot is 50 by 132, okay.

My kids like to use our driveway, our front yard. I have a great front porch, about a 36 by 10 front porch. We sit on it, we enjoy it. You'll find me and my wife out there a majority of the nights after a long day at work, having a drink, relaxing, enjoying our neighborhood and saying hi to our neighbors.

My kids like to play in our front yard with our neighbors next door which also has three young boys. They play soccer in the front yard because our backyards aren't big enough. The lots are small so we utilize what we have, okay. So, across on St. James, there are five children under the age of 10. So, that's how we utilize our lots.

So, I've been there for a decade. I've put a ton of money into my house, more than my purchase price, on remodels and upgrades to try to keep up with Arlington Heights because I like it there. In 2018, I decided to add a second floor, a second story dormer on my 100-year-old house. This Village Board made me fireproof my dormer because my setback was only 3.5 feet from our property line on a 100-year-old house instead of the five feet with the condition that my neighbor's house who has a duplex with about 100 feet of yard between my house and their house because their property line, somebody could buy their house, knock it down, build a house and that house could catch fire, I had to fireproof my house for that instance. So, the Village itself set that standard, and that increased my project total about 10 percent.

So, with that increase there, what we're asking in the neighborhood is how are you guys going to guarantee that our children are safe or that all of the flow of traffic doesn't exist on St. James? Because I know how he liked to say it, oh, they'll probably go to Northwest Highway, they'll probably use the train. That's not a guarantee, that's not proven, that's not there. The traffic study that was done was done January of 2022, the peak of Covid.

So, in January there's no Farmer's Market, there's no Al Fresca. The lot was probably at a 10 percent use. There's 172 spots at the end of the block and his 201 spots are used and they're daily used, and then the 42 spots from the restaurant are daily used, and

they all decide Northwest Highway is too hard, it's easier to cut on St. James to go to Vail, to go to Chestnut. What does the Village do to guarantee that the neighborhood is not going to flowed with traffic? What can they do? What will they do? Because I had to increase my project cost for a hypothetical house being bought, built and burnt down. So, that's where we stand.

ACTING CHAIRMAN GREEN: Okay, so just to answer your question, these are Village codes for the life, safety and welfare of all the citizens. So, you're arguing a Village Building Code requirement and so we're just trying to keep this within the realm of what we're talking about tonight here.

MR. STAAR: I understand.

ACTING CHAIRMAN GREEN: So, I hear your concerns, and we'll go through all the comments and then we'll address them all, I'm sure.

MR. STAAR: On your aspect, you asked me when we bought the house did we know it was zoned for this area and the hopes that we didn't have it redeveloped. Okay, so when my house was built 100 years ago, what was the Village code? Was there a five-foot setback? Did I have to increase my cost on my project because of a Village code a hundred years ago? So, you're asking me --

ACTING CHAIRMAN GREEN: Okay, we're going to have to move on with this because we're talking Village Building Codes here and tonight we're addressing zoning.

MR. STAAR: Okay, zoning. So, for density and all that, I had to change my project because of how my property was built and zoned 100 years ago. You asked earlier, the R-6, or the B-5 is it?

ACTING CHAIRMAN GREEN: B-5.

MR. STAAR: Zoning, so it could be redeveloped decades ago. The building I think was built in 1966. So, was the 1966 B-5 the same height that it is currently today or have you guys changed it since 1966?

ACTING CHAIRMAN GREEN: Well, I haven't changed anything. Sam? A B-5 requirement is still a B-5 requirement.

MR. STAAR: Is it the same that it was in 1966?

ACTING CHAIRMAN GREEN: I'll get you the answer.

MR. HUBBARD: I don't know what the height limitation of the B-5 District was in 1966.

MR. STAAR: Well, that is, because like if we're going to go say you guys should have realized it was zoned, then you need to realize what it was zoned in 1966.

ACTING CHAIRMAN GREEN: Okay, let's get done with the comments because we'll never get through this tonight and we do have a timeframe that we usually put on comments so this doesn't drag on for days. So, if there's anything else? Thank you.

MR. STAAR: Well, I would like my question to be answered.

ACTING CHAIRMAN GREEN: We'll get to them. We're going to take in all the comments, and then we'll get back to your questions specifically.

COMMISSIONER ENNES: Commissioner Green, you asked me the question before. 40 years ago when I started my business, I went into the existing office buildings on that property and they were in horrible shape 40 years ago. So, that property has been rundown for a long time, and if you said it was built in1966, that's pretty reasonable.

ACTING CHAIRMAN GREEN: I would agree, thank you.

MR. LINDGREN: Hello there. My name is Jay Lindgren, L-i-n-d-g-r-e-n. I'm a 10-year resident of HANA. My wife and I have three boys, the boys that Jacob Staar just

mentioned. We live next door to Jake and here's the view of my residence as opposed to where the new build would be on the north side.

Among the many issues my fellow neighbors have brought up, I'd like to focus again on traffic concerns. I originally had this estimated at about 150 cars, but new evidence is showing that it's going to be about 200-250 cars joining the block, a block that is already dealing with constantly packed commuter lot, not something that was done in January of 2022, a constantly growing and ever-flowing parking lot which today was overflowing, including the library because of traffic and redoing the upper parking lots just off the track today. So, again, I don't want to focus on stats too much but there's hypotheticals, there's traffic studies, and there's reality, right? We live there, we see the most intense times and I just wanted to bring that to the Committee today.

It's frightening for the safety of my nine, seven and two-year-old, Jakes four and two-year-old, and the other kids who live along St. James, Chestnut, Fremont and all around HANA. These are the same kids that walk to the bus, taking St. James, taking Chestnut, taking Fremont. So, I just want to put this in front of the Committee that I have major concerns, maybe not in your normal non-commute hours but, you know, when there's an event at North Park, when there's an event at the library, when they're doing the Farmer's Market. If you add 240 more parking spots, 400 more residents, you're going to have high traffic. You're going to have safety concerns. So, I want to put that in front of the Committee today to think about.

In addition to these safety concerns, the impact to the neighborhood character comes into play as well. With many more cars, it means a massive uptick in car headlights coming into our neighborhood, especially if they're going to exit on St. James. This is my neighbor's point of view from their front yard, almost the front window. As you can see, if somebody is coming up Highland, they're going to see everybody driving that street every single day, in the winter, having dinner at their table, or us as neighbors sitting on our front porch or eating in our backyards. So, there are concerns to think about, for all of us on St. James of course.

There are many ways to alleviate the concerns I think that HANA has and the homeowners that are here tonight. I would like the Committee to consider limiting these traffic impacts to our neighborhood with an open mind. I want to make clear I am not against the advancement or the development. But as my colleagues and my neighbors have said, it would be best if it was in, you know, the spirit of what's good for the neighborhood, not just what makes the most profit and brings the most money to our town. I think our town had a surplus just last year. So, I'd like you guys to consider what that means in terms of blending in to the neighborhood, especially a historic neighborhood that's been around for many, many, many years.

ACTING CHAIRMAN GREEN: Thank you.

MR. GAVIGAN: Hi there. My name is Ryan Gavigan, G-a-v-i-g-a-n. I'm also a HANA member. My wife and I have a five and two-year-old that live on 407 North Chestnut. It's just around the corner. It's a 104-year-old single-family home.

My family is close with all of our neighbors. My two and five-year-old regularly run and down the streets of St. James and Chestnut, playing with other neighbors, and that's something that we feel we can do safely today.

The traffic study that was performed in January of 2022 was performed during the Omicron outbreak and which caused traffic to be at an all-time low and is not an adequate representation of traffic today or five years from now. For comparison, Metra

ridership on the Union Pacific Northwest Line was at 15 percent of pre-pandemic ridership in January of 2022. Just from January 2022 to 2023, Metra ridership has tripled on this line, meaning that parking in the St. James and Vail parking lot has also most likely tripled in that timeframe and will continue to rise as more and more offices return to the office setting.

The study was also performed in January which does not include traffic from great events like the Farmer's Market and Arlington Al Fresca. Only a five percent adjustment to this data is not an adequate representation of traffic today or for the future of this area. No justification was provided for the traffic report on why a five-percent adjustment was appropriate for adjusting from pandemic conditions. Furthermore, the increase in traffic and the 224 cars from the parking garage and their guests provides a significant safety risk for the families in the area. St. James and Chestnut are used today as cut-throughs for people avoiding stoplights, and speeds regularly exceed posted speed limits.

Due to the abnormally high density of this project, closing or limiting the access from Highland to St. James seems to be a very low cost solution that would significantly reduce the risk and I hope it's a solution that the Commission will strongly consider. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

MS. DEVINE: My name is Eileen Devine, that's spelled D-e-v-i-n-e. I live at 201 West Euclid, so I could do a traffic study as you all know. I've been a resident of HANA for 37 years. My children were raised and nurtured by my neighbors on Fremont. Our backyards join together, and so also the threads of our community and our neighborhood.

Compasspoint proposes a seven-story residential and commercial building that will loom over our neighborhood of single-family homes, townhouses, two flats, and three-story apartment buildings. We have apartment buildings. 150 units, whoops, I've got to get to my slide, I have it marked right here and I don't want to disappoint you. All right, okay.

150 units, approximately 200 people, 150 cars, and 50 dogs. Compasspoint and HANA residents are here for the same purpose, to protect our investments. Our brick, clapboard, stone homes have been restored with lots of love, sweat and tears. Our area was built by visionaries, and it's our duty to enhance what's already currently here.

The Village of Arlington Heights recognizes our essential unique character and continually respects the footprint of our area by limiting the heights of buildings close to our neighborhood. Examples of these are Park Place and Euclid Place, three-story brick apartment buildings, and our businesses, Village Bank, Baird & Warner, and AT&T.

Seven stories, 150 units, approximately 200 people, 150 cars, 50 dogs, one pool and a restaurant. Will this add to the charm of St. James, one of the oldest streets in Arlington Heights? Can additional autos and pedestrians navigate safely around Memorial Park, the library, the Historical Society, and the Farmer's Market? How will all of us skillfully and patiently deal with the Vail Street Metra Train, one of the busiest stops in the area?

We will not be able to undo this project. Now, we need to be the visionaries for our historical neighborhood. We have to be the visionaries, all of us in this room.

Compasspoint is currently building an apartment building in Barrington, and I quote them, "We have a very cute and quaint downtown. We aim to enhance what is already currently there." Just like us. Please have the same thoughts and regard designing and building a structure in our neighborhood, across the street from our quaint and historic homes.

I think we need a much smaller building in terms of height, density

and population, a plan that gives a respectful nod to the past and embraces the future. We are now at the helm, all of us in this room are the visionaries for the future of Arlington Heights and our beautiful neighborhood.

I'm going to end with this quote: "Many of the green places and open spaces that need protecting today are in our own neighborhoods." Thank you.

ACTING CHAIRMAN GREEN: Thank you.

MR. MARKS: Thanks for being here and listening to us, everybody. My name is Chris Marks. I'm a resident at 204 West Fremont Street along with my wife and two kids --

ACTING CHAIRMAN GREEN: Could you spell your last name please?

MR. MARKS: M-a-r-k-s, sorry. For 11 years, and an active member of HANA.

Compasspoint's Eastman project, although it may fit our zoning guidelines and rules as proposed, is not rational, it's not realistic and it's not reasonable. At the proposed location, this project violates the Village's own development philosophy. It's in an area that sits only feet, we've used that unit of measurement many times, it sits only feet away from single-family residential homes. It will dwarf the businesses and homes around it. It will unreasonably increase the population of this neighborhood. Any new development should adhere to the Village's Comprehensive Plan for development in terms of character, scale and function, and we believe that this development does not do that.

Our neighborhood consists of four blocks of single-family homes, the Arlington Heights Historical Society, and one three-story apartment building adjacent to Memorial Park. Most of the 50 homes with a total of 134 residents are well over a hundred years old, the homes are over a 100 years old. My wife told me that was confusing.

These are some of the oldest homes in Arlington Heights, and many of us have worked to restore them to maintain the historic nature of the neighborhood. We are part of HANA which is consistently referenced by realtors, but because we're bordered by Euclid, Walnut, Vail and Northwest Highway, we're somewhat separate from other HANA homes and more connected to the businesses along the Northwest Highway area. The businesses that currently exist in this area are all in the one to three-story range.

Compasspoint's potential 150 units and a conservative estimate of 250 possible residents would much more than double the population of this historic neighborhood. This is a drastic change that would affect the desirability of the area and its property values. The development seems geared towards younger, more transient renters, with its swimming pool, dog-walking amenities, and the small size and high rents of the units.

The renters and their guests in these apartments will undoubtedly park their cars on our streets. Mr. Citron guarantees they wont, but I can guarantee they will and we would be both correct because you can't make that guarantee. They will do this without a long-term connection or commitment to the area. If this development is to be residential, townhomes or condos would be much more appropriate.

Another problem is the height and design of the project. Admittedly, I'm not an expert, but I believe according to the Village's own Comprehensive Development Plan, there's to be a step-down philosophy in these situations, a philosophy that would not place a seven-story building only feet away from historic single-family homes. This proposal is anything but a step-down. The design of this project does not blend in a historic neighborhood, and as has been noted before, Compasspoint's own project in Barrington is three stories in brick is a better

example of something that would blend in.

Sam, you mentioned some buildings in Arlington Heights that are tall, well over seven stories. I want to point out that none of those buildings that you brought up were next to residential homes.

The Village of Arlington Heights and this Committee is in a position where it can have a very high standard for any new developments and especially one that is directly adjacent, again, measured in feet, to single-family homes. We would hope that the Plan Commission will keep the interests of the homeowners and the spirit of the Village's Comprehensive Plan above the financial interests of the developer.

We do thank you for your service to the Village and we're asking you to honor the plan and stand up for the Village. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

Sam, if I could just maybe help a little bit as we're going along here. The Comprehensive Plan has the B-5 District where it is there, and across the street was the step-down which was the R-6 Multi-Family zoning. Is that correct? What they're trying to change is the multi-family zoning of their block, the first block there; is that correct?

MR. HUBBARD: Correct. We do have an active application to change that R-6 on the north side to R-3.

ACTING CHAIRMAN GREEN: Okay, so in theory, the step-down was actually the R-6 Zoning District that you want to change; is that correct?

MR. HUBBARD: Right. From a theoretical standpoint, the R-6 to the north of the B-5 here was kind of that transitional zone between the higher density multi-family or B-5 uses to the south.

ACTING CHAIRMAN GREEN: R-3 farther north.

MR. HUBBARD: And the R-3 farther north, yes.

ACTING CHAIRMAN GREEN: Thank you. If that would just help, possibly. But that's the zoning of your district, that's all. I'm just throwing it out there.

Ma'am, would you like to come up please?

MS. PANOS: Sure. Hi, good evening. My name is Deb Panos, P-a-n-o-s, and I live at 210 West Fremont Street. I've been a member of HANA for almost 20 years now. I will be brief, I don't want to be redundant, but I do want to state that I wholeheartedly agree with all the previous statements made by my neighbors, especially Eileen Devine and Mr. Christopher Marks.

Just to underscore a few points and maybe put a few touches on what they've said, we fully understand and recognize that the builder is planning to make an investment in this community. It's clear, we understand that. Most of us agree, we want to invest in our community. But we are lifelong residents here and we want the Village to consider that we've made a long-term commitment to our investment and to this community. We're not transient, we're not renting for six months ,12 months or 24 months.

I know that the Village of Arlington Heights recognizes our essential and unique character of this historical neighborhood, because whenever we have to make an improvement on the exterior of our homes, we, too, have to come before the Design Commission. I stood here 18 years ago and I was proud to show my plans to this Village. I welcomed that. I was proud to fit the aesthetic into the historical neighborhood. We're just asking that the Commission give the same to what's being proposed here for the design of this build. It just doesn't seem unreasonable, or it doesn't seem reasonable rather that a building being placed in

our historic neighborhood and one that's so significant in terms of taking up space would not need to be held to the same aesthetic standards.

Finally, I just want to say that I remember when this very building that we're sitting in tonight, when this Village Hall was built, we were all so impressed with what the Village did. It was a classic, it was a modern yet classic design. It begs the question why didn't the Village choose to build a design that was super modern with lots of hardy board and lots of glass? I think we all know the answer why we didn't choose an ultra modern Village Hall design. We wanted something traditional and classic and something fitting with the Arlington Heights Village brand. Bravo, success, we love it, and we strongly want the same treatment for our historical neighborhood. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

MR. PANOS: Hello, I'm Bob Panos. I live at 210 West Fremont. Last name P-a-n-o-s. That was my wife. Great job, honey.

So, I'm speaking today on behalf of our family as well as another family on our block who couldn't make it here this evening. We truly love our neighborhood as our neighbors are fantastic. One of the reasons we love them so much is because of mutual respect which translates to getting along so well.

Two of my major concerns with this new development are parking and density, which have been talked about already, with around 150 units that are proposed and 200 spots in approximately one acre of land. You've heard, you know, the requested variance for those extra 10 spots. We fear that the cars will spill over into our neighborhood. And yes, there's a paid lot across the street from the building, but as we all know, people will avoid pain and they'll park on the street.

An example of that is, you know, we share our neighborhood with the Arlington Heights Historical Society and we already have evidence that people will park on our street, on Fremont Street, as opposed to the parking lot which you have to pay for across the street, okay, especially, you know, during all kinds of events. They'll walk, you know, they'll walk twice as far to not have to park and pay.

So, street parking in our neighborhood is at a premium. Many of us have more than two drivers in the family and we tend to jockey cars around all week long. We have modestly sized homes with skinny driveways that don't easily allow for parking cars side by side. The most convenient place is street parking. If the streets are filled with overflow from the new building, that leaves us no room to park in front of our homes or parking far away from our homes.

So, you know, one of the questions that I would like to ask is, you know, why is it so dense? And why is the ratio of spots to units so low, right? Just too many units in that area, in that one-acre lot. That's why they're asking for that variance of the 10 units.

Another question I'd like to ask is why is such a large density architectural development being planned so close to our neighborhood? The density is extremely out of character with our neighborhood, and much more dense than our nearby multi-family properties, and much more dense than some of the developers' other buildings in similar footprints. We feel that by reducing the density of the building, it would help to alleviate some of these concerns. The fewer people crammed into one acre of land will translate to more spots for residents and retail and less overflow parking to our streets.

In addition, you know, you're going to have people working at that restaurant. Where are they going to park? There is no parking for them inside; they have to park

outside. We don't even know how many employees will be there. Is it 10, is it 30? We don't know, okay.

So, we absolutely welcome a development that has the same mutual respect for the neighborhood that our current residents do. A welcome sign of respect is that our concerns will hopefully be listened to and addressed.

One thing I want to add real quick is Sam mentioned that this is higher density than a lot of the buildings in that zone. This is outside kind of that downtown zone. It's one of the highest density buildings and it's right next to our single-family home neighborhood. So, I just want you to consider, you know, the ratio and where it's located, and it's outside that box, right in that buffer zone. So, thank you.

ACTING CHAIRMAN GREEN: Thank you.

Next?

MR. KAMMERER: Good evening. My name is Jonathan Kammerer. I live at 215 West Fremont Street. I have lived there for 10 years.

ACTING CHAIRMAN GREEN: Can you spell your last name please?

MR. KAMMERER: Oh, I'm sorry. K-a-m-m-e-r-e-r. I'm here today to echo my neighbors and wanted to be on the record that we fully support and agree with all the points that they've presented today.

As you're well aware at this point, we're a very tight-knit community and we have all chosen this neighborhood largely due to its proximity to downtown and the train and that we're not opposed to development and are bordered closely by businesses and multi-family developments, but they are all size and character that fits the neighborhood.

We were just at the Village Hall a few weeks ago for a variance on our house and we were required to keep our design and the characteristics and aesthetics of the neighborhood which we have gladly done in an effort to preserve the unique historic area of Arlington Heights. That something of the size and design will forever change what we have all worked so hard to build and preserve. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

Next?

MS. LEWIS: Hi, my name is Michelle Lewis, L-e-w-i-s. I live at 406 West Fremont Street.

First, all the concerns you're hearing today, they've been brought up at the neighborhood meeting last year. There has been ample time to address all these. You know, I think that if we felt they were being addressed, we wouldn't be here armed with PowerPoint today.

Second, I concur with the traffic issues that have been brought up previously. If this Commission has any concerns about traffic or parking, please address them now instead of doing a wait and see approach. I live on the west end of Fremont Street next to and across from an apartment complex and a commercial property which have challenges due to poor planning from the past. We get cars parked across our driveway apron so we can't leave. We get cars driving over our lawn to make their own path into the parking lot. We get cars parked under the No Parking signs, cars parked on sidewalks, and the Village does nothing about it. So, once this is built, it's too late.

Also, involving the traffic, it's been brought up before, the traffic study was done in January 2022. The study itself acknowledges that the counts were affected by Covid. They increased the counts by five percent. I'm going to bet it's a lot more than five

percent if you compare it to, say today, May 2023.

Third, what strikes me the most about this development is its lack of any attempt to conform with the Village standards, be compatible with existing uses of nearby property on the north end. The developer's answer to this is to put an aboveground parking garage on the lot line directly across from single-family homes. This open air, aboveground parking and lack of any setback adjacent to single-family homes is unique to this development. It's not a design typically found in the Village. If you look at the shadow study, you will see there's homes that will never see morning sun in the winter.

This design is inconsistent, inconsiderate and sets a bad precedent. We understand there will be apartments here. We're just trying to get something that will fit in a little bit better. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

MR. LEWIS: Good evening, everyone. John Lewis, L-e-w-i-s, 406 West Fremont. Like my wife, I'm a civil engineer, so I have a couple of technical comments.

But the first thing I guess I'd like to say is, just listening to the comments here, just think about common sense, right? Let me try to find that one slide that showed 112. I mean, Mr. Chairman, I get your point about the zoning and B-5. But you know, in talking with Staff, nobody knows when that came around. So, like if we're going to hang our hat on it, I get it, that's the current regulation that we have for that particular area, but is this common sense? Like is this the best that we can do?

What I would say, too, is that, remember, this is the birthplace of our town. This is where Arlington Heights started. Like somebody else pointed out, there are no buildings like this that abut residential areas anywhere in our town. Why do we feel like we have to do that here? Why is this on the fast track? Why aren't we asking more questions about this? Like does this make sense?

Think about the building behind you, the big building over there, Dunton Tower. 1986, it's got 216 units. This has 70 percent of the units of Dunton Tower. Dunton Tower is 150 feet north of the residents on Sigwalt. This is 75 feet south of the residents on Eastman, or no, what is it, St. James.

The sun study is off. On December 21st, the elevation of the sun in Arlington Heights is 25 degrees. One over the tangent of 25 is 2.1. That means that if I'm six feet tall, I cast a 12-foot shadow. A building that's 90 feet tall will cast 185-195 foot shadow. You can look at it on Google Earth. There's actually a picture from October 30th, 2010 that shows the existing building, the shadow going into the front yard of the Asa residence. I mean, that should be checked, that should be checked.

We also talked about the traffic study. The traffic study was done at an admirable time for traffic. That's also specious. What I will say though is that, look, we just want to ask the Commission here to think about what makes sense. That's all we're asking. Like they're on the right path. We like apartments here. We think that's a good use of the land, but they can do better, and we're counting on you to help them do better.

I get your skepticism about B-5. I completely misread the room. I thought there would be skepticism when their attorney says that there's no negative impact to the neighborhood. Where's the skepticism for that? Where's the help, right?

We like the direction that they're going. We just want them to do a little bit better, and we're counting on you to help them do a little bit better. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

MS. McCALL: Hi, good evening. My name is Deb McCall, it's M-c-C-a-l-l. I live at 213 West Fremont.

I just want to say I stand with my neighbors. I've lived there for, my son, let's see, he's getting ready to turn 21, so 20 years on that street. When we bought that house, somebody said to me once and it blew my mind, are you going to tear it down? It makes me cry thinking about that. There's no way in heck I would have torn that place down. We put everything we had to save, save, save, so that we could make it a home, and then you know what, 10 years later we redid that home, we renovated that home.

Now, I could have put anything there. I could have put a really big house there. There were some issues with impervious, but I could have found a way to go bigger. But just because I could have didn't mean I needed to and didn't mean it was the right thing for the neighborhood. We didn't need a big, massive master bedroom the first architects tried to sell us because it wasn't the feeling of the neighborhood.

So, I ask you, please, just because you can doesn't mean you should. So, let's work together. We all want the same thing. Thank you for listening to our concerns.

ACTING CHAIRMAN GREEN: You're welcome, thank you.

Next?

MS. EITZ: Good evening, and thank you for having us tonight. My name is Pat Eitz, it's E-i-t-z. I live at 300 West Fremont, on the northwest corner of Chestnut and Fremont, directly across from Memorial Park.

My family moved here 47 years ago and I have been a member of HANA since its inception 42 years ago. We intentionally moved to this neighborhood because of its charm, warmth and accessibility to Downtown Arlington Heights. We have seen this unique neighborhood change as residents who shared a similar appreciation for older and unique homes, move in, restore and update their houses, so that today we are the envy of many neighborhoods in the Village. For that reason, I have been an avid watchdog for our neighborhood because it's been threatened many times since I've lived here, and again, we're facing a challenge. This one is encroaching on a small neighborhood residential street with historic houses directly across from, and sharing the entire triangle neighborhood.

Careful planning is of primary importance to those of us who occupy this neighborhood, because of the nature of our neighborhood, we are proud to boast we are cohesive socially and philosophically. Maybe because we understand that we are vulnerable to encroachment threats because we've had them before, we can boast of being more than a neighborhood. We are truly a community.

We have consistently worked with the Village to enhance the viability of our neighborhood, the residents and the Village. We welcome the Farmer's Market at the end of Fremont Street in spite of the traffic it brings. We welcome guests throughout the year, from visitors to the Historical Society, the library, Memorial Park, and to the Memorial Parade.

I'd like to talk briefly about the centerpiece of our area, Memorial Park. Unlike other parks in the Village that are used for recreation, Memorial Park is what myself and many visitors consider sacred. It is peaceful, quiet, a reverent place for residents to visit and honor those and their families who generously sacrificed so that we all reap the benefits of freedom. A structure that shades Memorial Park, the surrounding triangle neighborhood, and faces the five houses on St. James must be a companion to our homes in design and in structure. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

Anybody else on that side of the room?

MS. LEBEAU: I'm totally not prepared. I only just found out about this project yesterday. My name is Georgine Lebeau. I live on North Evergreen by North Park, and my home --

ACTING CHAIRMAN GREEN: How do you spell your last name please?

MS. LEBEAU: L-e-b-e-a-u.

ACTING CHAIRMAN GREEN: Thank you.

MS. LEBEAU: My home was built in 1924 and I've lovingly lived there since, well, it will be four years next year. I have a paragraph that I would like Sam to read that I took off of the Village site, and it's about the housing on the property. I'd like you to explain this to me because I don't understand it.

MR. HUBBARD: You know, the way this works is you can make your comment, and then the Commissioners will ask questions of Staff and people afterwards.

MS. LEBEAU: Okay.

MR. HUBBARD: It's not meant as like a back and forth between Staff and the audience.

MS. LEBEAU: Because in this project background, it says that in 1968, the residential component was removed from the property.

MR. HUBBARD: So, you can make your statement and say that this is a question you're hoping the Commission addresses.

MS. LEBEAU: And I don't understand when the zoning changed. Because I live near the property, I worked on the property, I know that it was a business property. It had never been residential. It had been zoned for residential for the building behind 116, but at some point it's residential again. In this statement, it's --

ACTING CHAIRMAN GREEN: I'm a little confused. What piece of property are we talking about here?

MS. LEBEAU: The 116 Eastman piece of property.

MR. HUBBARD: That's zoned B-5 which is a Downtown Zoning District that allows ground floor commercial spaces and residential multi-family units above. That's what the Zoning District is.

MS. LEBEAU: And when was that done? That's what I'm --

MR. HUBBARD: It's been that way for decades. I don't know when it was specifically zoned B-5.

ACTING CHAIRMAN GREEN: And so what are you reading from? What is that?

MS. LEBEAU: Information from the Village. It was on the Village site; I pulled this last night.

MR. HUBBARD: Looks like it's from the Staff report.

ACTING CHAIRMAN GREEN: It's from the Staff report that we have here?

MR. HUBBARD: Yes.

MS. LEBEAU: It's on the project report, and I was just curious because I don't really understand.

ACTING CHAIRMAN GREEN: All right, and what page is that from?

MS. LEBEAU: Page two of seven.

ACTING CHAIRMAN GREEN: Two, okay.

MS. LEBEAU: It's more of a curiosity point. I'm not really challenging anything. I'm just interested in knowing, you know, how did it go this way and then that way and then back to the other way, and why does it keep changing around? I just don't, because my property is zoned Multi-Dwelling but it's a single-family residence.

MR. HUBBARD: I don't know specifically what you're referring to, so I'm sorry, I can't answer your question, but if --

MS. LEBEAU: Or maybe you could call me or something.

MR. HUBBARD: So, if you want to read the section from the Staff report, and the Chairman is willing to entertain it, then I can help you address that.

COMMISSIONER CHERWIN: Read the section in and then we'll refer to that.

ACTING CHAIRMAN GREEN: Yes, and then we'll answer it, yes. Read whatever you are concerned about.

MS. LEBEAU: In 1968, to eliminate the residential component and construct a second three-story office building in its place, to the west of this site is a multi-tenant office building including a real estate office.

MR. HUBBARD: Sure. So, what that means is in 1968, this property was approved as a PUD. At that time, the PUD was to allow a multi-story building of seven stories and a three-story office building. It was a two-phased development. The office building was built first, and the second phase of the development was a seven-story multi-family residential building. The developer at that time opted to not build the seven-story residential building and built a second office building.

MS. LEBEAU: And the interesting thing is it also says the seven-story apartment building was going to be 65 units.

MR. HUBBARD: Yes, that was what it was approved for back in the 60's.

ACTING CHAIRMAN GREEN: Okay, next?

MS. ASA: My name is Karen Asa, A-s-a. I live at 116 St. James Street, directly across from the proposed 116 Eastman project. I've been a HANA neighbor for 21 years, and my husband and I are the fourth owners of our home. So, we are directly across the street.

The density of this building on a one-acre lot for 150 units puts pressure on this neighborhood for light, privacy, traffic and parking. It will impact overall everyday living and change the character of this neighborhood. It's a seven-story building with a zero setback at the ground level and only 20 feet at the third floor. So, that's going to directly loom over our house and the adjoining houses.

The zoning regulations for the Village provide that its intent and purpose is in part to provide adequate light, air, privacy and convenience of access to property. We're all interested in keeping our properties at their greatest value, but that includes natural light through our windows currently obstructed. The sun shade study which we know might not be completely accurate shows that our house and the house at 200 St. James Street will be completely in shadow in the winter months. Certainly at the point of the study is mid-December at 10:00 a.m., but that means that it will extend later into the day and for the fall and parts of early winter, which is something, you can see the scale to our house, it's just a looming obstruction. It's just a looming building over the entire neighborhood and it doesn't fit in to what has always been there.

We realize that it's been buildings, offices before, but it's been a mixed use area. With the library, there is the First Presbyterian Church which as a daycare and a

preschool on Vail Street that's used every single day. Traffic, we live next to the parking lot which, you know, so there's a lot of daily, everyday living that will definitely be impacted by having this many residents added to our neighborhood.

Compasspoint has made an investment, but we have also in our homes. The proposed building will just be an imposing block on all of our neighborhood that diminishes the character of the neighborhood and potentially the value of our homes. It's an investment for us as well as for them.

A seven-story building of 150 units, two outdoor roof decks, one with a pool, plus individual patios on the north side means a potential for, you know, just gatherings and associated noise and light. Everyday living means 170 people running errands, having visitors. They're not always going to be parking back in the garage; they will be parking on the street or wherever it's convenient. When friends come over, they'll be parking in the lot next to us and crossing over. It's just a lot, a lot more of an imposition in our neighborhood and more of an impact that anybody from the developer's side has really imagined.

So, it's all in our interest to have new residents come and participate in all that Arlington Heights has to offer. But the building needs to be a companion to our homes and fit in to the step-down that it should be and the transition to our single-family homes. Well-intentioned promises of high income renters not impacting the neighborhood does not address the sheer number of issues that come by way of the great increase in population. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

Anybody else?

MR. NIEMIEC: Thank you very much. My name is Todd Niemiec, N-i-e-m-i-e-c. I'm at 204 West St. James. I have been a HANA neighbor for 18 years. I raised my two girls in the house that we live in that is across the street.

So, that's my house and its relationship to the current property. So, I'm a little bit down west of it. I just want to say that, you know, I back what all my neighbors said but I also want to say that I'm, you said something that sort of offended me, you know, with due respect. You insinuated that we were like fools for not knowing the zoning ordinance and applying it and knowing what that could mean to us in the future.

I've lived in Arlington Heights my whole life. I grew up here, went to Olive School, went to Thomas, went to Hersey. I went to college, came back, and I expected the Village to take care of its own. I mean, this is a very unique area of the city. If the zoning ordinance to the letter is the only thing that matters, then why are we here? Why are any of us here? That's all I'm going to say, thank you.

ACTING CHAIRMAN GREEN: Thank you.

Next? Seeing none over there, is there anybody on that side that would like to speak on this subject?

MR. CECCHI: Hi, I'm Eric Cecchi, C-e-c-c-h-i. I live at 200 West St. James Street, and I have the pleasure or lack thereof of looking at my front window at the current buildings that are "somewhat blighted and in need of revitalization" to use the overly kind words of the Staff report. I just want to say I do appreciate all the care and thought that's gone into the design and planning of the Eastman project so far from the Staff and Compasspoint.

I specifically want to talk about zoning. Of the zoning requirements, the setback requirements for B-5, as noted in the Staff report, there is no setback requirement for the B-5 District; however, there is one caveat in the Municipal Code. It states that where the property directly across the street frontage is zoned R-3, a 20-foot setback is required. As we

know, the St. James single-family homes directly across the street are currently zoned R-6 and being rezoned R-3, thanks to some approval from the Commission, some of the Commissioners so far. We hope that that will go forward.

Mr. Hubbard pointed out in the rezoning discussion from that down-zoning meeting at the Conceptual Plan Committee that the St. James properties, that down-zoning to R-3 would have no impact on the Eastman project. But with due respect, that is up to this Commission to decide if they want to impose any setbacks that are not maybe technically required by the code.

I did want to point out that as people have said, this zoning borderline with the districts is very unique, and there is, from what I can tell, only one-single family home in Arlington Heights that is directly across the street from a B-5 building, and that's Dunton Towers. In Sigwalt and Vail, there is a single-family home directly across the street from that. However, that building does have a ground level setback of at least 20 feet even though the building across the street is zoned R-4, so there would be no setback required for that building. Also, it's north of Sigwalt so it has, you know, less of an impact as far as shade goes.

I'd also like to point out that the land use variation that's been requested to allow a predominantly multi-family residential development in a B-5 District essentially gives a lot of R-7 qualities to the treatment of the property despite not having any of the R-7 restrictions on height and setbacks. R-7 requires front, side and rear yard setbacks and those create a buffer zone from the building so it blends it with the R-4, R-3, whatever might be next to that R-7 building, and it creates a natural transition to those adjacent single-family homes. If we look at some of the R-7 developments that are next to B-5, these are off Sigwalt Street, they all have significant setbacks that allow for extensive, really nice-looking landscaping that helps them blend with single-family homes. These photos were taken from the front yard of a single-family home across the street, and the landscaping helps blend in with the neighborhood much better than what would be allowed by the zero setback that's been proposed. These additional R-7 properties, these are off of Pine and Wing Street, but it's also next to a Business District.

The proposed structure has no setback on the north side while the building has been "recessed" beginning on the third floor. The ground level parking garage has no setback or it's less than one foot. The third floor setback does not provide any green space or landscaping on the ground level and it makes the already narrow St. James Street feel narrower with the garage structure built as close to the street as possible.

So, my request to the Commission would be to impose a setback requirement of at least 20 feet. Although it's not required, it is in the spirit of the borderline between R-3 and B-5 Districts, and it's also consistent with some of the other higher density multi-family bordering structures to single-family homes. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

MRS. CECCHI: I do not know how you do this. It's way past my bedtime. Thank you for your being here.

ACTING CHAIRMAN GREEN: Give us your name please and spell your last name.

MRS. CECCHI: My name is Celeste, last name is Cecchi, C-e-c-c-h-i, and I'm at 200 West St. James. So, my husband, who was just speaking, and I purchased this home, as you see right across from the building.

I was going to come tonight actually and talk about some of the neighborhood impacts, things that you've been hearing, the snow that's been dumped right in our

front yard from the current existing building, and just problems with traffic and snow and all the things. But as I was preparing tonight, I actually decided to throw my neighbors a curveball and I hope, I'm on the HANA Board. But I decided I wanted to talk about something that could potentially be a really positive thing for our neighborhood with this building besides obviously anything is going to be better than this eyesore.

The thing that I think I'm most excited about aside from aesthetic, a more aesthetically pleasing view, is the opportunity that we have to invite diversity into our neighborhood. I was traveling for work when we had the Housing Commission, and I just wanted to kind of encourage, our language matters a lot. So, I told you my husband and I bought this house nine years ago but 13 years ago was when I moved to Arlington Heights as a single mom on food stamps. Had it not been for our Village's programs and scholarships and even ordinances, like the Inclusionary Housing Ordinance, I would not have had the opportunity to move here and send my son to these topnotch schools, the wonderful Park District programs, the library programs, the things that we so highly value as residents here in Arlington Heights. These Village ordinances have been intentionally voted on and passed by our elected officials to make our Village a richer and fuller community. So, I'm excited about the possibility of that becoming more of a reality in our neighborhood.

It's already been talked about just what the requirements are, the 7.5, and I won't get into all the details. But I did want to point out, as I just said, that language matters. Compasspoint talked about, under Affordable Housing Plan, page two, they talked about just the feasibility of finance of these units and their intent to buy out what they could. They went on to talk about it not being feasible because of the rising real estate taxes, the developers have taken a hit since Covid. They started talking about those hits as far as it pertains to the financial part of the project, but of course these are all hits that we've had as well, that we've had to plan for and make sacrifices for, adjust our own budgets for. Research shows that renters have been disproportionately hit. In fact, in Arlington Heights, according to Rent.com, the increase has been 16.3 percent for rental units while the average salary has only increased four percent.

But the part that most personally like was impactful and painful to me, and like it was reiterated tonight, was the language that was used. It says the inclusionary units will cost the same to construct as the market rate units, and the building's excessive amenities, the pool, the co-working spaces, the lounges will be utilized by those renters. So, the way that we are “other-ing” the renters who are invited to be in those units means that we are, it's not a benevolent thing. Like we get to have a richer, fuller community when we invite people who may not have had the option to be there.

One of the things that I just wanted to say, like when I was in an apartment, like, yes, even I was able to use the pool, even I was able to use the shared spaces, and so it's not like an extra added bonus that the people who are in these units get to use the amenities. So, we're not being extra compassionate by letting people use what is in our law, in our ordinances to be a part of.

So, I understand that the Staff has recommended Compasspoint by themselves out of only the minimum allowance which is 1.25, but tonight, I just wanted to encourage you, our Commissioners, and also Compasspoint staff to realize that buying ourselves out of units, any units, is buying ourselves out of the opportunity for renters like me to be able to call Arlington Heights their home, too. We're buying ourselves out of the privilege of learning from people who might have had a different life experience than we have, and we're buying our neighborhood out of the opportunity to grow in our diversity, which actually is a value that we as a

Village claim that we hold firmly to.

So, I invite you to see, maybe even be excited about like I am, the potential that this project has to add beauty and diversity to our neighborhood. Thank you.

ACTING CHAIRMAN GREEN: Thank you.

Anybody else on my left, or the right side of the room?

(No response.)

ACTING CHAIRMAN GREEN: Seeing none, I think I'll close the public comment for tonight and we'll get back to questions that the Commissioners may have.

Joe, would you like to start?

COMMISSIONER LORENZINI: Sure. We may need a break before this though.

ACTING CHAIRMAN GREEN: You mean after this.

COMMISSIONER LORENZINI: So, let me start with the developer. The size of the affordable housing units or the affordable units, are they going to be the one-bedrooms, the studios? The 10 affordable units, what size units are those going to be?

MR. CITRON: First of all, the sizes are the same sizes as the other units in the building. So, and we have to have a mix corresponding with the percentages of two-bedrooms, one-bedrooms there in the building. So, if we have a one-bedroom, it's the same size as all the one-bedrooms. I'm trying to be very careful --

COMMISSIONER LORENZINI: No, no, no.

MR. CITRON: It is not benevolent, it's just the --

COMMISSIONER LORENZINI: No, no, no, maybe, you didn't answer my question. It's going to be based on?

MR. CITRON: I'm sorry. It's going to be the same sizes. So, a two-bedroom, they'll be a two-bedroom.

COMMISSIONER LORENZINI: No, that's not my question. It's the mix, it's going to be the same mix?

MR. CITRON: Same mix. Same mix.

COMMISSIONER LORENZINI: That's all I needed to know, thank you. Traffic, the traffic study.

ACTING CHAIRMAN GREEN: Mr. Corcoran.

COMMISSIONER LORENZINI: So, there's been a lot of comments regarding the traffic study, that it was done during the pandemic. That seems to be a reasonable concern, that it doesn't really reflect what's going to happen today or next year. You mentioned or it was mentioned that five percent was added to the study to account for that, but that doesn't seem like much compared to, especially when you talk about the parking lot.

MR. CORCORAN: So, we looked at some pre-Covid counts to come up with that basis for the five percent.

COMMISSIONER LORENZINI: That study was based on pre-Covid?

MR. CORCORAN: We found some traffic studies that were done in the area prior to Covid so we could compare some of those volumes to get a sense of what the change could have been.

COMMISSIONER LORENZINI: All right, and you added five percent to it.

MR. CORCORAN: That's why we came up with that.

COMMISSIONER LORENZINI: So, it wasn't purely done based on during the Covid period?

MR. CORCORAN: No. Well, the counts were done during the beginning of last year, so they were still in the COVID. Then we raised them up by what we judged to be five percent based on counts that we found from the pre-Covid period in the area.

COMMISSIONER LORENZINI: Right, understood.

MR. CORCORAN: And even --

COMMISSIONER LORENZINI: There's a lot of concerns about density, a lot of good points made. So, you had 40 units originally, and then you added -- I'm sorry, you had 140 units.

MR. CITRON: No, we actually had 154.

COMMISSIONER LORENZINI: I know, hold on, hold on. You had 140 units, and then you added 10 units. But that really didn't cost you anything because you had to meet the affordable or the inclusion code, correct?

MR. CITRON: No, we originally, the original proposal was for 154 units. We dropped four units to bring it to 150, and based on that density and the Inclusionary Housing Ordinance, out of that 150, 10 of those units were required to meet the inclusionary standards.

COMMISSIONER LORENZINI: Okay, all right. Thank you, that's all I have for you. Sam, it always seems like, probably because you do such a good job, I like to ask you questions. One of the variations, could you explain to me, or I'm sorry, the multi-family residential development, why is that a variation?

MR. HUBBARD: Because the ground floor commercial was only six percent of the overall ground floor, so it wasn't substantial enough to qualify it as a true mixed-use building. It's really predominantly a multi-family building, and B-5 requires mixed-use buildings.

COMMISSIONER LORENZINI: Very well, but I guess in today's environment, that's not that important because there's a lot of vacant spots on the first floor anyways.

MR. HUBBARD: No comment.

COMMISSIONER LORENZINI: I, as an engineer, should know this, but what defines tandem parking?

MR. HUBBARD: Tandem would be two stalls where one stall blocks access to the other stall. It's one stall in front of the other as opposed to side to side.

COMMISSIONER LORENZINI: Got you. Got you, okay. A comment was made that this is one of the most dense if not the most dense development. What constitutes the density of a development such as this?

MR. HUBBARD: So, however many dwelling units they provide divided by the size of the land that they're located on. So, dwelling units per acre.

COMMISSIONER LORENZINI: How does that vary if all the units are studios or other units are two-bedrooms?

MR. HUBBARD: It would still be the same density if you have, on the same site, if you had 100 two-bedrooms versus a development that was 100 one-bedrooms. It's the same density because it's based on unit. If you did a density calculation based on bedroom, it would increase. But density is, the code requirements for density are based on the unit.

COMMISSIONER LORENZINI: And generally around the Village, there's been several, it seems like a lot of developments these days are rental. What is the typical, or do we know what the typical occupancy is on these buildings that are rentals?

MR. HUBBARD: I don't know, no. Off the top of my head, no.

COMMISSIONER LORENZINI: Okay, and the discussion of transitional

property, I remember years ago we talked about there was a development across from the Valley Grocery Store in Golf Road that is now called something else, there was some property right across the street that was going to be developed. But the first piece of property across the street south of Golf Road was transitionally zoned before you stepped into a more dense, higher density businesses. Is that applicable, that type of transitional zoning, applicable in any way in this area?

MR. HUBBARD: The existing zoning, how it's currently zoned, reflects that kind of transitional area. So, the B-5 is this property. To the north are properties that are currently zoned R-6 which is a Multi-Family Residential Zoning District. Those properties happen to be used as single-family homes as you heard from many of the residents this afternoon, but their properties are zoned R-6 to allow for multi-family development. So, that was the theory behind that zoning. My guess would be their properties are zoned R-6 to function as a transition between the B-5 uses to the south of downtown and the majority R-3 single-family uses to the north and northwest.

COMMISSIONER LORENZINI: Okay.

MR. HUBBARD: If you, here, I can pull it up here. So, here you go. So, you can see to the north of the subject property, this is the R-6 District. This is kind of a transition between the higher density developments down in the B-5 and the less intense developments in the R-3.

COMMISSIONER LORENZINI: So, it was meant to be a transition although it's not actually built like that, but --

MR. HUBBARD: Correct.

COMMISSIONER LORENZINI: -- when the B-5 was zoned such as that, we had the single-family buildings across the street, the R-6 were most likely already single-family homes since the areas sold.

MR. HUBBARD: Right, I would guess that the single-family homes were always single-family homes and they were zoned into the R-6 District under the assumption that in the future they may redevelop their aging homes and may redevelop as some sort of multi-family in the future potentially that could serve as the buffer between those R-3 to the north and B-5 to the south.

COMMISSIONER LORENZINI: And several comments were made about there is no other development like this elsewhere in the Village where you have a seven-story building next to residential properties. Is that a correct statement?

MR. HUBBARD: Next to single-family residential? I think there's only two portions of the B-5 District that are directly adjacent to R-3 Districts. One would be this property, and then the property to the west of it, if those properties' R-6 are zoned into the R-3 District. Then on the Arlington 425 site, on the west side there were single-family homes there.

COMMISSIONER LORENZINI: Going back to just one of the comments made by the public that this is the most dense development pretty much, what makes this the most dense development?

MR. HUBBARD: The number of units proposed on the size of land.

COMMISSIONER LORENZINI: All right, thank you.

ACTING CHAIRMAN GREEN: Lynn?

COMMISSIONER JENSEN: Yes. So, let's begin with you, Sam. Taking a look at this, so the R-6 is what the zoning is, but it has nothing to do with what's actually there. Most of it's, are there any multi-family in that R-6?

MR. HUBBARD: There is one multi-family. Just one.

COMMISSIONER JENSEN: Yes, basically it's really an R-3 area even though it's designated as an R-6.

MR. HUBBARD: Correct, and R-3 uses are allowed within the R-6 District.

COMMISSIONER JENSEN: Right, but I mean, if the idea was this was a step-down, that's really not going to happen unless somebody in the future, 10, 20, 30 years from now decided to make one.

MR. HUBBARD: Right, in the future it could be, yes.

COMMISSIONER JENSEN: I just want to be clear on that because I did view that initially in the presentation, and it was a great presentation, as being a transition, but it apparently isn't in fact one even though it could be theoretically one.

I would like ask Mr. Taylor a question. Could we bring us the, I don't know who has the slide that showed what you have in Barrington?

Very good, and actually it's obviously much shorter than that. They have a quote which several people used, and I guess I'll use that as a jumping off point. Do you think the development that you're proposing for Arlington Heights is consistent with a cute and quaint downtown and you want to enhance it? Does this, what you're proposing here, does it do for Arlington Heights what you wanted to do for the place where you live in Barrington?

MR. TAYLOR: All right, so without misconstruing both projects because they're two different, distinct projects here, this project is located in the highest dense district in Downtown Barrington. It happens to allow a four-story height which is what is being proposed there right now. It's actually not built.

This actual quote was actually a comparison to actually Arlington Heights where I have this other development, right? So, the comments amongst the crowd there was, well, this isn't Arlington Heights, and so I made this comment. So, there's no comparison between the two is pretty much what I'm saying.

COMMISSIONER JENSEN: I'm just asking you, not to make a comparison, but do you think that the project that you're proposing is consistent with what was expressed here even though this may have been a --

MR. TAYLOR: Yes, this doesn't have any relation to what I'm proposing here.

COMMISSIONER JENSEN: I understand, because the whole issue here and the way the Board is going to be, we have a narrow, technical purview. We're going to do the zoning and other issues, but the Board is going to look at other issues.

MR. TAYLOR: Sure.

COMMISSIONER JENSEN: That are way beyond our purview, and character of the neighborhood is going to be one of the big things they take a look at. In the past, this Commission has given a favorable recommendation to the Board because we were looking at the narrow technical issues which we're charged with, but the Board reversed that. They said this is out of keeping with the character of the neighborhood.

I guess I'm trying to get to whether you believe that what you propose here, given the neighborhood, that you've got this historic neighborhood of houses that are 100 years old, is truly in keeping with the neighborhood where you're trying to place that.

MR. TAYLOR: I believe that this, not this proposal, but my proposal for 116-120 Eastman is within the character of the site and the Zoning District that is set forth by the ordinance. So, yes, I do.

COMMISSIONER JENSEN: At this point, I don't really have anything else.

COMMISSIONER CHERWIN: Lynn, could I just, or Mr. Chairman, could I just --

ACTING CHAIRMAN GREEN: You're next.

COMMISSIONER CHERWIN: Oh, I was?

ACTING CHAIRMAN GREEN: Go ahead. You're next, he's done.

COMMISSIONER CHERWIN: While Mr. Taylor is up here, kind of we talked about this Barrington issue because some of the residents did bring it up. What would be, you know, I guess one point is how many affordable housing units were required by Barrington for this project?

MR. TAYLOR: None.

COMMISSIONER CHERWIN: Do affordable housing units add cost to your development?

MR. TAYLOR: Absolutely.

COMMISSIONER CHERWIN: Is there a differential in the amount of, you know, price per square foot between what we see in Barrington and what we see in Arlington?

MR. TAYLOR: It's almost identical.

COMMISSIONER CHERWIN: In terms of what the rental would come in at, is it identical?

MR. TAYLOR: It's probably more here.

COMMISSIONER CHERWIN: More here.

MR. TAYLOR: Yes.

COMMISSIONER CHERWIN: It's going to cost you more. Are these rental units or are these owned units?

MR. TAYLOR: These are rentals.

COMMISSIONER CHERWIN: And there's commercial, obviously it looks like this one there's a difference in commercial on the first floor, is that correct, or am I missing that?

MR. TAYLOR: It's mostly commercial. There's a residential lobby similar to how I have a residential lobby here with an integrated restaurant into the lobby with an open access policy.

COMMISSIONER CHERWIN: How are the sizes of the units here compared to Barrington?

MR. TAYLOR: So, these units are larger family style units, predominantly 60 percent are twos and threes, and 40 percent are one-bedrooms. So, we'd performed market studies in both locations. The market research firm that did the market research for this project is the same one that was done for Arlington Heights. So, we hire people who tell us, who are smarter than we are who tell us what the mix should be.

COMMISSIONER CHERWIN: And the existing zoning in Barrington wouldn't let you go over --

MR. TAYLOR: Four stories. So, and just as a unique perspective, this is a 6.2 acre site and I've got two different projects actually on the site. So, on 1.7 acres, we're building 125 units. Now, this unit is actually bigger in total gross square footage than what I'm proposing here.

COMMISSIONER CHERWIN: And what about traffic-wise?

MR. TAYLOR: We have 409 parking spaces for 13,000 square feet of retail and 125 units.

COMMISSIONER CHERWIN: So, and traffic-wise, I don't know, I know it doesn't match necessarily one for one, but you figure the traffic flow here, is it generally twice as much?

MR. CORCORAN: Off the top of my head, I can't tell you the proportion but this does generate more traffic because, as he mentioned, the 13,000 square feet of retail and much of that is restaurant which generates a lot more traffic than a typical store. So, yes, this generates more.

COMMISSIONER CHERWIN: So, the point is really these are very different projects. Mr. Citron mentioned in his presentation that there was, the building would not be built if the affordable, and maybe Mr. Citron wants to speak, too, but a 10-unit bonus on the affordable units, you had mentioned the building would not be built if that density enhancement was not available. Is that due to the costs that are spread throughout the project to the affordable units?

MR. CITRON: So, actually Joe would have been the better one to answer that, but yes. That was based on my discussions with Joe on analysis of what it cost to build this. I'm trying to be very careful in what I say here because of the concern that was raised, but the cost to build this building is the same whether it's a market rate unit or the inclusionary unit.

COMMISSIONER CHERWIN: Right.

MR. CITRON: And the amenities in the building, again, it's great. The point is, is it costs us the same to build that, so we need that density. Even though we're not going to recognize the same rent per square foot on the inclusionary units, we need those units to spread this entire cost over. So, those additional 10 units does make the project economically feasible.

COMMISSIONER CHERWIN: Yes. So, I mean, the point being, the reason I bring that up is because we have a lot of people in this Village talking about they want affordable housing but then they don't want density. It's kind of, if you want affordable housing, the only way to get it is density.

MR. CITRON: The Village provided for that in their own ordinance.

COMMISSIONER CHERWIN: I understand, yes. I mean, it's, we can say what we want about the ordinance, we're not here to comment on that ordinance. I mean, we could probably go on for a while about that. But one of the either intended or unintended consequences of requiring that is if a developer is going to deploy capital into our city, our Village, and enhance our Village, the density has got to come with it, or else like a lot of developers I talked to, they don't even want to come to Arlington Heights now because they'd rather deploy their capital elsewhere where they can get the kind of return that, you know, they would otherwise get.

MR. CITRON: And it's interesting, if you look at your ordinance, and I'll be finished in just 30 seconds here, it says we could ask for a density bonus of market rate units, but that's not what we're asking for.

COMMISSIONER CHERWIN: Right.

MR. CITRON: We're actually asking for a density bonus, 10 units of inclusionary units. So, we're not even taking the full advantage of what the ordinance says.

COMMISSIONER CHERWIN: Understood. So, I guess that's just something I wanted to make clear because I know a lot of times argue about density being too much, but the Village has already made a policy decision that they want more density because they want more affordable units and that's the only way to get it. So, I think people have to understand that, there's a cost to that. Whether it's worth it or not, that's up for various people to decide.

Last question I'll ask, Sam, one of our residents mentioned the possibility of blocking Highland Avenue on the north. Is that feasible to cut down traffic? I guess two questions would be is it feasible from the Village's perspective and from the developer's perspective to help ameliorate some of this potential effects of traffic?

MR. HUBBARD: From emergency services perspective, no, we need that open for circulation around the building.

COMMISSIONER CHERWIN: Wait, you mean can they fit --

ACTING CHAIRMAN GREEN: Fire.

COMMISSIONER CHERWIN: Yes, well, they have a reverse, don't they?

MR. HUBBARD: But it doesn't work.

COMMISSIONER CHERWIN: We've got to get that fixed.

MR. HUBBARD: Well, you're saying can they close off the intersection?

COMMISSIONER CHERWIN: Well, like they were going into what you're saying because it's a dead end and the fire truck, the Fire Department doesn't want to go in reverse, they want to keep going forward?

MR. HUBBARD: Right. Right, yes.

COMMISSIONER CHERWIN: Could there be like an emergency bumper, a gate or something to let them through?

MR. HUBBARD: Potentially, yes. I mean, it's something that we could look at.

COMMISSIONER CHERWIN: I'm just saying one of the big issues here for people is traffic. They have serious concerns about traffic. I mean, let's face it, right, it's right next to downtown. There's going to be traffic, downtown has always been there, I get it. I mean, but we do have to balance the people that are there, that's one of their major concerns. So, anything we can do to help ameliorate that in my opinion we should explore. So, if it's something like a partially gated gateway that, you know, I don't know, that's something maybe to talk about with the developer.

MR. HUBBARD: Yes, it's definitely something we would have to kick around. The whole street is governed by an easement, so you know, the property to the west also has rights for access and I don't know if closing off part of it, I mean, how that would impact that. So, it's complicated.

COMMISSIONER CHERWIN: Okay, well, I think it's something that we should explore because it's a very serious concern of the people.

That's all, Mr. Chairman.

COMMISSIONER ENNES: It's a similar issue to what we had with the hospital when they were expanding and all the side streets, what they did over there.

COMMISSIONER SIGALOS: Yes, I was going along the same train of thought as Jay was as far as can we limit or restrict any northbound traffic out of the parking garage? In other words, they can only go southbound in exiting the parking garage and not go northbound to St. James Street. Anyway, that's not something we could answer here, but that would be among the possibilities of maybe solving some of the traffic problems.

MR. TAYLOR: So, this issue came up at the first community meeting of which we proposed that the north end of Highland be just shut down, so there's a gate, nobody can access St. James from Highland. Through various discussions with Staff, the Police and Fire Department came back and actually said no, you can't close access. Not only can you not close access, you can't even put a temporary barricade that can be driven over. You know how they

have those plastic ones that are reflective. They didn't even want that, they didn't want to be proposed.

We're all in favor of that, by the way. I think the natural traffic flow from our building is going to be south on Highland to Eastman to either Vail or to Northwest Highway. There's no reason to go north to St. James to go someplace. There's no reason, it's easier to go to Northwest Highway and make a right to go north. We don't police what other people do but we certainly could do it on our own development. If Staff and the various agencies allowed us to partially close off Highland to the north, we would absolutely amend the plans to do that.

So, again, we'll revisit it. That's not an issue. We would be glad to do that.

COMMISSIONER SIGALOS: Okay, thank you. Now, I understand and I'm not going to get into any of the financial aspects of the cost of the construction of your proposed building and so forth. But that's what's driving the density of the number of units that you have that rationalize the cost of the building. Yet you've put in a swimming pool which adds to the cost of the building. I'm not aware of any other residential buildings Downtown Arlington Heights that have a swimming pool on it.

Well, anyhow, that's neither here nor there. I really appreciated hearing all the comments from the residents. I think they were very well pointed. I don't like the fact that you have zero setbacks. That doesn't allow any landscaping to help the building blend in closer to the neighborhood. I think it's too tall. You've got a couple stories of parking garage above grade which could be below grade and reduce the height of the building.

So, those are just the comments I have. Right now, I'm really not too much in favor of the project. That's all I have.

ACTING CHAIRMAN GREEN: Terry?

COMMISSIONER ENNES: John, I know where you're coming from. I agree to a certain extent. It's a very modern building, it's a beautiful building. I don't think it really goes there with the neighborhood. That's not our job.

Does it suit the zoning? It really seems like it does. I don't think it's the best project for the neighborhood even with the step-back. Look at your picture up here. You have a nice step-back with this and I think irrespective of the fact that across the street we have, not irrespective but because of the fact that we have single-family homes, it would be nice if there was a way to step this back on the residential side. Also, I don't like the zero lot lines, whether it's allowable or not.

Sam, I have one question for you. This is the first good-sized apartment building that we've had in this part of town since the Park View which was kind of a debacle for the Village in regard to the Inclusionary Housing. It went from one that was going to have the minimum number of units approved, and before we knew it the whole building has been converted. Is there anything that we can do to limit the number to the number that the developer is proposing at this time without them having to come back and seek additional approval?

I like to hear Mrs., I think it's Cecchi, benefited from the program here in Arlington Heights in the past, but I don't like what I saw with Park View when they came back and totally changed the nature of the property right in Downtown Arlington Heights without even having to come back to the Village.

MR. HUBBARD: Yes, I don't know if that's a restriction the Village Staff would recommend. I think you can ask the developer if, you know, they're interested in doing

more and what their perspective is if they are thinking of turning this into a 100 percent affordable housing building or not.

COMMISSIONER ENNES: We'd never hear that at the outset.

MR. HUBBARD: I don't know if a restriction on, you know, affordable housing would be a condition that --

COMMISSIONER ENNES: Not restriction, a limitation to what they're telling us they're going to do which will not let them after the fact come and totally change the nature of the building in a neighborhood.

MR. HUBBARD: That might run afoul of certain, you know, affordable housing regulations or housing laws.

COMMISSIONER ENNES: Sure, then we have Cook County coming in and telling us where to put in buildings.

MR. HUBBARD: But your point is heard.

COMMISSIONER ENNES: Yes, okay. That's all I have at this point.

COMMISSIONER LORENZINI: I have one more question for Mr. Taylor. In this picture, where is the parking?

MR. TAYLOR: Parking is under the building. We have a lot of outdoor parking that's associated with it as well.

COMMISSIONER LORENZINI: Thank you.

MR. TAYLOR: And it's in the first floor.

ACTING CHAIRMAN GREEN: I just have a couple of questions, and Joe just hit the one. Was this originally proposed with more parking underground? I mean, lower down underground? I'm sorry.

MR. TAYLOR: No, the first iteration had two levels of parking above grade. We've increased the parking count and put a half a level below grade. I'll tell you that the cost to go underground is a whole lot higher than what we proposed.

ACTING CHAIRMAN GREEN: As an Architect, I know where you're coming from that.

MR. TAYLOR: Right, and as we've gone through this process, we've made a lot of concessions to the design of the building, both from an exterior and interior point of view that has increased the cost of this project. We've, you know, nonetheless, having increased the affordable housing count from eight to 10 at a cost of around $350,000 per unit on average, those costs really add up.

You know, I think I mentioned this in the Affordable Housing Commission that I have to take into account a lot of factors when developing a project, right? Financial is obviously one of them. If it doesn't make sense financially, I can't attract the capital and I can't build it. So, you know, I try to balance everybody's points of view and, you know, I deal with Staff and I deal with commissions and I have to balance everybody's point of view. I try to do it as best I can.

ACTING CHAIRMAN GREEN: I hear you, Joe. My comment is this, and I appreciate all the public comment that was here tonight, and please excuse me, I think I'm losing my voice here tonight, but just to give it a little history for me, I built my own house in Arlington Heights and I've been here for 37 years. So, I have a lot of care and I do, I love Arlington Heights. I recognize your dilemma that you're in, but I can, I'm just, and don't take this wrong, when I was looking for a piece of property, I checked out everything that there was to check out simply because I could barely afford to buy the land to build a house on. So, I was starting out

and so I was very, very careful on what I did.

But this property is located, and as you look out your windows, you're seeing the whole Downtown Arlington Heights area, and these are seven, eight, nine, 12, whatever story buildings that you're looking at. This is not out of character for the downtown. We, as a Plan Commission, we went over the Comprehensive Plan, it's something we review every year on a yearly basis. So, the zoning that is here has been talked about and thought about a lot. This is not something that has come up just recently.

So, I personally think that this building fits what's going on here. I appreciate, and that's my opinion. We listened to your opinion, now you're going to listen to mine. So, I appreciate what it is. I'm an architect, I like the way the building looks. I like the amenities. I like the fact that Joe is building on the north side of Northwest Highway. That was a stumbling block that the downtown area has been trying to accomplish for years. And Sam, you know what I'm talking about is that it's hard to get the development to cross the street to the north side.

So, I think this is a welcome project, and I think it's going to enhance the downtown and that's it. I'm sorry, this is the zoning that's there. This is a legal building.

COMMISSIONER CHERWIN: Commissioner Green? Could I just move to continue the meeting? We're at 10:30.

ACTING CHAIRMAN GREEN: Oh, yes.

COMMISSIONER CHERWIN: I believe we need a continuance.

MR. HUBBARD: Extend, yes.

ACTING CHAIRMAN GREEN: How long would you like to do it?

COMMISSIONER CHERWIN: Not very long.

MR. HUBBARD: Do you want to extend it for another half an hour?

COMMISSIONER CHERWIN: Extend it for a maximum of 30 minutes.

ACTING CHAIRMAN GREEN: So, there's a motion to extend for half an hour.

Is there a second?

COMMISSIONER ENNES: I'll second it.

ACTING CHAIRMAN GREEN: All those in favor, say aye?

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: All those opposed?

(No response.)

ACTING CHAIRMAN GREEN: We're on for another half hour, 11:00 o'clock. So, this is my opinion, and I am entitled to my opinion. If the politics of this don't work, take this to the Board. Those are our politicians. We're dealing, as Lynn said, with zoning issues here and we have to limit ourselves to that. We try very hard to stay out of the politics of this and get to just the zoning. So, please don't misunderstand what I'm saying but it's the zoning. So, that's my comment.

Any others? Go ahead, Lynn.

COMMISSIONER JENSEN: Yes, I think that, first of all, I appreciate all the comments from the residents of HANA. I think you made your points very, very well. I think they will resonate with the Board which is the entity that makes the decision. So, I feel the same kind of dilemma that I think others have expressed because I know what we're supposed to do in terms of our charge. But you've raised some issues that go way beyond the charge and I particularly like the way that John Lewis stated things saying why don't we do something that's common sense?

I think the Board can do that for you. I'm not sure that this Commission, given our zoning requirements, can do that because as the Chair said, this is a legal building that meets the things that we are asked to look at. So, I'm very moved by the points that you made. I think they will resonate with the Board. I'm not sure where that leaves even me in making a vote at this point.

ACTING CHAIRMAN GREEN: Any other comments? Or a motion?

COMMISSIONER CHERWIN: I guess, no, my comment would say, you know, similar to what Lynn has said here. I mean, I personally, I think that this project is a good project overall. I would like to see, you know, I think there may be some more opportunities to accommodate the neighbors. I mentioned the one about traffic flow. There may be some on the buildings, you know, the setbacks maybe not so much, but maybe some tiering or something on the upper floor to give them a little bit more of a transition. I think maybe a little more effort can be made to accommodate.

Granted, I'm fully appreciative of what has to go into this type of project and what costs are being driven by the Village in what they are requiring from you that you don't have as much control over. But that's the policy the Village has made and the consequences are that, you know, it affects the developments. So, that's, it's a difficult decision but, you know, I would probably like to see, before I recommend approval, I would probably like to see a little bit more work to try to accommodate the neighbors.

But overall, I like the project and I think ultimately we should be able to get something through that makes sense that's very similar to what you've presented.

COMMISSIONER JENSEN: I'd like to know what you heard at the neighborhood meeting. Did you hear most of what you heard here? And you did take some steps to address a number of them as you had in your presentation as I understand it. Well, I don't want to --

ACTING CHAIRMAN GREEN: Is there any more discussion?

COMMISSIONER ENNES: I have a question for the Commissioners. Would you be open to putting in a provision to limit the approved number of affordable units?

COMMISSIONER CHERWIN: You're saying to just hold it steady with 10?

COMMISSIONER ENNES: To what they're proposing now.

MR. LYSICATOS: Through the Chair? I don't know that that's, I think that's maybe for the Housing Commission. If that matter is able to be taken up, I think that sits with the Housing Commission. I don't even know that you can control rents at that point. I'm not sure that that falls within that. I think your purview at the moment is probably to approve the density variation.

ACTING CHAIRMAN GREEN: The zoning part. I would stick to the zoning part.

COMMISSIONER CHERWIN: I think that's probably right. Just like the design is the Design Commission, you know, whether we like the building or not, it's kind of, you know, looked upon by the Design Commission. So, I don't think we're here for that.

ACTING CHAIRMAN GREEN: Having all that being said, is there a motion?

COMMISSIONER JENSEN: I'll make the motion.

**A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-002, a Planned Unit Development to allow a 150-unit multi-family residential development on the subject property, a Land Use Variation to allow a predominantly multi-family residential**

**development in the B-5 District, and a Conceptual Special Use Permit approval for a restaurant on the subject property, and the following Variations:**

1. **A variation from Chapter 28 of the Municipal Code, Section 5.1-14.1, to allow 150 units on a 43,438 square-foot lot where code requires a minimum lot size of 46,500 square feet;**
2. **A variation from Chapter 28 of the Municipal Code, Section 6.1-5.1, to allow tandem parking spaces.**

**This recommendation is subject to the following conditions:**

**GENERAL**

1. **The outdoor roof deck area along the Western side of the building shall be restricted from use between the hours of 10:00 p.m. to 10:00 a.m., Sunday through Thursday, and from 11:00 p.m. to 10:00 a.m. on Friday and Saturday. There shall be no building-mounted or permanent speakers/audio system installed on the outdoor pool deck. All personal music and speaker usage on the outdoor deck must end by 9:00 p.m. on any night. Usage of the outdoor deck area must abide by these restrictions and the Applicant must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or cause excessive nuisances.**
2. **All restaurants that desire to operate within the PUD must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.**
3. **At time of application for building permit, the Applicant must provide a detailed final construction schedule and logistics plan that identifies staging areas, material storage, lane closures and construction worker parking for review and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors, and patrons of the downtown and nearby vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. The Petitioner shall provide a truck parking and truck access plan for review and approval by the Village. Emergency access must be maintained at all times during each phase.**
4. **Conversion of the building from rental to condominium units will require an amendment o the planned unit development and the provision of sufficient parking for such change as determined necessary by the Village.**
5. **The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.**
6. **The Applicant is responsible to ensure that the planned development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of the Village Code, being the Village's Inclusionary Housing Ordinance and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:**

a. **Providing, at a minimum, 10 actual on-site units (a minimum of five percent of the total units) in the planned development and fee-in-lieu for 1.25 units (a maximum of 2.5 percent of the total number of units) or a total of 11.25 units (7.5 percent of the total number of units) in compliance with Section 7-1707(b)(3) of the Village Code.**
b. **Satisfying all conditions and requirements necessary for Applicant to obtain development cost offsets pursuant to Section 7-1709 of the Village Code, including, without limitation, obtaining density bonuses pursuant to Section 7-1709(a).**
c. **Ensuring compliance with all other provision of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.**

7. **The Applicant must comply with all federal, state, and Village codes, regulations and policies.**

**Parking Related**

8. **Parking within the garage shall be operated as per the below:**
   a. **Residential parking spaces within the garage shall be leased separately from units and must not automatically be included within any residential lease.**
   b. **Any tenant desiring two parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units) if tandem spaces are available. Only after all tandem spaces are leased may individual/single spaces be leased by tenants desiring two parking spaces.**
   c. **No more than 51 tenants shall lease two spaces within the garage.**
   d. **No residential unit shall lease more than two parking spaces within the garage.**
   e. **Residential guest parking within the garage spaces be made available.**
9. **At the request of the Village, the Applicant must provide details and data on the operation, management, and usage of the parking within the residential garage and on-street parking space usage. If parking issues arise, the Applicant must work with the Village to modify the parking plan to address any such issues to the satisfaction of the Village. The Applicant must use good faith efforts to implement and enforce the parking conditions and restrictions outlined above.**

**Loading Conditions**

10. **Loading operations are restricted to the following:**
    a. **Commercial/Restaurants: Allowed only between the hours of 7:00 a.m. to 5:00 p.m.**
    b. **Residential: Residents moving in/out must schedule their loading dock time in advance. Move-ins/move-outs will take place in the loading dock on Eastman and be allowed between the hours of 7:00**

**a.m. to 7:00 p.m. Loading operations will be prohibited between the hours of 10:00 p.m. to 7:00 a.m.**

**c. Trash: All trash must be loaded onto trucks within the loading area.**

**d. All loading/unloading for the commercial space, move-ins/move-outs for the residential tenants, and trash collection shall occur on-site and within the dedicated loading zone. These activities shall be prohibited from occurring on-street.**

**Traffic/Street Infrastructure Conditions**

**11. If it is determined by the Village that there is unsatisfactory traffic circulation and congestion within and through the subject property, the Applicant must work with the Village to modify the site circulation and access as necessary to mitigate for any such issues.**

**12. The Applicant shall work with the Village to implement improvements to the following intersections:**

**a. St. James/Highland: Stop sign shall be installed at the northbound approach.**

**b. Highland/Eastman/Bank Drive Aisle: Stop signs shall be installed at the eastbound approach and the westbound approach (as feasible) at this intersection.**

**Site Related**

**13. No later than issuance of a building permit, the Petitioner shall execute a public access/sidewalk easement along the south side of the building, at the discretion of the Village and as necessary to comply with ADA pathway widths.**

**14. Final streetscape along Eastman shall be consistent with downtown standards and certain modifications may be required at time of building permit (additional sidewalk width, revised tree grates, recessed building doors, et cetera) at the discretion of the Village.**

**15. The garage warning system shall be equipped with after-hours technology to reduce or shut off the noise during overnight times.**

**Building Related**

**16. The Applicant must comply with all of the requirements set forth in the April 12, 2023 motion of the Village's Design Commission concerning approval of the design for the building within the planned unit development.**

**17. All building-mounted and site mechanical equipment (meters, panels, utility connections, Fire Department connections, transformers, utility pedestals, et cetera) must be appropriately sited and screened from public view, as determined by the Village. To the fullest extent possible, these elements must be internalized within sound attenuation structures. Prior to issuance of a building permit, additional information/manufacturers specifications on sound levels and attenuation and capacity for additional sound attenuation around the**

**units must be provided for Village review.**

18. **All utility service times must be underground.**
19. **The Petitioner shall continue to work with the Village on the design of the proposed Fire Department connection. Said connection shall be a low-profile design, to the satisfaction of the Fire Department, and shall not encroach into the ROW.**
20. **The location of the northernmost rooftop unit (RTU) shall be shifted further south, as feasible, and screened with additional sound buffering panels as determined necessary by the Village.**
21. **The Petitioner shall work with the Village on the proposed lights on the northern building elevation to ensure that they are located at low elevations and are angled towards the ground.**

ACTING CHAIRMAN GREEN: Is there a second?

COMMISSIONER CHERWIN: Can I ask Staff a question?

ACTING CHAIRMAN GREEN: Sure.

COMMISSIONER CHERWIN: Thank you.

Mr. Hubbard, I would like to consider suggesting a motion to, I know we've been here, I don't know how the other Commissioners feel about maybe allowing some additional time for the Petitioner and see if the Petitioner is up for potentially reviewing the aspects of the project with the neighborhood one more time to see if they can make some more adjustments that would allow the HANA group to feel better about the project.

So, I guess my question would be to Mr. Taylor. Would you, you know, if we vote tonight, it may not result in a positive recommendation. Would you be willing to take some additional time to consult with HANA and potentially continue this meeting to a later date?

MR. TAYLOR: I'd absolutely sit and talk with the members of HANA again. I don't know what fruit that will bear quite honestly, I think. We've done the setback on the third floor. We've moved the parking entrance down Highland. We've added considerable expense to the exterior of the parking structure to limit the amount of light emanating from the thing. We have met with a lot of, you know, challenges and I think I'd prefer a vote knowing that we've gone through these issues with the Architectural Review Commission from an architecture standpoint and they approved it --

COMMISSIONER CHERWIN: Okay.

COMMISSIONER JENSEN: I want to be clear. Just because I proposed this action, it doesn't say how I'm going to vote on it. I just want to get it on the table so we can actually take some action.

COMMISSIONER CHERWIN: Well, I generally like the project, but I think it needs a little bit of work to help the community feel a little bit better about it. At that point, if we've exhausted all resources and we vote on it, you know, I feel like I could support it, but I don't know that I'm there yet, so I can't make a motion to support it.

COMMISSIONER JENSEN: We don't have a second, Bruce.

MR. HUBBARD: We have a motion without a second. We have a motion without a second.

MR. CITRON: If I can, very briefly, because I know we only have now 20 minutes to discuss this, and I'm not making fun of that at all. I recognize the fact that we have

gotten very late.

If it means that there will be no second here, then we would agree to set this over. I do believe the only thing we can really address without wholesaling changes to the building, which would mean going back to DRC and potentially Inclusionary or the Housing Commission and everything else, is to work with Staff to see if there's some type of barrier to Highland. Because again, as Joe indicated, we agreed, we don't care about the access to Highland. Staff, or particularly the Fire Department and the Police Department do, and there may be some solution that keeps that access that they can get through.

I think that's really the only thing we can talk about without entirely changing the project. You may say, well, you need to entirely change the project. At that point, we'll take our chances at the Plan Commission. But if it means not getting the second means this goes forward without any recommendation, we would agree to a short continuance of this matter and let us work with Staff on some of those issues and then we'll come back.

COMMISSIONER CHERWIN: Mr. Citron, would there be any opening at all to potentially tier some aspect of the north part of the building to soften the --

MR. CITRON: The issue we really have is this, the portion of the first and second floors that are at the property line, if we had to set that back, the parking doesn't work.

COMMISSIONER CHERWIN: Well, let's say we keep the first floor the way it is. I'm talking about some upper floors potentially tiering.

MR. CITRON: Okay, we can look at it definitely at the seventh floor because of the way some of the unit sizes are and whatever. Well, I don't know that we need --

COMMISSIONER CHERWIN: I'm not asking for a commitment right now.

MR. CITRON: Yes, I don't know.

COMMISSIONER CHERWIN: I do think we should explore it.

MR. CITRON: The answer is we could look at that. So, those would be, are probably the only two things that we can look at. The density is the density of the project, what we need to make this work.

COMMISSIONER CHERWIN: I get that.

MR. CITRON: But again, density really translates, my understanding of externalities, the density in truth really just looks at traffic. We've already proven that the traffic is not going to go there. I know no one trusts it, I get it. No one in the audience trusts that. But, so there is a potential solution to that that they would trust, which is to keep our traffic, whatever that is, whether it's five percent or 15 percent, it's not going to go higher than that in reality, just to keep it off of St. James, which again, we're okay with. So, we'd like the opportunity to sit down with the Police Department and with the Fire Department and see if we can work out some compromise to do that.

We can also at the same time look at some setbacks for the remainder of the building, so long as, we're telling you straight out we can't move that garage without losing additional spaces. It just doesn't work.

COMMISSIONER SIGALOS: Can I ask a question? You make that statement, but you're over-parked. You don't need as many parking spaces as you have.

MR. CITRON: We're over-parked according to your code which is where there was some discussion with Staff, but we're parked at what Staff is comfortable with based on other developments in downtown. We would be happy not to build that lower level, okay. We're expending, as Chairman Green indicated, we're expending a lot of money to build those additional parking spaces below grade. If we had to put all of them below grade, there's no

project here. It truly doesn't work. We stretched to put that additional parking in below grade, but again, our original proposal was for 180 spaces. I'm sorry, go ahead.

MS. LAMBERT: No, it's okay. I think what's also important to understand, the way that the parking garage is configured is that essentially the easternmost half is sloping in order to get to the second level. So, the entire concept basically is predicated upon the length of that garage, because if you start to trim five feet off of it, we actually don't have the length in order to make that work. So, you know, there are other ways to configure the garage, but they would be a way lower efficiency than what we're able to achieve here.

So, unfortunately, it's not as much as, you know, it's not as simple as taking five spaces away. You'd be looking at taking 40 spaces away or whatever it would end up being.

COMMISSIONER LORENZINI: You know, all this discussion is interesting, but I think even if we figured out the way to close the street, I don't think that's really going to address the major concerns the residents have.

COMMISSIONER SIGALOS: No.

COMMISSIONER LORENZINI: So, I think we need to take a vote tonight one way or the other.

COMMISSIONER JENSEN: I didn't get a second.

COMMISSIONER SIGALOS: Yes, I mean, just because this, I mean, in my opinion, just because this fits what's in the zoning, the current zoning, doesn't mean it's the right project for that site. Doesn't mean it.

COMMISSIONER CHERWIN: Well, and to be clear, it doesn't totally fit within the zoning, otherwise we wouldn't be here, right? There are some variations, that's why we're here.

COMMISSIONER SIGALOS: Right, right.

COMMISSIONER CHERWIN: I mean, there are some modest requests.

COMMISSIONER SIGALOS: Yes, but I mean --

COMMISSIONER ENNES: Sam, correct me if I'm wrong, they don't need a positive vote from us to go to the Village Board?

MR. HUBBARD: No, correct.

COMMISSIONER CHERWIN: The consequence of a negative vote, Mr. Hubbard?

MR. HUBBARD: It changes the requirement at the Village Board from a majority to a super majority for the variations.

COMMISSIONER JENSEN: I think you're going to find that the Board, although it's probably bad to project, that they're going to be much more sensitive to the character of the neighborhood argument because I've seen them turn down a fair number of things that actually this Commission passed with a positive recommendation and they didn't get past the Board. I think you're going to run into that problem at the Board. So, if you're going to make this project work, you're probably going to have to make some modifications that take into account all that you heard from the folks who gave you an impassioned assessment of the situation. I think you're going to run into that much more so with the Board than you do with us.

MR. CITRON: I appreciate the comments. Again, we are willing to take another stab at it within the, the things I've said that we can look at, that's where we're at right now with this project. I didn't want to make promises that we couldn't keep. So, if it means continuing this and coming back with you and maybe we have the same results when we come

back to you, we're willing to do that. Otherwise, we'll take the vote and go to the Board and see what happens at that point in time.

I'm not looking forward to requiring a super majority if in fact that's the way this vote goes down. We have met the standards in your ordinance, and I think the Chairman has pointed that out, that that is the purview. I'm trying not to be too much like a lawyer. Again, I can't help myself having done this for 40 years, but we meet the standards.

The question of are we, you can deal with the issues over adjacency and whether we're in the neighborhood or not in the neighborhood, that's what's driving a lot of these votes. We are in the B-5 District. We are across the street from R-6. We meet the standards.

So, I am asking you if we do go through a vote today, to look at the standards as written in your ordinance, but with that, we are willing to continue this and take another shot at some of these issues. Thank you.

COMMISSIONER JENSEN: Sam, if you don't get a second and it just dies, what happens at this point? It goes to the Board with what?

MR. HUBBARD: Well, somebody else could make a motion.

COMMISSIONER JENSEN: Yes, but assuming we get no motion at all?

MR. HUBBARD: Yes, if no motion passes, then it would move forward without a recommendation.

COMMISSIONER JENSEN: They don't need a super majority or they do?

MR. HUBBARD: No, I think it's the same thing. Without a positive recommendation, then it needs a super majority at the Village Board, I believe, on variations.

COMMISSIONER JENSEN: Which would be how many votes out of?

MR. HUBBARD: Out of the nine members, you would need at least six.

COMMISSIONER LORENZINI: I think we should proceed and finish our job tonight. I'll second the motion.

ACTING CHAIRMAN GREEN: Roll call vote.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: No.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes. With comment.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: No.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: No.

MR. HUBBARD: Acting, I'm sorry, who did I forget? Did I forget someone?

ACTING CHAIRMAN GREEN: Ennes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: No, with comment.

MR. HUBBARD: And Acting Chair Green.

ACTING CHAIRMAN GREEN: Yes.

MR. HUBBARD: So, we have comments from Lorenzini and Ennes.

COMMISSIONER LORENZINI: I guess my comment is, even though I voted yes, I think the group here made a very, very strong argument that it doesn't fit in with the character of the area. But the thing that had us most concerned about is the one area across the street that's meant to be transitional, I'm sure that was made transitional well after many years,

well after that building was built. So, it's kind of, it's meant to be transitional but really it could never be, so we really don't have a transitional area to rely on to transition into this building.

It would be nice if we could make it a little smaller, a little less dense and maybe get some of it underground. I know there's a big expense for that, but it would be nice if we could get this building not quite as big as it is looking now for the residents.

COMMISSIONER CHERWIN: Can I make a comment?

ACTING CHAIRMAN GREEN: Whoever is next.

COMMISSIONER CHERWIN: I like this project, I want to see it work, and I really want to see the neighborhood association understand what's going on here. I mean, the Soviet style KGB outpost that's there now is not a good thing for anybody. Businesses need heads, they need people. If you want a nice, vibrant downtown community, guess what? People have to live there. It's not always going to stay the same, you know. So, if the developer comes, you know, I voted no, my hope is that the developer and you guys can talk, there can be some adjustments made, and by the time it goes to the Board we agree on something that the Board is comfortable with.

But this is not good for anybody if it stays like this and it's not good for Arlington Heights. You're not doing your neighbors any favors by leaving this thing vacant. So, keep that in mind if we all want to be good neighbors. Besides that, the Village of Arlington Heights has made policy decisions that are affecting this developer and what any developer is going to be able to do there, that's outside of any developer's control. So, if you have issues about that, then that's properly addressed at the Board level.

COMMISSIONER ENNES: My comment is I agree, I like the project. I just don't think, I think there are some things that could be done to soften the impact on the neighborhood. I hope you guys can come to terms to it because I agree with Commissioner Cherwin that it would be a vast improvement to what's there.

COMMISSIONER JENSEN: Well, I feel the same way. I think a project that does something here is very important. But I keep coming back to Mr. Lewis who made the remark is this the best you can do, can you do better? I sense that the neighborhood wants to have something there other than those buildings that are there because they've been empty and they look horrible. They're not a nice thing to look at. But you haven't totally sold them on this, and I'd like to see a project go forward here. I think you can do better.

ACTING CHAIRMAN GREEN: So, you've heard our vote and it's been denied. Our recommendation will move to the Trustees, the date being, do you have a date certain?

MR. HUBBARD: We're tentatively targeting June 5th, but we'll be in communications with you to confirm that date.

ACTING CHAIRMAN GREEN: Thank you for coming in.

Sam, should we extend this a little bit further for our second agenda item here tonight?

MR. HUBBARD: If the Commission is so inclined, I would recommend at least another extension until maybe 11:15-11:30.

COMMISSIONER CHERWIN: I move to extend to 11:30.

ACTING CHAIRMAN GREEN: Can somebody second that?

COMMISSIONER JENSEN: Second.

ACTING CHAIRMAN GREEN: Roll call vote?

MR. HUBBARD: Voice vote.

(Chorus of ayes.)

ACTING CHAIRMAN GREEN: Voice vote, I'm sorry.

COMMISSIONER CHERWIN: I also move to allow Joe to be able to go to the bathroom.

COMMISSIONER ENNES: Yes, I feel you.

COMMISSIONER CHERWIN: Do we have a second?

ACTING CHAIRMAN GREEN: I think we should take a five-minute recess while the room is emptying as they're going home and the next Petitioner is, we'll wake them up and bring them up.

MR. HUBBARD: All right, so do we have a, is this a five-minute recess?

ACTING CHAIRMAN GREEN: Yes, five-minute recess.

(Whereupon, at 10:53 p.m., the public hearing on the above-mentioned petition was adjourned.)

# APPROVED

STATE OF ILLINOIS )
) SS.
COUNTY OF KANE )

I, RON LeGRAND, SR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2023.

_____
NOTARY PUBLIC

**DATE:** 1/27/23

**FROM:** Jorge Torres, Director of Building & Life Safety

**SUBJECT:** 116-120 W Eastman – Multi-family housing, underground parking and retail

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These comments are conceptual only. A formal plan review will be required.

1. The following adopted codes shall apply:
    - 2018 International Building Code with amendments
    - 2018 International Fire Code with amendments
    - 2018 International Fuel Gas Code with amendments
    - 2018 International Mechanical Code with Amendments
    - 2018 Illinois Energy Conservation Code with state amendments
    - 2018 Illinois Accessibility Code
    - 2017 National Electrical Code with amendments
    - 2014 Illinois Plumbing Code with amendments

2. The 7th floor floor-level height is 71 feet above grade. Therefore, the building shall be considered a high-rise and comply with the requirements of 2018 IBC 403. The plans do not appear to conform to this requirement.

3. As a high-rise, a fire command center is required per 2018 IBC 403.4.6 and shall comply with 2018 IFC Section 508. In order to verify compliance, please provide the proposed location and square footage of the fire command center.

4. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building.

5. The east wall of the new building may be required to have a minimum fire-resistance rating of a 1-hour fire wall if on the lot line to the adjacent 1- and 2-story building. 2018 IBC 601 & 602. The plans do not appear to conform to this requirement.

6. Fire separation between R, S-2 and M shall comply with 2018 IBC Section 508.4 and Table 508.4. The plans do not appear to conform to this requirement.

7. Doors from stairwells shall open in the direction of travel at the termination point. The plans do not appear to conform to this requirement.

8. All stair enclosures are required to discharge to the exterior of the building, or shall be extended to the exterior of the building with an exit passageway. 2018 IBC 1023.1. The plans do not appear to conform to this requirement.

9. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The plans do not appear to conform to this requirement.

10. Approved radio coverage for emergency responders within the building based on the existing coverage levels utilized measured at the exterior of the building shall be provided. The plans do not appear to conform to this requirement.

11. Fire pump room location not specified. The plans do not appear to conform to this requirement.

12. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. The plans do not appear to conform to this requirement.

13. An automatic smoke detection system is required for a high-rise building. The plans do not appear to conform to this requirement.

14. Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. In order to verify compliance, please provide the proposed location of the FDC and the location of a fire hydrant within 100 feet of the FDC. 2018 IFC 912.2.1 as amended. In order to verify compliance, please provide the location of the FDC and fire hydrant within 100 feet on the plans.

15. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.

16. The enclosed parking garage shall comply with 2018 IBC 406.2, 406.4 and 406.6

17. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements. The plans do not appear to conform to this requirement.

18. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. The plans do not appear to conform to this requirement.

19. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space. The plans do not appear to conform to this requirement.

20. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance. The plans do not appear to conform to this requirement.

21. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. (More than one may be required based on the size of the project/building). The plans do not appear to conform to this requirement.

22. Fire pumps, if provided, shall be installed in accordance with the 2018 International Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets.

23. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. The plans do not appear to conform to this requirement.

24. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal. Proper signage is required. 2018 IBC 1011.12. The plans do not appear to conform to this requirement.

25. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. The plans do not appear to conform to this requirement.

26. If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line. The plans do not appear to conform to this requirement.

27. Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. The plans do not appear to conform to this requirement.

28. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. The plans do not appear to conform to this requirement.

29. Areas of refuge may be required and identified with fire department communications.

30. Separate permits are required for fuel tanks to supply an emergency back-up generator if one is proposed. The plans do not appear to conform to this requirement.

31. Storage is not permitted in any mechanical, electrical, or equipment room. The plans do not appear to conform to this requirement.

32. Structural calculations shall be provided for the building including the pool located on 3rd floor.

33. The fire pump/sprinkler room shall be separated from all other areas of the building by 2-hour fire barriers and 2-hour horizontal assemblies. The fire pump/sprinkler room may be required to by located on the first floor. Its location will be determined by the Fire Department. The plans do not appear to conform to this requirement.

34. The enclosed parking garage is required to have an automatic sprinkler system. The plans do not appear to conform to this requirement.

35. The enclosed parking garage shall have mechanical ventilation. The plans do not appear to conform to this requirement.

36. The electrical room shown in the basement shall have two doors that open in the direction of egress and have panic hardware. The plans do not appear to conform to this requirement.

37. The bar in the basement is required to have two doors that open in the direction of egress and have panic hardware. The plans do not appear to conform to this requirement.

# ENGINEERING DEPARTMENT

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. **PC 23-002**
Petitioner: MYLO Residential Arlington Heights Property
c/o Joe Taylor
202 S. Cook Street, Suite 210, Barrington, IL 60010
Owner: 116-120 Eastman Apartments LLC

Contact Person: Bernard Citron, Thompson Coburn LLP
Address: 55 E. Monroe, 37th Floor
Chicago, IL 60603
Phone #: 312-580-2209
Fax #: 312-580-2201
E-Mail: bcitron@thompsoncoburn.com

P.I.N.# 03-29-316-001-0000; 03-29-316-008-0000;03-30-409-003-0000
Location: 116-120 Eastman: Eastman, Highland and St. James
Rezoning: ____ Current: B5 Proposed: ____
Subdivision: ____
# of Lots: ____ Current: ____ Proposed: ____
PUD: ✔ For: Mixed use residential/commercial
Special Use: ✔ For: ____
Land Use Variation: ✔ For: ____
Residential use in the B5 district; allow for 3 D.U
Land Use: ____ Current: 2 vacant commercial building
Proposed: ____
Site Gross Area: 43584 sq.ft.
# of Units Total: 154
1BR: 2BR: 3BR: 4BR:

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

| 1. PUBLIC IMPROVEMENTS REQUIRED: | YES | NO | COMMENTS |
|---|---|---|---|
| a. Underground Utilities | | | |
| Water | YES | | |
| Sanitary Sewer | | | |
| Storm Sewer | YES | | |
| b. Surface Improvement | | | |
| Pavement | YES | | |
| Curb & Gutter | | | |
| Sidewalks | YES | | |
| Street Lighting | | | |
| c. Easements | | | |
| Utility & Drainage | NO | | |
| Access | | | |

2. PERMITS REQUIRED OTHER THAN VILLAGE:
a. MWRDGC X b. IDOT
c. ARMY CORP d. IEPA X
e. CCHD

| | YES | NO | COMMENTS |
|---|---|---|---|
| 3. R.O.W. DEDICATIONS? | | X | |
| 4. SITE PLAN ACCEPTABLE? | | X | |
| 5. PRELIMINARY PLAT ACCEPTABLE? | | N/A | |
| 6. TRAFFIC STUDY ACCEPTABLE? | | | |
| 7. STORM WATER DETENTION REQUIRED? | X | | |
| 8. CONTRIBUTION ORDINANCE EXISTING? | | X | |
| 9. FLOOD PLAIN OR FLOODWAY EXISTING? | | X | |
| 10. WETLAND EXISTING? | | X | |

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: RWG2
DATE OF PLANS: 11/22/22

~~Director~~ VILLAGE ENGINEER — 2-8-23 Date

# PLAN COMMISSION PC #23-002
# MYLO Residential
# 116-120 W Eastman St
## Round 1

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. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

| | |
|---|---|
| Projected Coordinate System: | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection: | Transverse_Mercator |
| False_Easting: | 984250.00000000 |
| False_Northing: | 0.00000000 |
| Central_Meridian: | -88.33333333 |
| Scale_Factor: | 0.99997500 |
| Latitude_Of_Origin: | 36.66666667 |
| Linear Unit: | Foot_US |
| Geographic Coordinate System: | GCS_North_American_1983 |
| Datum: | D_North_American_1983<br>Prime Meridian: Greenwich<br>Angular Unit: Degree |

13. The proposed volume control facility will be a private system and as such will not be the Village's responsibility to maintain. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

14. Plan Commission approval will require preliminary engineering plans including detention calculations showing storage required, storage provided, and restrictor sizing calculations.
    a) An MWRD permit is required.
    b) Provide a stormwater narrative.
    c) The volume control facility located under pavement must be designed to AASHTO HS-25 loading standard. The volume control facility is also in the fire lane, provide calculations for the punch through loading of the tower truck with the outriggers extended.
    d) Provide the restrictor calculations for the volume control facility.
    e) The project must also meet the Village's detention requirements. As this project is located within the combined sewer area and in the downtown business district, fee in lieu of detention is acceptable. Provide calculations of the storage required to meet the Village's detention requirements. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. The volume captured in the volume control facility can be credited towards the Village's detention requirements. The deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.
    f) Clearly show the overflow route for the site.

15. The site photometric lighting diagram shows lighting intensities of 0.5 foot candles along W St James St, exceeding the 0.1 foot candles limit for single family residential. Provide additional readings to the north right-of-way. In the event the lighting intensities still exceed 0.1 foot candles, revise the lighting accordingly. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

16. The heavy-duty pavement section for the fire lane shall consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

17. The fire lane extends into the shared access drive aisle with the adjacent property. It is recommended that the entire width of the fire lane along the west side of the building be reconstructed with the heavy-duty pavement section.

18. The exhibit showing the turning path of the tower truck shall show maneuvering through the site in all possible directions of travel. Provide an exhibits for arrival eastbound on St James St and westbound on Eastman St.

19. The entire apron at St James St shall be removed and replaced. It is recommended to replace the west radius. The curb radius shall stop at the sidewalk.

20. The access on St James St will be under stop control. Provide detectable warning panels for the public sidewalk.

21. The parking lane along the west side of Highland Ave shall be resurfaced. The improvements shall be coordinated with the adjacent property owner.

22. Show the existing ADA ramp at the southwest corner of Highland Ave and Eastman St.

23. The curb shall be eliminated for the loading bay off of Eastman St. The apron shall be constructed in concrete.

24. Provide additional information on the accessible route from the accessible parking stalls on Highland Ave to the accessible entrance for the building.

25. The pedestrian access route along the west side of the building is intermittent, disrupted by the loading bay and the entrance to the underground parking garage. Provide additional information.

26. The drive aisle on Highland Ave will accommodate two-way traffic. Provide a striping and signage plan.

27. The existing water services shall be abandoned at the main.

28. An IEPA permit is required.

29. The water main extension will disturb the pavement on W St James St. The pavement shall be resurfaced to the centerline.

30. The existing 1" residential water service to be connected to the proposed 8" water main shall be coordinated with the homeowner.

31. Identify the location of the existing sanitary sewer service for 116 W Eastman St. The sanitary sewer services shall be abandoned.

32. The proposed sanitary sewer service is shown to be located under the building. It is recommended that the sanitary sewer main be extended from the intersection of W Eastman St and N Vail Ave west, with the sanitary sewer service connecting to the new main. The GIS information is provided as an attachment.

Traffic:

33. The location of the restaurant could result in delivery vans or semi-trucks parking on Highland Ave, obstructing northbound traffic. It is recommended that a condition be established in the ordinance to require the loading bays to be used for deliveries.

Public Works:

34. The water main shall loop to Northwest Highway, or Eastman St to Vail Ave.

35. The pavement repair on St James St for the utility connections shall be full depth and width.

36. A note shall be provided that the pavement on W Eastman St and W St James St shall be replaced or milled as necessary.

37. No roadway patch shall be less than 4 ft wide.

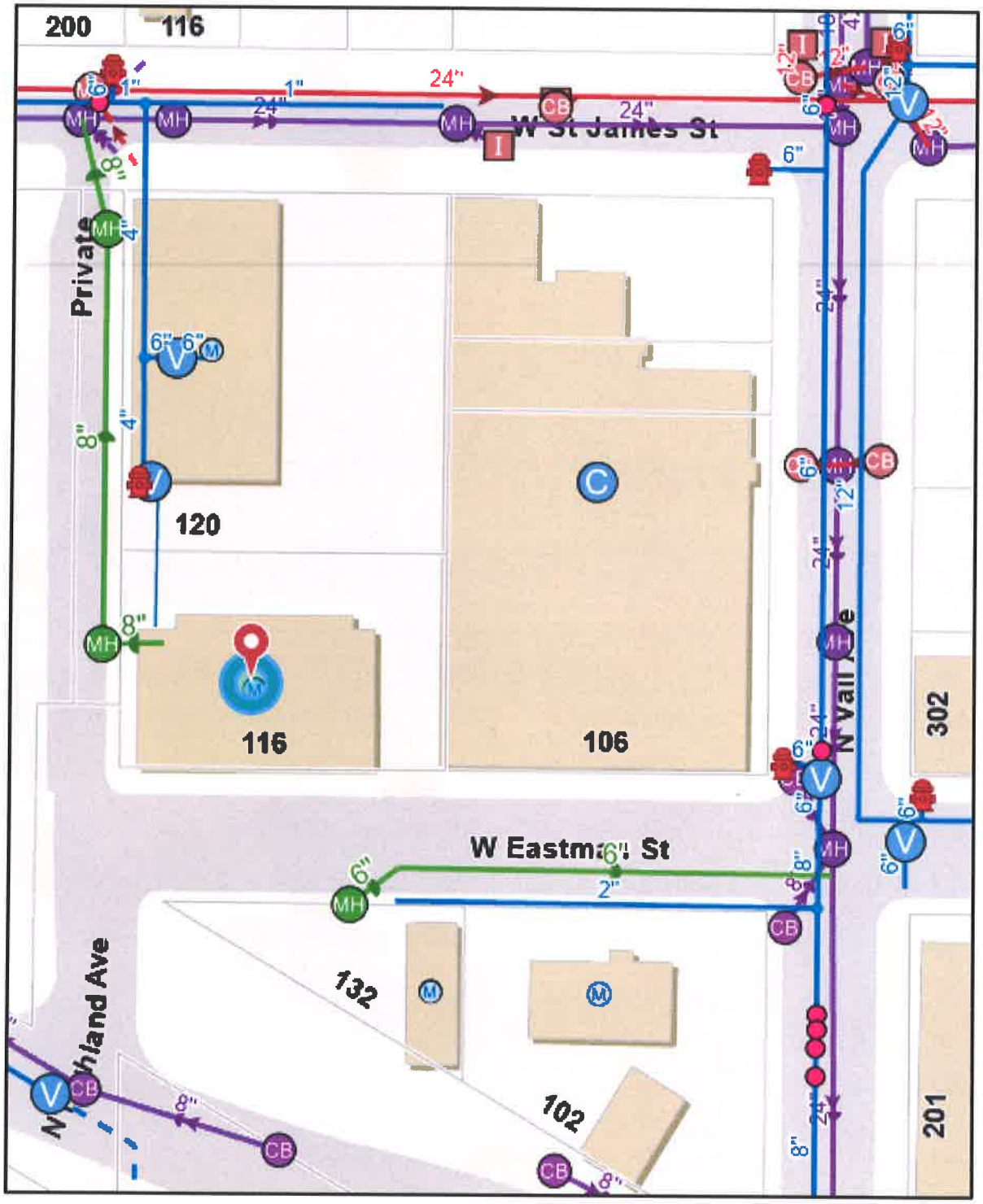
38. The existing utility manholes that are proposed to be reused shall be televised and condition verified adequate for reconstruction.

39. The brick paver section along W St James St shall match the downtown streetscape.

2/8/23

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

Attachments:
GIS information


200
116
W St James St
Private
120
116
106
302
N Vail Ave
W Eastman St
132
102
201
24"
1"
8"
6"
4"
2"
12"

# Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

P.C. Number 23-002
Project Name Multi-Family underground parking and retail space
Project Location 116 – 120 West Eastman
Planning Department Contact Sam Hubbard

February 10th, 2023

1. 503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Please provide details that the fire apparatus access road meets this requirement.

2. 503.3 Marking. Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. Please provide a drawing that shows parking details and proposed signage along Eastman and St. James St.

3. D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg). Please provide details that the fire apparatus access road meets this requirement.

4. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). A drawing is needed to show the height of the third-floor overhang above Highland Ave.

5. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. A drawing is needed to show utilities in order to confirm that the proposal meets this requirement.

# Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995


6. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. During construction, fire department access if required.

7. 3310.2 Key boxes. Key boxes shall be provided as required by 506.1. During construction, fire department access is required to all locked accesses.

# HEALTH SERVICES DEPARTMENT

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. **PC 23-002**
Petitioner: MYLO Residential Arlington Heights Property
c/o Joe Taylor
202 S. Cook Street, Suite 210, Barrington, IL 60010
Owner: 116-120 Eastman Apartments LLC

Contact Person: Bernard Citron, Thompson Coburn LLP
Address: 55 E. Monroe, 37th Floor
Chicago, IL 60603
Phone #: 312-580-2209
Fax #: 312-580-2201
E-Mail: bcitron@thompsoncoburn.com

P.I.N.# 03-29-316-001-0000; 03-29-316-008-0000;03-30-409-003-0000
Location: 116-120 Eastman: Eastman, Highland and St. James
Rezoning: _____ Current: B5 Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: ✔ For: Mixed use residential/commercial
Special Use: ✔ For: _____
Land Use Variation: ✔ For: _____
Residential use in the B5 district; allow for 3 D.U
Land Use: _____ Current: 2 vacant commercial building
Proposed: _____
Site Gross Area: 43584 sq ft
# of Units Total: 154
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

A recycling plan will need to be submitted upon occupancy.

The pool will need a permit and license from the Illinois Department of Public Health.

Jeff Bohner

Environmental Health Officer — 1/25/23 Date

Director — Date

## PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

### PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-002
Petitioner: MYLO Residential Arlington Heights Property
c/o Joe Taylor
202 S. Cook Street, Suite 210, Barrington, IL 60010
Owner: 116-120 Eastman Apartments LLC

Contact Person: Bernard Citron, Thompson Coburn LLP
Address: 55 E. Monroe, 37th Floor
Chicago, IL 60603
Phone #: 312-580-2209
Fax #: 312-580-2201
E-Mail: bcitron@thompsoncoburn.com

P.I.N.# 03-29-316-001-0000; 03-29-316-008-0000;03-30-409-003-0000
Location: 116-120 Eastman: Eastman, Highland and St. James
Rezoning: _____ Current: B5 Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: ✔ For: Mixed use residential/commercial
Special Use: ✔ For: _____
Land Use Variation: ✔ For: _____
Residential use in the B5 district; allow for 3 D.U
Land Use: _____ Current: 2 vacant commercial building
Proposed: _____
Site Gross Area: 43584 sq ft
# of Units Total: 154
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:**

Please see additional comments attached.

2.13.23
Date

# Planning & Community Development Dept. Review

February 13, 2023

**REVIEW ROUND 1**

Project: 116-120 W. Eastman Development
116-120 W. Eastman Street

Case Number: PC 23-002

**General:**

7. The Plan Commission must review and approve the following action:
   a) Planned Unit Development to allow a 154-unit multi-family residential development.
   b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
   c) A variation from Chapter 28, Section 5.1-14.1, to allow 154 units on a 43,438 square foot lot where code requires a minimum lot size of 47,000 square feet.
   d) Conceptual Special Use Permit approval for a restaurant on the subject property.
   e) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.
   f) Additional bulk variations from Chapter 28 as may be determined.

   Additional variations may be required depending upon your response to certain comments and review of the revised plans.

8. The proposed development is 12 units above maximum allowable density in the B-5 District. Section 7-1709a of the Inclusionary Zoning Ordinance (IHO) allows a 1-for-1 density increase through every affordable unit provided within the development. It is recommended that 7.5% of all units be provided as onsite affordable units (equating to 12 units). Although a density variation would still be required by Chapter 28, the development will conform to the IHO 1-to-1 density bonus allowance.

9. Since details on the restaurant have not yet been provided, only conceptual approval can be granted at this stage. Once a tenant and details on the restaurant operation have been provided, a Special Use Permit or a Special Use Permit Waiver (if eligible) will be required.

10. Please outline any communications that have taken place with the property owners to the east and west. Are these property owners aware of your project and have they expressed any initial concerns?

11. Please provide a detailed market study that evaluates the market demand for this product at this location.

12. For the tandem parking stall variation identified above, please provide a separate response justifying compliance with the standards for approval as outlined 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; and
    - 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; and
    - The proposed variation is in harmony with the spirit and intent of this Chapter; and
    - The variance requested is the minimum variance necessary to allow reasonable use of the property.

13. Impact Fee's will be required for the residential portion of the development, in accordance with Village Policy.

14. The project narrative shall be revised accordingly:
    a) Narrative states 29 parking stalls are available on the Wintrust site, EEA study states there are 19 on the Wintrust site and 23 on the private street. A better description of where the stalls are located must be provided. Provide the data as follows: # of stalls on east side of Highland on subject property, # of stalls on west side of Highland on Wintrust property, # of stalls within the Wintrust parking lot (i.e. not on Highland).
    b) Please provide a description of any green/sustainable features proposed.
    c) Please outline expected move-in times/days, delivery times/days, and trash collection times/days.

15. Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 review comments include a revision date.

16. The resubmittal shall be provided within a flash drive/USB, which shall include the response to these comments along with all revised plan sets and documents. In addition, one full sized hard copy of all revised plan sets and documents must also be provided.

**Site/Infrastructure:**

17. Please explore ways to increase the sidewalk width along the southwest side of the building.

18. Please identify any proposed ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals etc.) on the site plans. These elements must be appropriately located and screened from view.

**Building:**

19. What is the "Back of House" space within the basement? Will this be storage for the restaurant? If so, it must be included in the overall restaurant square footage.

20. Does the 833 sq. ft. measurement for the "Kitchen" include the small storage room adjacent to the kitchen (assuming that room will be used by the restaurant). If that area is used by the restaurant but is not factored into the square footage, please modify the overall square footage to include this space.

21. Please confirm that both loading zones will have 14' height clearance, per Section 10.6-2 of the Zoning Code. A note shall be added to the plans.

22. The proposed canopy over the primary front entrance encroaches into the public ROW and would require a license and indemnification agreement with the Village if allowed. Will any of the building fins encroach above the ROW?

23. Will the restaurant have any outdoor seating? If so, please show this area on the plans.

24. The use of wall pack lighting is strongly discouraged. Please revise the fixtures along the northern elevation to reduce glare/spillover. Provide product specifications for all proposed fixtures.

25. Safety measures/warning devices for vehicles exiting the garage along Highland shall be provided.

26. Will the development include a bike parking room? Please show any proposed bike parking spaces on the floor plan (if interior) or the site plan (if exterior), including a note outlying how many spaces there will be. Per code, a minimum of 15 bike parking stalls should be provided.

**Parking and Traffic:**

27. Please note that the Village is still evaluating the adequacy of the proposed residential parking supply at 1.17 spaces per unit (including tandem). Typically, demand for parking in multi-family units within downtown Arlington Heights is around 1.3-1.5 spaces per unit.

28. Additional study on parking ratios in suburban downtown environments is required. Please provide current data on additional suburban downtown multi-family developments. The analysis should evaluate parking per unit as well as per bedroom. Additionally, what are the locations, sizes, development attributes (mixed-use, residential only), bedroom mix, and number of parking stalls provided in similar Compasspoint projects?

29. Please provide a copy of any shared parking agreement with the property owner to the west.

30. Please note that the tandem parking stalls require a variation from Section 10.2-9. The necessary justification for said variation must be provided, as outlined above.

**PUD/Construction Phasing:**

31. A construction schedule and construction staging plan shall be provided, per Section 9.1i.

Prepared by: 

Mylo Development
116-120 W. Eastman Street
PC #23-002
February 13, 2023

**Landscaping**

*Public Property*

1. The streetscape along Eastman Street must be consistent with the Downtown standards. Please identify the brick pavers, street trees, grates and the Sternberg light fixtures.

*Private Property*

1. Provide landscaping and decorative pavement at the corner of St James Street and Highland Avenue.

2. Along Highland Avenue it is recommended that specialty pavement be used for the north/south walkway. In addition, provide crosswalks with specialty pavement for the walkway at the drive aisle and at the loading area. Please evaluate the overall width of the walkway on the west elevation near the southwest corner of the building.

3. Along St. James Street, the foundation plantings are in the public right of way. Please note that a license agreement and maintenance agreement will be required.

4. Please indicate the plan for the planter boxes identified on the west elevation and provide landscape details. In addition, please provide details for the planters/green space identified on the terrace on the north elevation.

5. A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

THOMPSON COBURN LLP

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37th Floor
Chicago, IL 60603

312 346 7500 main
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**Bernard I. Citron**
312 580 2209 direct
bcitron@thompsoncoburn.com

March 10, 2023

**VIA ELECTRONIC MAIL**

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

Re: 116-120 Eastman
Response to Staff Comments - PC 23-002

Dear Mr. Hubbard:

This letter is our teams response to your staff's comments received on February 14, 2023. Along with this letter we are including the revised plans as requested. Many of the requirements or deficiencies are based on the fact that the project has not been designed to the point where the specific code provisions have been addressed. Generally we would not begin to prepare building permit drawings (in which the various code provisions will be addressed) until after approval of the Project by the Village Board. Therefore our responses (for instance to the Building and Life Safety Comments) are that we will meet these standards on the permit drawings as then submitted.

Our responses are as follows:

<u>Building and Life Safety Comments</u>

1. The architect and their team will prepare permit and construction drawings in conformance with the Codes as set forth.
2. We accept the determination that the building is considered a high rise and all aspects (emergency egress, fire alarms, etc) will be designed in accordance with the code provisions so noted. The design of the building has not proceeded to the point where we have prepared the building design addressing compliance with 2018-IBC-403. Once the permit plans have been completed they will be submitted to show compliance with the requirements noted.
3. We accept the determination that the building is considered a high rise and all aspects (emergency egress, fire alarms, etc) will be designed in accordance with the code provisions so noted. The design of the building has not proceeded to the point where we have prepared the building design addressing compliance with 2018-IBC-403. Once the permit plans have been completed they will be submitted to show compliance with the requirements noted.

4. During our call with the Village's team in which Jorge Torres participated it was determined that we have provided the minimum fire access road width. The clear width is noted on the submitted drawings.
5. We have not designed the actual building structure at this time and will not complete this until after development approval by the Village Board. Once the permit drawings are completed they will be submitted for review by the Village to evidence conformance with the required code sections.
6. We accept the determination that the building is considered a high rise and all aspects (emergency egress, fire alarms, etc) will be designed in accordance with the code provisions so noted. The design of the building has not proceeded to the point where we have prepared the building design addressing compliance with 2018-IBC-403. Once the permit plans have been completed they will be submitted to show compliance with the requirements noted.
7. The floor plans, once prepared and submitted will show exit doors opening in the direction of travel.
8. The revised floor plans, as submitted at the time of permit drawing submittal will depict all stair enclosures discharging to the exterior of the building as required.
9. Per the requirements of the Public Works Department of the Village, we will be construction new water mains to serve the building. The new water mains will be capable of supplying the required fire flow for fire protection.
10. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
11. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
12. The fire pump rooms and automatic sprinkler system riser rooms have not yet been designed. They will be designed and constructed to meet the standards that are required to be met. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
13. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
14. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time. The FDC locations will be shown in the required locations at that time.
15. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
16. The parking garage will be designed to meet the code provisions noted therein. These requirements will be provided for at the time permit drawings are submitted for review by

the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.

17. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
18. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
19. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
20. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
21. This requirement will be provided for at the time permit drawings are submitted for review by the Village. We will not begin permit drawings until after approval of the development by the Village Board. All of these code requirements will be addressed at that time.
22. New water mains are required per the Public Works Department. Their design is shown on the revised engineering drawings submitted herewith.
23. Our elevators as specified will comply with the accessible means of egress requirements as noted.
24. We will extend one stairway up through the roof as noted.
25. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
26. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
27. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
28. The elevators as specified at the time of permit drawings being submitted shall comply with the requirements as noted.
29. We will work with the Building and Life Safety staff to determine if an area of refuge is required. If required, it will be provided and shown on the permit set of plans.
30. If an emergency generator is required, which has not yet been established we will provide the requisite permit plans for the necessary fuel tanks.
31. We recognize the prohibition of storage within mechanical, electrical and equipment rooms. The plans as submitted do not show any storage within those rooms.
32. The required structural calculations and structural plans for the entire building, including the pool will be submitted at the time that the building permits plans are submitted for review by the Village.
33. The fire separation between the Fire Pump Room and Sprinkler Room will be shown on the permit set of plans when submitted. We will comply with the standards as set forth by the code.

34. We are aware of the fire suppression system required for the building including for the garage. The fire suppression system will not be designed until the building permit plans are finalized and submitted for permits. We will comply to the standards under the code.
35. We will comply with all code requirements and will provide these plans at the time the building permit sets are submitted.
36. The electrical room will be revised so that the two doors open in the direction of egress and have panic hardware.
37. All doors from habitable spaces shall be designed so that they open in the direction of travel and will be shown on the permit set of plans and will have panic hardware as required.

Engineering Comments

Items 1 through 10 do not require responses. Item number 2 notes the various agencies that will required submission of plans and approval thereof. These submittals will made at the time final engineering plans are finished.

11. We will submit detailed plans at the time building permit plans are prepared.
12. We will geo-reference the engineering plans as required.
13. We will provide the calculations for the Volume Control Facility at the time final engineering is submitted. Prior to requesting a building permit we will work with the Village to draft and submit the OUMA. The OUMA will be executed and final sizing of the StormTech system with weir and restrictor calculations will be included at the time of final engineering submittals.
14. a. We will submit the plans, as prepared to MWRD for review. A full submittal will be made prior to submitting for the building permit.
    b. We will provide a stormwater narrative setting forth how the system will function. A narrative is included with this submittal including the fee in lieu of calculations.
    c. The volume control facility will be designed and ultimately constructed in accordance with the standards noted. Both loading requirements will be designed and met at the time of final engineering submittal.
    d. The restrictor calculations will be submitted. MWRD controls the design of these 'newer' volume control only underground systems. Typically the weir is set at the HWL in a structure and a 4" perforated pvc pipe is used as a 'restrictor'. MWRD will review and approve the design.
    e. We have determined that the Fee in Lieu of Detention program will best apply to this project. The final amount will be calculated after final engineering plans are reviewed and approved and payment made at the time building permits are applied for. The volume for our detention fee in lieu of requirements is included in our stormwater narrative. We used the spreadsheet provided by the Village with an assumed all impervious site at C=0.95 and bulletin 75.
    f. The overflow route is shown on the plans.
15. A photometric plan will be submitted. We do not intend to install any site lighting except for lighting on the building. It will be designed so as to meet the standards noted therein. The lighting consultant will revise the lighting plan to meet village code requirements. Detailed lighting cut sheets will be provided at the time of final design.
16. All replacement pavement shall be designed to meet the standards set forth. A note was added to the plans to reflect this requirement.
17. We will reconstruct the area upon which the fire lane is located (Highland) in accordance with the heavy duty pavement standards noted therein. This note has been added to the updated plans.

18. A revised turning path study will be submitted showing the additional turning movement requested to be studied. The auto-turn exhibit is included with the revised plans.
19. The final engineering plans will note the removal of the entire apron at St. James and replacement thereof. This revision is included in the revised plans.
20. Detectable warning panels will be provided at St. James. This revision is included in the revised plans.
21. All of pavement along Highland will be replaced after building construction is completed. A note was added to the plans and improvements will be coordinated with the adjacent property owner.
22. The ADA ramp was located on the plans.
23. The curb was eliminated and the apron shown as concrete.
24. The handicapped stalls on Highland have a path of under 5% in slope and over 3'-0" in width to the front door on Eastman. A ramp was added at the entrance to accommodate this path to the front door
25. The stalls have to be located on Highland but the entrance is on Eastman; however the path does meet code.
26. A striping and signage plan will be submitted at the time final engineering drawings are submitted.
27. The final engineering plans will note the requirement of abandonment at the main.
28. The required IEPA permit for all new water mains will be submitted once final engineering plans are prepared.
29. Once the final water main extension is determined (as discussed in our last meeting) we will accommodate any pavement replacement requirements.
30 We will coordinate water service changes with the residential service. This will occur prior to construction of the new water mains.
31 The Village has the location of the sanitary sewer service for 116 Eastman. We will accommodate the abandonment if required.
32 . The sanitary sewer service/grease trap has to be located outside of the kitchen and cannot be closer than 10' to the volume control system. The storm sewer and waterman are also tight with the sanitary sewer if the pipe goes west rather than south. The best design is to keep the sanitary sewer shallow and to flow north to connect to the sewer on St. James. The pipe will be accessible in the parking garage and will be under the OUMA for future maintenance.

Traffic Comments

33. We will include any parking restriction in the PUD ordinance and direct all deliveries to not lock traffic adjacent to the site. These conditions are noted and will be established.

Public Works Comments

34 The water main shall loop to the watermain on St. James as recommended.
35. The pavement repair on St. James will be full depth and width as required and will be shown on the resubmitted plans.
36. The note will be added addressing the pavement along Eastman and St. James.
37. No roadway patch will less than 4 feet in width. A noted was added to the plans
38. A note will be added to the engineering specifications requiring that all manholes that are intended to be reused shall be televised.
39. A note will be added confirming that the brick paver section along St. James will match the downtown streetscape. The village's details and a design plan will be shown on the final engineering plans.

Fire Department Comments

1. The engineering specifications on the final engineering plans shall note the required cross section to support fire apparatus. Cross section details shall be added.
2. The final engineering plans shall include a plan noting where 'no parking-fire lanes' signage is required.
3. The Highland Road cross section shall be provided with our re-submittal and will show compliance with the required load bearing capacity.
4. Review of the included plans show the minimum unobstructed width of Eastman, Highland and St. James. We have provided a cross section showing that the third floor overhang is of sufficient height complying with the requirements noted therein.
5. There are no overhead utility lines.
6. A plan will be developed and submitted at the time building permits are submitted showing fire and emergency access to the Site.
7. Key boxes will be provided and shown on the Access Plan submitted at the time building permits are submitted to the Village.

Health Services Department Comments

1. A recycling plan will be prepared and submitted prior to occupancy.
2. We recognize that an Illinois Department of Public Health is required and we will submit once the pool has been constructed.

Planning Department Comments

General Comments

Notes 1 through 7 do not require responses.
The items noted in paragraph 7 set out the required approvals.

8. We will seek a variation for those units being proposed that are not permitted to be added by virtue of number of affordable units being provide onsite.
9. We accept that only conceptual approval of the restaurant will be rendered at this time. We will submit for Special Use Permit Waiver at the time additional information is known.
10. We have provided notes regarding the meeting with the adjacent neighborhood. The majority of the comments addressed the following:
    a. Height of the building
    b. Architectural Design not reflecting the single family homes.
    c. Traffic from our property existing Highland and entering St. James
    d. The designation of our building as being a rental building.
    e. Affordable dwelling units being located within our building
11. A basic market study providing information on nearby apartment occupancies has been provided. A new market study will be submitted on March 10th.
12. Providing for tandem parking spaces within the building will not alter the essential character of the neighborhood. The tandem spaces instead will allow the Developer to provide additional parking spaces for two bedroom units and one bedroom units whose occupants have more than one vehicle.
    - The plight of the owner is unique as the dimensions of the floor plat allows for the addition of the tandem parking spaces. Not including the tandem spaces would leave these 'areas' without any use.

- The proposed variation allowing for tandem parking spaces meets the intent of the Zoning Ordinance by allowing the Developer to address additional parking needs of the Building.
- The variance, allowing for the tandem spaces is the minimum required to allow for tandem spaces.

13. We will review the required impact fees for residential projects. The amounts will be in conformance with Village policy. We ask that the fees required to be paid be provided to our team.
14. a. The number of parking spaces on the Wintrust Property total 19 spaces.
    The number of parking spaces located within Highland total 9 spaces.
    b. We will provide a report noting green and sustainable features with this submittal.
    c. We will provide a memo detailing move in times and days, delivery days (which are determined by the restaurant operations which is unknown at this time) and trash collection days.
15. All plans will include revision dates.
16. All plans and this response letter shall be included on a flash drive as required.

Site/Infrastructure Comments

17. The sidewalk is as wide as it can be made.
18. We have not yet engaged a system engineer so we are not certain where ground equipment may be located. We will screen the equipment when the locations are known. We have provided a roof plan and equipment will be screened. The location of transformers are not known yet but they will be screened.

Building Comments

19. The back of house space is for storage and pantry space provided for the Resident Lounge. The basement is not intended to be open to the public and therefore is an amenity space for the building's residents. This space should not be counted with the area of the restaurant and therefore should not affect the required parking ratios.
20. The areas shown on the revised plans, submitted herewith show the total area of the restaurant. ?
21. Both loading zones have a height clearance of 14 feet.
22. We will eliminate the overhang of the entrance canopy over public ROW. The building fins will remain but they do not overhang the public ROW. Agreement.
23. There will be no outdoor seating for the restaurant.
24. We have removed the wall pack lighting and have included updated fixture specifications on our photometric plan.
25. Warning devices for vehicles existing the garage will be provided and shown on the final permit plans.
26. The floor plans include a bicycle parking room. We have identified the space count on the floor plan.

Parking and Traffic Comments

27. We are providing additional information regarding parking spaces per bedroom. It will be submitted with the revised plans.
28. We providing additional information on parking ratios per bedroom.
29. The parking and access easement will be submitted.

30. We have requested the variation for the tandem spaces and have addressed the standards in this response.

PUD/Construction Phasing Comments

31. We will provide a construction schedule. The phasing is such as the entire building will be built in one phase. Once we the Village has approved the project we can project a construction schedule.

Landscaping Comments

Public Property:

1. All landscaping will meet the required standards. We have requested a copy of the standards but have not received same.

Private Property

1. Additional landscaping will be provided at St. James and Highland where the space is available
2. We will evaluate the ability to utilize specialty paving where it does not conflict with the needed structural capabilities of the road.
3. We will seek the required license and assume all maintenance of the foundation plantings along St. James
4. Additional landscape details will be provided.
5. The required fees will be paid at the time building permits are sought.

Very truly yours,

Thompson Coburn LLP



By
Bernard I. Citron
Partner

BIC/mse

**Building & Life Safety 2nd Round Comments** March 15, 2023

116-120 W Eastman – Multi-family housing, underground parking and retail space.

These comments are conceptual only. A formal plan review will be required.

Previous comments from Round 1 are approved, except comment 6.

1-5. Okay

6. Fire separation between R, S-2 and M shall comply with 2018 IBC Section 508.4 and Table 508.4. Details of the required fire separation shall be shown on the plans in the Code Analysis section. Additional response not needed.

7-37. Okay.

# PLAN COMMISSION PC #23-002
# MYLO Residential
# 116-120 W Eastman St
## Round 2

40. The petitioner's response to comment nos. 11-13, 20, 22-23, 27-30, 32-35 and 37 are acceptable.

41. The petitioner's response to comment no. 14 is noted. The stormwater narrative is acceptable. The remaining items related to final detention calculations, fee-in-lieu, volume control and the MWRD permit can be addressed at final engineering.

42. The petitioner's response to comment no. 15 is noted. The photometric lighting diagram and the associated catalog cut sheets shall be provided. This can be addressed at final engineering.

43. The petitioner's response to comment nos. 16 and 17 is noted. The fire lane shall be the heavy-duty pavement section. This can be addressed at final engineering.

44. The petitioner's response to comment no. 18 is noted. Provide an additional exhibit showing the truck entering the site from eastbound St James St.

45. The petitioner's response to comment nos. 19 and 20 are noted. The sidewalk shall carry through the curb, with the curb stopping at the sidewalk. This can be addressed at final engineering.

46. The petitioner's response to comment no. 21 is noted. In the event any of the curb separating the shared drive aisle and the bank parking lot is damaged as a result of construction, the curb shall be replaced. Provide a note on the plans. This can be addressed at final engineering.

47. The petitioner's response to comment no. 24 is noted. Additional information must be provided to verify that the accessible route to the entrance on Eastman is compliant. This can be addressed at final engineering.

48. The petitioner's response to comment no. 25 is noted. Additional information must be provided for the accessible route along the west side of the building, at the loading bay and the entrance to the garage. This can be addressed at final engineering.

49. The petitioner's response to comment no. 26 is noted. A striping and signage plan shall be provided at final engineering. Due to the increase in traffic, it is recommended that stop control be added for the bank parking lot entrances off of Highland Ave. This should be coordinated with the adjacent parcel.
50. The petitioner's response to comment no. 31 is noted. The location of the existing sanitary sewer service for 116 W Eastman St must be determined and the services shall be abandoned. This can be addressed at final engineering.

Traffic:

51. The petitioner's response to comment no. 33 is noted. The parking restriction in the PUD ordinance should direct all deliveries to use the loading bays.

Public Works:

52. The petitioner's response to comment no. 36 is noted. A note shall be provided to address the pavement on W Eastman St and W St James St. This can be addressed at final engineering.

53. The petitioner's response to comment no. 38 is noted. A note shall be provided that the manholes shall be televised to verify condition. This can be addressed at final engineering.

54. The petitioner's response to comment no. 39 is noted. The Engineering Division can be contacted to provide the downtown streetscape brick cross section. This can be addressed at final engineering.

3/23/23

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

# Planning & Community Development Dept. Review

March 24, 2023

**REVIEW ROUND 2**

Project: 116-120 W. Eastman Development
116-120 W. Eastman Street

Case Number: PC 23-002

**General:**

32. The response to the following comments is acceptable: 9, 12, 14a, 14b, 19-23

33. The response to comment #7 is noted. Based on review of the revised plans, the following approvals are required:
    a) Planned Unit Development to allow a 154-unit multi-family residential development.
    b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
    c) A variation from Chapter 28, Section 5.1-14.1, to allow 154 units on a 43,438 square foot lot where code requires a minimum lot size of 47,000 square feet.
    d) Conceptual Special Use Permit approval for a restaurant on the subject property.
    e) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.

    Additional variations may be required depending upon your response to certain comments and review of the revised plans.

34. The response to comment #8 is noted. The Staff Development Committee is not supportive of the 4-unit density increase beyond the 1-to-1 density bonus as eligible with 8 affordable units. Please either propose all 12 units as affordable, or reduce the overall unit count by 4 units.

35. The response to comment #10 does not directly address the comment. To clarify, the Village would like to ensure that the development team has communicated with the abutting property owners to the east (AT&T building) and to the west (Village Bank & Trust building) to make them aware of your project and understand any concerns they may have as abutting property owners. Please reach out to these owners and summarize any concerns they may have.

36. The response to comment #11 is incomplete. No market study was provided on March 10th.

37. The response to comment #13 is noted. The impact fee chart has previously been provided to the development team.

38. The response to comment #14c is incomplete. No memo detailing move-in/out times and days was provided, no information on trash collection times was provided, and no details on estimated deliveries for the restaurant were provided. Please provide this information. Additionally, please note that deliveries will be prohibited between the hours of 10:00pm-7:00am and all loading/unloading must occur within the dedicated onsite loading zone(s) and on-street loading shall be prohibited.

39. The responses to comments #15 and #16 are acceptable. Please continue to provide revision dates on any plan sheets that are revised as a result of these comments and future resubmittal documents must be provided electronically and in paper format.

**Site/Infrastructure:**

40. Per code, only one loading zone is required for this development. The Staff Development Committee recognizes the benefit of having a second loading zone located adjacent to the restaurant tenant space, however, please

explore the potential benefit and feasibility of eliminating the second loading zone and relocating the garage entrance to this location and aligning the entrance with the bank driveway. This would allow approx. two additional parking stalls within the garage and approx. two additional parking stalls along Highland Avenue. Additionally, the relocated garage entrance may help to address concerns raised by the property owners to the north of the development with regards to the impacts of the garage entrance location. Also, evaluate and describe in detail how loading operations for the restaurant would occur from the loading zone off Eastman, if this relocation is feasible. Loading on Highland would not be permitted.

41. The response to comment #17 is noted.

42. The response to comment #18 is noted. Any ground mounted mechanical/utility equipment shall be appropriately sited and screened, which shall be subject to final review and approval by the Village. A condition requiring such shall be included within any recommendation to the Plan Commission.

43. The ADA parking stalls within the garage do not match between the engineering plans and the architectural plans. Please correct the applicable plan sheet. Additionally, the ADA stalls shown on the architectural plan do not appear to conform to IAC regulations with regards to the size of the shared accessible aisle. Please revise the stalls to comply with IAC regulations or provide documentation explaining how they conform to Section 502 of the IAC.

**Building:**

44. Additional modelling showing the proposed building height in relation to surrounding structures must be provided. It is recommended that you create a 3D model of the structures in the vicinity to show how the proposed building height interacts with surrounding structures. Additionally, it is recommended that you prepare an exhibit illustrating the impact/appearance of the existing buildings on the subject property for comparison. This will be beneficial when presenting the plan to adjacent neighborhood.

45. Please provide information on any sound attenuation equipment that is proposed around the three chillers located on the roof and explore relocation of the northern most chiller further south to reduce the potential for sound impact on neighboring property owners.

46. Please provide additional details on usage of the 3rd floor amenity deck (hours of operation, controlled/prohibited afterhours access, cameras, speakers/music, policies/procedures for usage, etc.).

47. The response to comment #24 is incomplete. Please provide the revised photometric plan and catalog cuts for the proposed fixtures.

48. The response to comment #25 is noted, however, additional details are needed. Please outline what pedestrian safety measures will be used and provide catalog cuts for any warning lights or speakers. These elements must be designed to minimize impact on surrounding property owners.

**Parking and Traffic:**

49. There is general concern around the provided parking supply and ratios used to determine the onsite parking demand for this project. The ratios and parking supply are lower than any other previously approved development in Downtown Arlington Heights and this is shown in the data that has been provided. This concern is compounded by the proposed 1-bdrm + den units, which will include walls and a door and have the potential to be utilized as bedrooms and increase the parking demand/change the parking ratios. Please explore the possibility of the den's being opened up without enclosing walls to make them true den spaces. Due to continued concerns regarding parking, please explore expansion of the lower level by extending the parking garage further south under the building to add additional spaces to the parking supply.

50. Specificity and greater details are needed on how the onsite parking supply would be managed and operated. Please provide a **separate** Parking Management and Operation Plan that includes the following information:
    a) Which spaces will be available for each use (residential/non-residential)? Will any parking stalls be shared/open to parking by the other use?

b) Will parking stalls be automatically included within each residential lease or will they be optional and only included with a separate charge?
c) What is the expected demand for 1-bdrm and 2-bdrm units needing two stalls? If a unit requests two stalls, how would these stalls be allocated?
d) Will a unit be able to lease more than two parking stalls?
e) Will a single unit be able to lease two single spaces even if tandem stalls are available?
f) Will specific parking stalls be assigned to specific units or will the parking stalls be open to all whom have leased a parking stall/leased a unit?
g) Where/how will guest will parking occur?
h) Plans and project renderings show the garage access as unrestricted. How will access and parking within the garage be controlled?

51. The responses to comments #27 and #28 are noted. Based on the revised Traffic and Parking study, please address the following comments:
    a) How does uncontrolled access impact the availability of parking for the commercial uses and/or guests? If commercial customers/tenants and residential guests are prohibited from accessing the garage, the analysis must be separated as well. The 19 stalls on the private lot to the west cannot be counted towards the residential parking supply.
    b) At peak demand per Table 11, what uses are using what spots? Based on peak hourly demand, it appears demand is above the overall supply.
    c) What is the rationale for the resident peak shown in Table 11 occurring at 10:00pm but then reducing overnight?
    d) Please update Table 9 (both of them) and Table 10 to include the proposed development for ease of comparison.
    e) Please clarify "Vehicles Parked" in Table 10. Is this the number of parking stalls provided/available for these developments or based on observations on the number of vehicles parked during peak times.
    f) Clarify whether the hourly parking demand in Table 10 was based on ULI projections for peak parking within the residential building. At peak occupancy, what is the metric/ratio that ULI uses to forecast peak demand for the residential component?

52. Please provide parking data on comparable developments completed and/or managed by Compasspoint (bedroom mix, number of units, square footage of any non-residential spaces, number of stalls allocated to residential vs. non-residential uses, details on how parking is managed and allocated for each use, etc.).

53. The response to comment #29 is incomplete. Please provide the parking and access easement for the 19 stalls on the Village Bank & Trust property.

**PUD/Construction Phasing:**

54. The response to comment #31 is not acceptable. A preliminary construction schedule and construction staging plan shall be provided, per Section 9.1i, or a variation would be required. This must be provided as part of the Plan Commission review process and cannot be provided only as part of a building permit submittal.

Prepared by: 

Mylo Development
116-120 W. Eastman Street
PC #23-002
March 23, 2023

## Landscaping

*Public Property*

1. **The streetscape along Eastman Street must be consistent with the Downtown standards. Please identify the brick pavers, street trees, grates and the Sternberg light fixtures.**

   *Please coordinate with the Department of Engineering regarding the standards and update the plans identifying the streetscape elements.*

*Private Property*

1. **Provide landscaping and decorative pavement at the corner of St James Street and Highland Avenue.**

   *Please update the plan to reflect the changes.*

2. **Along Highland Avenue it is recommended that specialty pavement be used for the north/south walkway. In addition, provide crosswalks with specialty pavement for the walkway at the drive aisle and at the loading area. Please evaluate the overall width of the walkway on the west elevation near the southwest corner of the building.**

   *Please update the plan to reflect the changes.*

3. Along St. James Street, the foundation plantings are in the public right of way. Please note that a license agreement and maintenance agreement will be required.

   *Response noted.*

4. **Please indicate the plan for the planter boxes identified on the west elevation and provide landscape details. In addition, please provide details for the planters/green space identified on the terrace on the north elevation.**

   *Please update the plan to reflect the changes.*

5. A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

   *Response noted.*

THOMPSON COBURN LLP

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April 19, 2023

**VIA ELECTRONIC MAIL**

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

Re: 116-120 Eastman
Review Letter Response

Dear Mr. Hubbard:

Thank you for the staff comments from March 15, 2023. We have submitted under separate cover revised plans for the project at 116-120 Eastman. These include Architectural Plans, Engineering Plans, Traffic and Parking Study, Market Study and Landscape Plans.

Below are our responses to Staff Comments:

Building & Life Safety 2nd Round Comments

116-120 W Eastman – Multi-family housing, underground parking and retail space. These comments are conceptual only. A formal plan review will be required. Previous comments from Round 1 are approved, except comment 6.

1-5. Okay

**RESPONSE: UNDERSTOOD**

6. Fire separation between R, S-2 and M shall comply with 2018 IBC Section 508.4 and Table 508.4. Details of the required fire separation shall be shown on the plans in the Code Analysis section. Additional response not needed.

**RESPONSE: WE UNDERSTAND THAT THE APPROPRIATE FIRE SEPARATION NEEDS TO BE PROVIDED AND WILL BE SHOWN ON BUILDING PERMIT PLANS.**

7-37. Okay.

**RESPONSE: UNDERSTOOD**

40. The petitioner's response to comment nos. 11-13, 20, 22-23, 27-30, 32-35 and 37 are acceptable.

**RESPONSE: UNDERSTOOD**

41. The petitioner's response to comment no. 14 is noted. The stormwater narrative is acceptable. The remaining items related to final detention calculations, fee-in-lieu, volume control and the MWRD permit can be addressed at final engineering.

**RESPONSE: THE REMAINING ITEMS WILL BE SUBMITTED WITH FINAL ENGINEERING**

42. The petitioner's response to comment no. 15 is noted. The photometric lighting diagram and the associated catalog cut sheets shall be provided. This can be addressed at final engineering.

**RESPONSE: THE PHOTOMETRIC DIAGRAM AND CATALOG CUTS HAVE BEEN PROVIDED.**

43. The petitioner's response to comment nos. 16 and 17 is noted. The fire lane shall be the heavy-duty pavement section. This can be addressed at final engineering.

**RESPONSE: A NOTE WILL BE ADDED INDICATING THE FIRE LANE WILL BE RESURFACED WITH HEAVY DUTY PAVEMENT.**

44. The petitioner's response to comment no. 18 is noted. Provide an additional exhibit showing the truck entering the site from eastbound St James St.

**RESPONSE: THE ADDITIONAL EXHIBIT HAS BEEN PROVIDED.**

45. The petitioner's response to comment nos. 19 and 20 are noted. The sidewalk shall carry through the curb, with the curb stopping at the sidewalk. This can be addressed at final engineering.

**RESPONSE: THIS ITEM WILL BE ADDRESSED AT FINAL ENGINEERING.**

46. The petitioner's response to comment no. 21 is noted. In the event any of the curb separating the shared drive aisle and the bank parking lot is damaged as a result of construction, the curb shall be replaced. Provide a note on the plans. This can be addressed at final engineering.

**RESPONSE: ANY CURB DAMAGED DURING CONSTRUCTION WILL BE REPAIRED OR REPLACED. A NOTE WILL BE SHOWN ON FINAL ENGINEERING PLANS.**

47. The petitioner's response to comment no. 24 is noted. Additional information must be provided to verify that the accessible route to the entrance on Eastman is compliant. This can be addressed at final engineering.

**RESPONSE: THE ACCESSIBLE ROUTE MEETS THE REQUIRED STANDARDS. ADDITIONAL INFORMATION WILL BE PROVIDED AT FINAL ENGINEERING.**

48. The petitioner's response to comment no. 25 is noted. Additional information must be provided for the accessible route along the west side of the building, at the loading bay and the entrance to the garage. This can be addressed at final engineering.

**RESPONSE: ADDITIONAL INFORMATION SHOWING COMPLIANCE WITH REQUIRED STANDARDS WILL BE PROVIDED WITH FINAL ENGINEERING.**

49. The petitioner's response to comment no. 26 is noted. A striping and signage plan shall be provided at final engineering. Due to the increase in traffic, it is recommended that stop control be added for the bank parking lot entrances off of Highland Ave. This should be coordinated with the adjacent parcel.

**RESPONSE: A STRIPPING AND SIGNAGE PLAN WILL BE PROVIDED AT FINAL ENGINEERING. WE WILL COORDINATE THE ADDITION OF STOP CONTROL FROM THE WINTRUST PARKING LOT WITH THE BUILDING OWNER.**

50. The petitioner's response to comment no. 31 is noted. The location of the existing sanitary sewer service for 116 W Eastman St must be determined and the services shall be abandoned. This can be addressed at final engineering.

**RESPONSE: WE WILL LOCATE THE EXISTING SANITARY SEWER AND COORDINATE THE ABANDONMENT IF REQUIRED. THIS WILL BE SHOWN ON FINAL ENGINEERING.**

Traffic

51. The petitioner's response to comment no. 33 is noted. The parking restriction in the PUD ordinance should direct all deliveries to use the loading bays.

**RESPONSE: WE WILL SUPPORT THIS RESTRICTION BEING MADE PART OF THE PUD ORDINANCE.**

Public Works

52. The petitioner's response to comment no. 36 is noted. A note shall be provided to address the pavement on W Eastman St and W St James St. This can be addressed at final engineering.

**RESPONSE: THIS NOTE SHALL BE ADDED AT THE TIME OF SUBMITTAL OF FINAL ENGINEERING.**

53. The petitioner's response to comment no. 38 is noted. A note shall be provided that the manholes shall be televised to verify condition. This can be addressed at final engineering.

**RESPONSE: THE NOTE REQUIRING THAT ALL MANHOLES BE TELEVISED WILL BE ADDED TO FINAL ENGINEERING PLANS.**

54. The petitioner's response to comment no. 39 is noted. The Engineering Division can be contacted to provide the downtown streetscape brick cross section. This can be addressed at final engineering

**RESPONSE: WE HAVE NOT YET BEEN SENT THE DOWNTOWN STREETSCAPE BRICK CROSS SECTION. THIS WILL BE ADDED TO FINAL ENGINEERING PLANS.**

Planning and Development Department Comments

32. The response to the following comments is acceptable: 9, 12, 14a, 14b, 19-23

**RESPONSE: UNDERSTOOD**

33. The response to comment #7 is noted. Based on review of the revised plans, the following approvals are required:

a) Planned Unit Development to allow a 154-unit multi-family residential development.
b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
c) A variation from Chapter 28, Section 5.1-14.1, to allow 154 units on a 43,438 square foot lot where code requires a minimum lot size of 47,000 square feet.
d) Conceptual Special Use Permit approval for a restaurant on the subject property.
e) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.

Additional variations may be required depending upon your response to certain comments and review of the revised plans.

**RESPONSE: UNDERSTOOD. FURTHER WE HAVE REDUCED THE NUMBER OF UNITS TO 150 UNITS INCLUDING 10 AFFORDABLE UNITS.**

34. The response to comment #8 is noted. The Staff Development Committee is not supportive of the 4-unit density increase beyond the 1-to-1 density bonus as eligible with 8 affordable units. Please either propose all 12 units as affordable, or reduce the overall unit count by 4 units.

**RESPONSE: WE HAVE REDUCED THE NUMBER OF DWELLING UNITS TO 150, ALONG WITH NOW PROVIDING 10 AFFORDABLE UNITS ON SITE. THE ADDITIONAL VARIATION IS NO LONGER REQUIRED.**

35. The response to comment #10 does not directly address the comment. To clarify, the Village would like to ensure that the development team has communicated with the abutting property owners to the east (AT&T building) and to the west (Village Bank & Trust building) to make them aware of your project and understand any concerns they may have as abutting property owners. Please reach out to these owners and summarize any concerns they may have.

**RESPONSE: WE HAVE COMMUNICATED THE NATURE OF THE PROJECT WITH THE ADJACENT PROPERTY OWNER AND THEY HAVE NO OBJECTIONS.**

36. The response to comment #11 is incomplete. No market study was provided on March 10th.

**RESPONSE: THE MARKET STUDY HAS BEEN SUBMITTED.**

37. The response to comment # 13 is noted. The impact fee chart has previously been provided.

**RESPONSE: WE ACKNOWLEDGE RECEIVING THE IMPACT FEE SPREADSHEET. THE APPLICABLE FEES WILL BE PAID AT THE TIME THAT BUILDING PERMIT APPLICATIONS ARE SUBMITTED.**

38. The response to comment # 14 is incomplete. No memo detailing move in/move-out times and days was provided, no information on trash collection times was provided and no details on estimated deliveries for the restaurant were provided. Please provide this information. Additionally please note that deliveries will be prohibited between the hours of 10:00 pm and 7:00 am and all loading/unloading must occur with the dedicated onsite loading zone and on street loading shall be prohibited.

**RESPONSE: MEMOS PROVIDING THIS INFORMATION ARE ATTACHED TO THIS LETTER.**

39. The responses to comments #15 and #16 are acceptable. Please continue to provide revisions dates on any plan sheets that are revised as a result of these comments and future resubmittal documents must be provided electronically and in paper format.

**RESPONSE: NOTED**

40. Per code only one loading zone is required for this development. The Staff Development Committed recognizes the benefit of having a second loading zone located adjacent to the restaurant tenant space, however, please explore the potential benefit and feasibility of eliminating the second loading zone and relocating the garage entrance to this location and aligning the entrance with the bank driveway. This would allow approx. two additional parking stalls within the garage and approx. two additional parking stalls along Highland Avenue. Additionally, the relocated garage entrance may help to address concerns raised by the property owners to the north of the development with regards to the impacts of the garage entrance location. Also, evaluate and describe in detail how loading operations for the restaurant would occur from the loading zone off Eastman, if this relocation is feasible. Loading on Highland would not be permitted.

**RESPONSE: THE SECOND LOADING ZONE HAS BEEN ELIMINATED AND THE GARAGE ACCESS HAS BEEN MOVED FARTHER SOUTH ALONG HIGHLAND. LOADING FOR THE RESTAURANT CAN BE ACCOMMODATED FROM EASTMAN INTERNALLY THROUGH THE BUILDING.**

41. The response to comment #17 is noted.

**RESPONSE: NOTED**

42. The response to comment #18 is noted. Any ground mounted mechanical/utility equipment shall be appropriately sited and screened, which shall be subject to final review and approval by the Village. A condition requiring such shall be included within any recommendation to the Plan Commission.

**RESPONSE: ELECTRICAL TRANSFORMERS ARE NOW SHOWN WHERE THE SECOND LOADING BERTH WAS LOCATED. WE HAVE PROVIDED SCREENING AROUND THE TRANSFORMERS. THIS IS ALL SHOWN ON THE RESUBMITTED PLANS.**

43. The ADA parking stalls within the garage do not match between the engineering plans and the architectural plans. Please correct the applicable plan sheet. Additionally, the ADA stalls shown on the architectural plan do not appear to conform to IAC regulations with regards to the size of the shared accessible aisle. Please revise the stalls to comply with IAC regulations or provide documentation explaining how they conform to Section 502 of the IAC.

**RESPONSE: WE HAVE SHOWN THE ADA STALLS IN THE SAME LOCATIONS ON BOTH SETS OF PLANS AND THEIR SIZE COMPLIES WITH THE IAC.**

Building

44. Additional modelling showing the proposed building height in relation to surrounding structures must be provided. It is recommended that you create a 3D model of the structures in the vicinity to show how the proposed building height interacts with surrounding structures. Additionally, it is recommended that you prepare an exhibit illustrating the impact/appearance of the existing buildings on the subject property for comparison. This will be beneficial when presenting the plan to adjacent neighborhood.

**RESPONSE: WE HAVE PROVIDED A 3D MODEL SHOWING OUR BUILDING IN RELATIONSHIP WITH SURROUNDING BUILDINGS.**

45. Please provide information on any sound attenuation equipment that is proposed around the three chillers located on the roof and explore relocation of the northern most chiller further south to reduce the potential for sound impact on neighboring property owners.

**RESPONSE: WE HAVE NOT RETAINED AN HVAC ENGINEER SO THE EQUIPMENT HAS NOT BEEN SPECIFIED. AT THE TIME A PERMIT IS APPLIED FOR WE WILL PROVIDE THE DECIBEL LEVELS OF THE EQUIPMENT AND WILL SHOW HOW THE EQUIPMENT WILL BE SCREENED.**

Parking and Traffic

49. There is a general concern around the provided parking supply and ratios used to determine onsite parking.

b) Will parking stalls be automatically included within each residential lease or will they be optional and only included with a separate charge?

**RESPONSE: PARKING WILL BE LEASED FOR TO TENANTS DESIRING PARKING.**

c) What is the expected demand for 1-bdrm and 2-bdrm units needing two stalls? If a unit requests two stalls, how would these stalls be allocated?

**RESPONSE: THE REVISED TRAFFIC AND PARKING STUDY INCLUDES THIS RESPONSE. TWO BEDROOM UNITS WILL BE THE FIRST UNITS TO BE ALLOWED TO OBTAIN TWO STALLS AND THESE WILL INITIALLY BE THE TANDEM STALLS. THEREAFTER ONE BEDROOMS WILL BE ABLE TO LEASE TWO STALLS. THE NUMBER OF INTERIOR PARKING SPACES HAS BEEN INCREASED TO 201 SPACES.**

**BASED ON SURVEY OF OTHER BUILDINGS THE DEMAND FOR PARKING IS LESS THAN ONE VEHICLE PER BEDROOM. WE EXPECT THAT 15 UNITS WOULD REQUEST TWO SPACES. WITH THE PROPOSED SUPPLY OF 201 SPACES UP TO 51 UNITS COULD REQUEST A SECOND SPACE.**

d) Will a unit be able to lease more than two parking stalls?

**RESPONSE: ONLY ONE AND TWO BEDROOM UNITS.**

e) Will a single unit be able to lease two single spaces even if tandem stalls are available?

**RESPONSE: NO**

f) Will specific parking stalls be assigned to specific units or will the parking stalls be open to all whom have leased a parking stall/leased a unit?

**RESPONSE: SPECIFIC STALLS WILL BE LEASED TO THE TENANTS LEASING THE SPACES.**

g) Where/how will guest will parking occur?

**RESPONSE: ALONG HIGHLAND AND IN NEARBY MUNICIPAL LOTS THAT CAN ACCOMMODATE GUESTS IN OFF HOURS.**

h) Plans and project renderings show the garage access as unrestricted. How will access and parking within the garage be controlled?

**RESPONSE: AN OVERHEAD DOOR HAS BEEN ADDED TO THE GARAGE ENTRANCE THAT WILL BE CONTROLLED VIA AN ELECTRONIC ACCESS METHOD.**

51. The responses to comments #27 and #28 are noted. Based on the revised Traffic and Parking study, please address the following comments:

a) How does uncontrolled access impact the availability of parking for the commercial uses and/or guests? If commercial customers/tenants and residential guests are prohibited from accessing the garage, the analysis must be separated as well. The 19 stalls on the private lot to the west cannot be counted towards the residential parking supply?

**RESPONSE: ACCESS WILL BE CONTROLLED WITH A GARAGE DOOR AND KEY CARD SYSTEM. THERE ARE 23 PARKING SPACES IN HIGHLAND THAT WILL BE USED FOR GUESTS AND THE RESTAURANT. THE DEMAND STUDY INDICATES THAT THESE WILL BE SUFFICIENT. THE 19 STALLS HAVE BEEN REMOVED FROM THE STUDY UNTIL WE CAN REVISE THE EASEMENT.**

b) At peak demand per Table 11, what uses are using what spots? Based on peak hourly demand, it appears demand is above the overall supply.

**RESPONSE: THE DEMAND STUDY HAS BEEN PROVIDED IN REVISED STUDY.**

c) What is the rationale for the resident peak shown in Table 11 occurring at 10:00 pm but then reducing overnight?

**RESPONSE: THE TOTAL PARKING DEMAND IS A MIXTURE OF RESIDENT AND GUEST PARKING. THE ULI TABLES ASSUME GUEST PARKING DECREASES AFTER 10:00 PM.**

d) Please update Table 9 (both of them) and Table 10 to include the proposed development for ease of comparison.

**RESPONSE: REPORT HAS BEEN REVISED.**

e) Please clarify "Vehicles Parked" in Table 10. Is this the number of parking stalls provided/available for these developments or based on observations on the number of vehicles parked during peak times.

**RESPONSE: THE ONE ARLINGTON DATA IS BASED ON THE OBSERVATION OF PARKING USAGE SURVEYED BY EEA. TWO SITE'S INFORMATION WAS BASED ON THE PARKING SUPPLY SINCE SURVEYS WERE NOT COMPLETED DUE TO GATED ENTRANCES AND THE NUMBER OF LEASED SPACES WAS NOT AVAILABLE. THE REMAIN FIVE SITES ARE BASED ON THE NUMBER OF PARKING SPACES LEASED FOR THE DEVELOPMENT.**

f) Clarify whether the hourly parking demand in Table 10 was based on ULI projections for peak parking within the residential building. At peak occupancy, what is the metric/ratio that ULI uses to forecast peak demand for the residential component?

**RESPONSE: THE PEAK DEMAND FOR THE RESIDENTIAL UNITS IN TABLE 10 ARE BASED ONE PARKING SPACE PER BEDROOM FROM THE SURVEY RESULTS FROM 22 OTHER AREA DEVELOPMENTS. ULI'S DEFAULT RATIO IS 1.6 SPACES PER UNIT. NO INFORMATION IS AVAILABLE ON THE BEDROOM RATIO FOR THEIR STUDY. THE ULI DATA IS BASED ON SUBURBAN DEVELOPMENT AND DOES NOT ACCOUNT FOR DOWNTOWN AREAS AND THE AVAILABILITY OF PUBLIC TRANSPORTATION. ULI AND ITE ENCOURAGES THE OF LOCAL PARKING DATA.**

52. Please provide parking data on comparable developments completed and/or managed by Compasspoint (bedroom mix, number of units, square footage of any non-residential spaces, number of stalls allocated to residential vs. non-residential uses, details on how parking is managed and allocated for each use, etc.).

**RESPONSE: THE COMPASSPOINT PROJECT IS NOT YET COMPLETE OR OCCUPIED**

53. The response to comment #29 is incomplete. Please provide the parking and access easement for the 19 stalls on the Village Bank & Trust property

**RESPONSE: WE HAVE PROVIDED THE EASEMENT AND ARE NO LONGER UTILIZING THE BANK PARKING SPACES.**

PUD/Construction Phasing

54. The response to comment #31 is not acceptable. A preliminary construction schedule and construction staging plan shall be provided, per Section 9.1i, or a variation would be required. This must be provided as part of the Plan Commission review process and cannot be provided only as part of a building permit submittal.

**RESPONSE: THIS HAS NOW BEEN PROVIDED SEE BELOW.**

| Development Schedule | Duration | Month # | |
|---|---|---|---|
| Land Acquisition | | Month 0 | 2/28/2023 |
| Permits/Construction Start | 9 months | Month 9 | 11/30/2023 |
| Construction End | 17 months | Month 17 | 4/30/2025 |
| Certificate of Occupancy/First Units | 1 month | Month 17 | 5/31/2025 |
| Stabilization - Full Building Leased | 10 months | Month 26 | 3/31/2026 |

Landscaping

1. Provide landscaping and decorative pavement at the corner of St James Street and Highland Avenue.

**RESPONSE: THIS WILL BE SHOWN ON THE PLANS.**

2. Along Highland Avenue it is recommended that specialty pavement be used for the north/south walkway. In addition, provide crosswalks with specialty pavement for the walkway at the drive aisle and at the loading area. Please evaluate the overall width of the walkway on the west elevation near the southwest corner of the building.

**RESPONSE: WE ARE NOT SURE WHY SPECIAL PAVEMENT IS REQUIRED. DUE TO THE WIDTH OF THE WALKWAY WE MAINTAIN THAT IT SHOULD BE CONCRETED. THE WALKWAY IS AS WIDE AS IS POSSIBLE AND STILL PROVIDE FOR THE PARKING ALONG HIGHLAND AND REQUIRED FIRE LANE WIDTH.**

3. Along St. James Street, the foundation plantings are in the public right of way. Please note that a license agreement and maintenance agreement will be required.

**RESPONSE: WE WILL SEEK SUCH AN AGREEMENT PRIOR TO APPLYING FOR THE BUILDING PERMIT.**

4. Please indicate the plan for the planter boxes identified on the west elevation and provide landscape details. In addition, please provide details for the planters/green space identified on the terrace on the north elevation.

**RESPONSE: THESE WILL BE PROVIDED AT THE TIME BUILDING PERMITS ARE SUBMITTED.**

5. A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

**RESPONSE: WE ACKNOWLEDGE THIS COST.**

We appreciate the time you and your staff have taken on this project. We look forward to moving forward.

Very truly yours,

Thompson Coburn LLP



By
Bernard I. Citron
Partner

BIC/mse

cc: Joe Taylor
Katie Lambert
Melissa Toops
Kathryn Talty
Steve Corcoran
Maureen Mulligan

# PLAN COMMISSION PC #23-002
# MYLO Residential
# 116-120 W Eastman St
## Round 3

55. The petitioner's response to comment nos. 40-41, 43-46, 49-54 are acceptable.

56. The petitioner's response to comment no. 42 is noted. The photometric lighting diagram shows five F04_BK Yosemite lighting fixtures along the west side of the building. Provide additional information on where the lights will be mounted, what direction the lights will be rotated, and where the light will be aimed. This can be addressed at final engineering.

57. The petitioner's response to comment no. 47 is noted. With the addition of the tree grates on Eastman St, the accessible route is less than 4 ft wide and is non-compliant. The fire connection and the door located at the southeast corner of the building also encroach into the public right-of-way and accessible route. Provide a minimum of 5 ft for accessible route. This can be addressed at final engineering.

58. The petitioner's response to comment no. 48 is noted.
    a) The sidewalk along the west side of the building, southwest section, is less than 4 ft wide, with three doors opening out to the sidewalk within a span of 65 ft. Pedestrians could also potentially have difficulty at the corner in the transition from the public walkway along Eastman Street to the private sidewalk. It is recommended that sidewalk along the west side of the building, southwest section, be widened as much as possible while still maintaining the 26 ft fire lane. This can be addressed at final engineering.
    b) An accessible route shall be provided across the entrance to the underground parking garage. The proposed column location south of the parking garage entrance provides less than 2 ft of concrete, which would place the accessible route to the east of the column creating a site obstruction for vehicles entering the garage. Modifications should be made to the location of the columns and / or shift the entrance to provide a compliant accessible route. This can be addressed at final engineering.

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

AT PERMIT:

High rises need uninterrupted water service (confirm with fire). Check Parkview Condos plans.
Photometric diagram and catalog cut sheets – verify Yosemite lighting fixtures along the west side of the building
Fire lane to be heavy duty (provide cross section)
Sidewalk to carry through the driveway
Additional info on accessible route and walkway along the west side of the building
Striping and signage plan, add stop signs for the bank
Abandon water services at the main
Add note that all manholes to be televised to verify condition
IEPA permit
Pavement on Eastman and St James milled as necessary (add note)
MWRD permit
Detention calculations for fee-in-lieu
OUMA
Curb to stop on either side of the sidewalk at the entrance
Provide a note that if the curb along the shared access is damaged, that it will be replaced
Location of existing sanitary sewer service to be abandoned

# Planning & Community Development Dept. Review

April 28, 2023

**REVIEW ROUND 3**

Project: 116-120 W. Eastman Development
116-120 W. Eastman Street

Case Number: PC 23-002

55. The response to the following comments is acceptable: 32, 34-37, 39, 44, and 52.

56. The response to comment #37 is noted. Based on review of the revised plans, the final list of required approvals is:
    a) Planned Unit Development to allow a 150-unit multi-family residential development.
    b) Land Use Variation to allow a predominately multi-family residential development in the B-5 District.
    c) A variation from Chapter 28, Section 5.1-14.1, to allow 150 units on a 43,438 square foot lot where code requires a minimum lot size of 46,500 square feet (10-unit density increase).
    d) Conceptual Special Use Permit approval for a restaurant on the subject property.
    e) A variation from Chapter 28, Section 6.1-5.1, to allow tandem parking stalls.

57. The response to comment #40 is noted. Please provide a diagram showing the path for restaurant loading and restaurant trash removal (to the trash room). The pathway should be designed to keep these activities outside of the lobby/common spaces and should occur is separate corridors or through the garage. Can additional doors be added to allow these operations to occur outside of the lobby area and through the garage?

58. The response to comment #41 is noted. The walkway along the southwest corner of the building should be increased in width to the maximum extent feasible (and minimum of 4') while also maintaining adequate width for the fire lane (26') along the western side of the building. Please explore recessing the doors along this elevation so that they do not open directly into the walkway. Additionally, please explore recessing the door from Stairway 2 so that it does not open directly onto the public sidewalk.

59. The response to comment #42 is noted. Please clarify that the height of the fence will not exceed 6' and that is will completely screen the transformers within. Additionally, the wall openings/fins to screen the generator should be revised to be a solid building material without openings for enhanced sound buffering. If venting/air flow is required for the generator, it should discharge into the garage.

60. The response to comment #43 is noted. Please be aware that 7 ADA accessible spaces are required for the garage given the 201-space capacity. You should explore locations to incorporate an ADA space without dropping the overall stall count.

61. The response to comments #45 is noted. Based on the final design and location of the rooftop chillers, additional sound attenuation may be required.

62. The response to comment # 46 is noted. Specific restrictions on speaker usage and usage of the outdoor amenity area shall be established as part of any Plan Commission approval.

63. The response to comment #47 is noted, however, the photometric plan has not been revised to reflect the current site design. Please revise the photometric plan to reflect the current site layout.

64. The response to comment #48 is noted. The parking garage light/sound alert system must be equipped with a means to reduce volume during overnight times to restrict impacts on neighboring properties.

65. The response to comment #49 is noted. Details within the response to Round 2 comments in comparison to the Parking Management Plan were slightly different. Please revise the Parking Management Plan to acknowledge and agree to the following, which will be recommended conditions by the Village:
    a) Residential parking spaces within the garage shall be leased separately from units and shall not automatically be included within any residential lease.
    b) Any residential unit desiring 2 parking stalls within the garage must lease tandem stalls, with first priority going to two-bedroom units, if tandem stalls are available. If all tandem stalls are leased, a unit desiring two parking stalls may lease two single (non-tandem) stalls.
    c) No more than 51 residential units shall lease two stalls within the garage.
    d) No residential unit shall lease more than two parking stalls within the garage.
    e) Residential parking spaces within the garage shall be assigned and shall not operate on a first-come first-served/open to all residents basis.
    f) Access to the garage shall be controlled via a garage door.
    g) Residential guest parking within the garage shall be available.

66. The response to comment #51a, b, c, e, and f is noted. With regards to 51d, you are strongly encouraged to pursue re-establishment of the parking easement for the 19 parking stalls on the bank property due to projected commercial demand exceeding private supply of commercial parking stalls. If commercial and guest parking demand exceed supply, what is the contingency plan?

67. The response to comment #53 is noted. Please see #66 above.

68. The response to comment #54 is not acceptable. No preliminary construction staging plan was provided. A preliminary construction staging plan must be provided, identifying construction site entrances, anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, and information on any anticipated lane closures, including info on where the closures will take place and the general timeframe for each closure. Heavy vehicle construction traffic shall be directed to Eastman and limited on St. James, and construction entrances should be located on the south side of the site. Pedestrian access within the ROW, including ADA, must be preserved during construction. Said plan must be provided within your Round 4 submission.

69. The loading zone is labeled as 10' wide but does not scale out to be that width on the plans. The doors to the trash room and lobby should both be recessed to avoid opening out into the required 10' loading space width.

70. The exterior garage entrance must be increased from 23' wide to a minimum 24' wide for accommodate for two-way traffic and comply with code.

71. Where will delivery vehicles park (i.e. Amazon, UPS, etc.)? These vehicles do not utilize the onsite loading zones.

72. How will the garage be vented? If HVAC units will be used for venting, where will these units be located?

Prepared by: 

Mylo Development
116-120 W. Eastman Street
PC #23-002
April 26, 2023

**Landscaping**

*Public Property*

1. The streetscape along Eastman Street must be consistent with the Downtown standards. Please identify the brick pavers, street trees, grates and the Sternberg light fixtures.

   ***The streetscape along Eastman Street must be consistent with the Downtown standards and the placement of the light fixtures should be evaluated.***

*Private Property*

1. Provide landscaping and decorative pavement at the corner of St James Street and Highland Avenue.

   ***Response noted***

2. Along Highland Avenue it is recommended that specialty pavement be used for the north/south walkway. In addition, provide crosswalks with specialty pavement for the walkway at the drive aisle and at the loading area. Please evaluate the overall width of the walkway on the west elevation near the southwest corner of the building. In addition, it is recommended that the north/south crosswalk at the intersection of Highland and Eastman consist of brick pavers.

   ***It appears that the walk can be widened while addressing the requirements for the fire lane. In addition, specialty pavement should be provided for the walkway and crosswalk.***

3. Please indicate the plan for the planter boxes identified on the west elevation and provide landscape details. In addition, please provide details for the planters/green space identified on the terrace on the north elevation.

   ***The updated landscape plan and response has been received and noted.***

4. A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

   ***Response noted***

THOMPSON COBURN LLP

55 East Monroe Street
37th Floor
Chicago, IL 60603

312 346 7500 main
312 580 2201 fax
thompsoncoburn.com

**Bernard I. Citron**
312 580 2209 direct
bcitron@thompsoncoburn.com

May 15, 2023

**VIA ELECTRONIC MAIL**

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

Re: 116-120 Eastman
Review Letter Response

Dear Mr. Hubbard:

Thank you for the staff comments from May 1, 2023. We have submitted under separate cover revised plans for the project at 116-120 Eastman. These include Architectural Plans, Engineering Plans, Traffic and Parking Study, Market Study and Landscape Plans.

Below are our responses to Staff Comments:

Engineering Comments

55. The petitioners response to comment numbers 40-41, 43-46, 49-54 are acceptable.

**RESPONSE: ACCEPTED**

56. The petitioners response to comment no. 42 is noted. The photometric lighting diagram shows five F04 BK Yosemite lighting fixtures along the west side of the building. Provide additional information on where the lights will be mounted, what direction lights will be rotated and where the light will be aimed. This can be addressed at final engineering.

**RESPONSE: WE WILL SUBMIT ADDITIONAL INFORMATION IN THIS SUBMITTAL AND THE REVISIONS WILL BE SUBMITTED AT THE TIME OF PERMIT SUBMITTAL.**

57. The petitioner's response to comment no. 47 is noted. With the addition of the tree grates on Eastman St. the accessible route is less than 4 feet wide and is non-compliant. The fire connection and the door located at the southeast corner of the building also encroaches into the public right of way and accessible route. Provide a minimum of 5 ft. for accessible route. This can be addressed at final engineering.

**RESPONSE: WE WILL PROVIDE FOR ADDITIONAL SIDEWALK WIDTH ON OUR PROPERTY AND WILL AGREE TO PROVIDE A PUBLIC SIDEWALK EASEMENT. THIS**

**WILL BE SHOWN ON FINAL ENGINEERING PLANS. FIRE CONNECTION FIXTURES WILL BE RECESSED TO AVOID CONFLICT WITH THE SIDEWALK. IT IS NOTED THAT TREE GRATES ARE CONSIDERED COMPLIANT WITH CURRENT ADA STANDARDS.**

58. The petitioner's response to comment no. 48 is noted.

a) The sidewalk along the west side of the building, southwest section is less than 4 ft. wide, with three doors opening out to the sidewalk within a span of 65 ft. Pedestrians could also potentially have difficulty at the corner in the transition from the public walkway along Eastman Street to the private sidewalk. It is recommended that the sidewalk along the west side of the building, southwest section, be widened as much as possible while still maintaining the 26 ft. fire lane. This can be addressed at final engineering.

**RESPONSE: WE WILL SLIGHTLY REDUCE THE WIDTH OF THE FIRE LANE TO THE REQUIRED 26 FT AND WIDEN THE PRIVATE SIDEWALK TO A WIDTH OF 3.98 FT. (AT ITS NARROWEST). SINCE THE SIDEWALK IS PRIVATE, IT IS ALLOWED TO BE A MINIMUM OF 3 FT. IN WIDTH. WE HAVE REVISED THE FIRST LEVEL OF THE BUILDING SO THAT THE EXIT DOORS ARE RECESSED AND DO NOT IMPINGE ON THE SIDEWALK.**

b) An accessible route shall be provided across the entrance to the underground parking garage. The proposed column location south of the parking garage provides less than 2 ft. of concrete which would place the accessible route to the east of the column creating a site obstruction for vehicles entering the garage. Modifications should be made to the location of the columns and or shift the entrance to provide a compliant accessible route. This can be addressed at Final Engineering.

**RESPONSE: WE WILL REVIEW RECESSING THE GARAGE DOOR AT TIME OF PERMIT SUBMITTAL, CHANGE THE PAVEMENT (IF VILLAGE DECIDES IS NECESSARY) ACROSS THE GARAGE APRON IN ORDER TO PROVIDE AN ACCESSIBLE ROUTE. THE APRON WILL BE STRIPPED TO FURTHER SET OUT THE GARAGE ENTRANCE. APPROPRIATE ALARMS AND LIGHTS WILL BE ADDED THAT WILL BE TRIGGERED BY THE GARAGE DOOR OPENING.**

<u>Planning and Community Development Department Review</u>

55. The response to the following comments is acceptable: 32, 34-37, 39,44, and 52.

**RESPONSE: ACCEPTED**

56. The response to comment no. 37 I s noted. Based on review of the revised plans, the final list of required approvals is:

a) Planned Unit Development to allow a 150 unit multi-family residential development.
b) Land Use variation to allow a predominately multi-family residential development in the B-5 District.
c) A variation from Chapter 28, Section 5.1014.1 to allow 150 units on a 43438 square foot lot where code requires a minimum lot size of 46,500 square feet (10 unit density increase)
d) Conceptual Special Use Permit approval for a restaurant on the subject property.

e) A variation form Chapter 28, Section 6.1-5.1 to allow for tandem parking stalls.

**RESPONSE. WE ACCEPT THE REQUIRED APPROVALS. IN RESPONSE TO C) WE ARE PROVIDING 10 INCLUSIONARY DWELLING UNITS ON SITE IN ORDER TO JUSTIFY THE INCREASE IN DWELLING UNIT DENSITY.**

57. The response to comment no. 40 is noted. Please provide a diagram showing the path for restaurant loading and restaurant trash removal (to the trash room). The pathway should be designed to keep these activities outside of the lobby/common spaces and should occur in separate corridors or through the garage. Can additional doors be added to allow these operations outside of the lobby area and through the garage?

**RESPONSE: WE HAVE PROVIDED A DRAWING SHOWING THE CHANGES TO THE FIRST FLOOR PLAN SHOWING AN APPROPRIATE ROUTE FROM THE LOADING BERTH AND THE TRASH ROOM THAT ALLOWS FOR THESE ACTIVITIES TO BE SEPARATED FROM PUBLIC SPACES.**

58. The response to comment no.41 is noted. The walkway along the southwest corner of the building should be increased in width to the maximum extent feasible (and minimum of 4ft.) while also maintaining adequate width for the fire lane (26ft.) along the west side of the building. Please explore recessing the doors along this elevation so that they do not open directly into the walkway. Additionally please explore recessing the door from Stairway 2 so that it does not open directly onto the public sidewalk.

**RESPONSE: WE HAVE SLIGHTLY REDUCED THE PRIVATE DRIVE WIDTH TO ITS MINIMUM OF 26 FT. AND WIDENED THE PRIVATE WALK TO 3.98 FT. WE HAVE SUBMITTED A PLAN SHOWING THAT THE DOORS ARE NOW RECESSED.**

59. The response to comment no. 42 is noted. Please clarify that the height of the fence will not exceed 6 ft and that it will completely screen the transformers within. Additionally, the wall openings, fins to screen the generator should be revised to be a solid building material without openings for enhanced sound buffering. If venting/air flow is required for the generator, it should discharge into the garage.

**RESPONSE: WE DO NOT YET HAVE THE SPECIFICATIONS FOR THE GENERATORS OR TRANSFORMERS. THE HEIGHT OF THE FENCE WILL BE DEPENDENT ON THE HEIGHT OF THE TRANSFORMERS. WE DO NOT EXPECT THE HEIGHT TO EXCEED 10 FT. THE GENERATOR REQUIRES FRESH AIR INTAKES VIA LOUVERS ON THE FACADE. THE GENERATOR IS ONLY RUN ONCE PER MONTH FOR 15 MINUTES. IT HAS BEEN LOCATED AS FAR FROM THE NORTH ELEVATIONS AS IS POSSIBLE.**

60. The response to comment no. 43 is noted. Please be aware that 7 ADA accessible spaces are required for the garage given the 201 space capacity. You should explore locations to incorporate an ADA space without dropping the overall stall count.

**RESPONSE: WE HAVE PROVIDED A REVISED PLAN SHOWING THE REQUIRED MINIMUM 7 ADA COMPLIANT PARKING SPACES.**

61. The response to comments no. 45 is noted. Based on the final design and location of the rooftop chillers, additional sound attenuation may be required.

**RESPONSE: ONCE THE MECHANICAL HVAC DESIGN IS PREPARED WE WILL PROVIDE THE REQUIRED INFORMATION TO THE VILLAGE AT TIME OF BUILDING PERMIT. APPROPRIATE SOUND ATTENUATION MEASURES WILL BE PROVIDED ONCE THE EQUIPMENT IS SPECIFIED.**

62. The response to comment no. 46 is noted. Specific restrictions on speaker usage and usage of the outdoor amenity area shall be established as part of any Plan Commission approval.

**RESPONSE: THE DEVELOPER WILL NOT INSTALL ANY SPEAKERS OR SOUND SYSTEM AS PART OF THE EXTERIOR AMENITY DECK. IF REQUIRED THE BUILDING MANAGEMENT WILL CONTROL THE VOLUME OF PRIVATE (RESIDENT) SOUND SYSTEMS.**

63. The response to comment no. 47 is noted, however, the photometric plan has not been revised to reflect the current site design. Please revise the photometric plan to reflect the current site layout.

**RESPONSE: A REVISED PHOTOMETRIC PLAN HAS BEEN PROVIDED.**

64. The response to comment no. 48 is noted. The parking garage light/sound alert system must be equipped with a means to reduce volume during overnight times to restrict impacts on neighboring properties.

**RESPONSE? THE SYSTEM SPECIFIED HAS THE CAPABILITY TO REDUCE ITS VOLUME DURING NIGHT TIME HOURS.**

65. The response to comment no. 49 is noted. Details within the response to Round 2 comments in comparison to the Parking Management plan were slightly different. Please revise the Parking Management Plan to acknowledge and agree to the following, which will be recommended conditions by the Village:

a) Residential parking spaces within the garage shall be leased separately from units and shall not be automatically be included within any residential lease.
b) Any residential unit desiring 2 parking stalls with the garage must lease tandem stalls, with first priority going to two bedroom units, if tandem stalls are available. If all tandem stalls are leased, a unit designing two parking stalls may lease two single (non-tandem) stalls.
c) No more than 51 residential units shall lease two stall within the garage.
d) No residential units shall lease more than two parking stalls within the garage.
e) Residential parking spaces within the garage shall be assigned and shall not operate on a first come first serve open to all residents basis.
f) Access to the garage shall be controlled via a garage door.
g) Residential guest parking within the garage shall be available

**RESPONSE: WE WILL REVISE THE PARKING MANAGEMENT PLAN TO REFLECT THESE CONDITIONS.**

66. The response to comment no. 51, a, b, c, e and f is noted. With regards to 51 d, you are strongly encouraged to pursues re-establishment of the parking easement for the 19 stalls on the bank property due to projected commercial demand exceeding private supply of commercial parking stalls If commercial and guest parking demand exceeds supply what is the contingency plan?

**RESPONSE: WE HAVE EXHAUSTED ALL ATTEMPTS AT EXTENDING THE CURRENT PARKING EASEMENT ON THE BANK BUILDING PROPERTY. IF ADDITIONAL PARKING SPACES ARE REQUIRED DURING NON-PEAK HOURS WE WILL ENCOURAGE GUESTS AND PATRONS OF THE RESTAURANT TO UTILIZE THE NEARBY VILLAGE PUBLIC PARKING LOTS.**

67. The response to comment no. 53 is noted. Please see no. 66 above.

**RESPONSE: PLEASE SEE RESPONSE TO NO. 66 ABOVE.**

68. The response to comment no. 54 is not acceptable. No preliminary construction staging plan was provided. Identifying construction site entrances, anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, the location of material storage, and information on any anticipated land closures, including info on where ethe closures will take place and the general timeframe for each closure. Heavy vehicle construction traffic shall be directed to Eastman and limited on St. James, and construction entrances should be located on the south side of the site. Pedestrian access with the ROW, including ADA, must be preserved during construction. Said plan must be provided within your Round 4 Submission.

**RESPONSE: THE REQUIRED PLAN WILL BE PROVIDED WITH THIS SUBMITTAL.**

69. The loading zone is labeled as 10 ft. wide but does not scale out to be that width on the plans. The doors to the trash room and lobby should be recessed to avoid opening out into the required 10 ft. loading space width.

**RESPONSE: THE LOADING BERTH IS 10 FT. IN WIDTH AS REQUIRED. THE PLANS HAVE BEEN REVISED SO AS TO AVOID ANY INTRUSION INTO THE LOADING BERTH SPACE.**

70. The exterior garage entrance must be increased from 23 ft. wide to a minimum of 24 wide to accommodate for two way traffic and comply with code.

**RESPONSE: THE GARAGE ENTRANCE HAS BEEN REVISED TO THE REQUIRED 24 FT. BACK OF CURB TO BACK OF CURB.**

71. Where will delivery vehicles park (i.e., Amazon, UPS, etc)? These vehicles do not utilize the onsite loading zones.

**RESPONSE: WE WILL SEEK A 15 MINUTE LOADING ZONE ON EASTMAN TO ACCOMMODATE THESE VEHICLES.**

72. How will the garage be vented? If HVAC units will be used for ventilation where will these units be located.

**RESPONSE: THE GARAGE REQUIRES MECHANICAL VENTILATION. WE EXPECT TWO UNITS PER LEVEL TO BE REQUIRED. ONE WILL BE A THE NORTH EAST CORNER OF THE GARAGE AS FAR FROM THE RESIDENTIAL NEIGHBORHOOD AS IS POSSIBLE. THE SECOND UNIT WILL BE APPROXIMATELY MID-WAY ALONG HIGHLAND. ONCE THE SYSTEMS ARE DESIGNED WE WILL BE ABLE TO PROVIDE SOUND LEVELS OF THESE UNITS. FINAL SPECIFICATIONS AND LOCATIONS TO BE PROVIDED AT TIME OF BUILDING PERMIT**

Landscaping

Public Property:

1. The streetscape along Eastman street must be consistent with the Downtown standards Please identify the brick pavers, street trees, grates and Stemberg light fixtures.

**RESPONSE: WE WILL REVISE THE LANDSCAPE PLANS TO COMPLY WITH THE VILLAGE STANDARDS.**

Private Property:

1. Provide landscaping and decorative pavement at the corner of St. James and Highland Avenue.

**RESPONSE: PRIOR RESPONSE NOTED.**

2. Along Highland Ave it is recommended that specialty pavement be used for the north/south walkway. In addition provide crosswalks with specialty pavement for the walkway at the drive aisle and at the loading area. Please evaluate the overall width of the walkway on the west elevation near the southwest corner of the building. IN addition it is recommended that the north/south crosswalk a the intersection of Highland and Eastman consist of brick pavers.

**RESPONSE: WE HAVE SHOWN THE EASTMAN PAVERS WRAPPING AROUND THE BUILDING UP TO THE LOCATION THAT THE ARCADE BEGINS. WE WILL COORDINATE WITH STAFF AT FINAL DESIGN AS TO THE DESIRED LOCATION AND TYPE OF PAVER USED IN ANY CROSSWALK LOCATION.**

3. Please indicate the plan for the planter boxes identified on the west elevation and provide landscape details. In addition please provide details for the planters/green space identified on the terrace on the north elevation. The updated landscape plan and response has been received and noted.

**RESPONSE: PRIOR RESPONSE WAS ACCEPTED.**

4. A tree fee of $4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

**RESPONSE: OUR RESPONSE WAS NOTED.**

The revised plan set has been submitted with this written set of responses. We look forward to the Plan Commission hearing on May 24, 2023.

Very truly yours,

Thompson Coburn LLP



By
Bernard I. Citron
Partner

BIC/mse

cc: Joe Taylor
Katie Lambert
Melissa Toops
Kathryn Talty
Steve Corcoran
Maureen Mulligan

**Village Board**
**12/4/2023**

**Item:** New Rescue Squad

**Department**: Fire Department

The purpose of this memo is to inform on the Fire Department's opportunity to purchase a needed rescue squad and to request permission to execute a signed agreement with LDV Custom Specialty Vehicles with a down payment of one-third of the total cost. Vehicle delivery is anticipated in Spring 2025.

**Background**
The Fire Department currently has three (3) rescue squads – 2 frontline and 1 reserve. The FY2025 Capital Budget reflects $388,565 in funding for the replacement of a Fire Department Rescue Squad. Historically, our desired rotation has rescue squads serving 7-8 years frontline and the remainder of their lifecycle as a reserve. The squad needing replacement is a 2011 Ford F-550 custom rescue squad that was purchased in 2011 and will be past the end of its lifecycle once the replacement vehicle is received. This vehicle has an estimated 16-month lead time for delivery once a purchase order is signed. When the Village takes delivery of the new rescue squad, it will go into frontline service in District 2, sending a 2019 LDV Ford Rescue Squad with 6 years of service into reserve status. The 2011 Ford F-550 will be removed from the fleet and sold at auction.

**Apparatus Cost**
The Fire Department has received a formal proposal from LDV Custom Specialty Vehicles (Burlington, WI), the manufacturer of all of the department's rescue squads. The LDV Custom Ford F-550 Rescue Squad is available for purchase in the amount of $473,510 through an active joint purchasing contract in effective between LDV Custom Specialty Vehicles and the Houston-Galveston Area Council Purchasing Cooperative, of which the Village is a member.

Submitting an order for this vehicle before the end of calendar year 2023 will secure delivery in calendar year 2025, the year that the squad is scheduled for replacement, and will avoid a scheduled January 1, 2024 price increase. A down payment of one-third ($157,840) is due at the time of chassis arrival at the manufacturing plant. An additional one-third will be due at the time of body fabrication and mounting, and the final payment will be due upon delivery.

**Cost Trends**
Traditionally, the Fire Department has budgeted for a 3% annual increase for each new apparatus purchase. From approximately 2006 until 2021, this amount was sufficient. A post-pandemic labor and materials market has seen multiple increases greater than 3% within each year, and significant vehicle lead times. The current proposal of $473,510 is about $85,000 (approximately 22%) more than the 2025 budget estimate submitted a few years ago.

In addition to increased labor costs, below are some of the supply and material increases experienced by vehicle manufacturers:

**Notable increases prior to November 2021**

| | | | |
|---|---|---|---|
| Steel – 268% | Aluminum – 77% | Fabricated Parts – 22% | Labels – 32% |
| Air horns – 42% | Frame Rails – 34% | Water tanks – 17% | Fuel Tanks – 32% |

**Additional increases after November 2021**

| | | | |
|---|---|---|---|
| Steel – 28% | Aluminum – 24% | Fabricated Parts – 7% | Logistics – 6% |
| Consumables (drill bits, brushes, gloves, etc.) – 9% | | Indirect materials (welding gas, wire, machining, oils, etc.) – 23% | |

**Recommendation**
It is recommended that the Fire Department proceed to request Village Board approval for the purchase of a Fire Department Ford F-550 Custom Rescue Squad from LDV Custom Specialty Vehicles of Burlington, WI in the amount of $473,510 and authorize staff to execute the necessary documents. Funding for this vehicle will be available in the Fleet Capital Budget, Account No. 621-9003-550050 VH9504. The additional cost which exceeds the currently budgeted amount (approximately $85,000) will be covered by Fleet Fund reserves.

**ATTACHMENTS:**

| Description | Type |
|---|---|
| Rescue Squad Proposal | Agreement |

180 Industrial Drive
Burlington, WI 53105 USA

Phone: 800-558-5986
Fax: (262) 767-2529
Direct: +1 (262) 763-0147
www.ldvusa.com

**PRELIMINARY**
**SPECIFICATIONS FOR:**

# ARLINGTON HEIGHTS FD (IL)

**EQUIPMENT TRUCK**

**LDV PROPOSAL # C22EEQ-35609-23**

**DATE**
**November 15, 2023**

CUSTOM SPECIALTY VEHICLES

180 Industrial Drive
Burlington, WI 53105 USA

Phone: 800-558-5986
Fax: (262) 767-2529
Direct: +1 (262) 763-0147
www.ldvusa.com

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CUSTOM SPECIALTY VEHICLES

180 Industrial Drive
Burlington, WI 53105 USA

Phone: 800-558-5986
Fax: (262) 767-2529
Direct: +1 (262) 763-0147
www.ldvusa.com

**PRICING PAGE:**

| | |
|---|---|
| Total price per unit as specified, FOB Origin | $473,510.00 |
| Delivery charge: Not included | $0.00 |
| **Total price per unit** | $473,510.00 |

Delivery terms: Ask your Sales Representative.

Payment Terms: 33% at Chassis Arrival, 33% at Body Fabrication/Installation, and 34% at Completion.

Quote is firm until 12/31/2023.

Quoted price does not include any applicable FET, federal, state or local tax unless specified.

CUSTOM SPECIALTY VEHICLES

180 Industrial Drive
Burlington, WI 53105 USA

Phone: 800-558-5986
Fax: (262) 763-0156
Direct: +1 (262) 763-0147
www.ldvusa.com

| Item | Qty | |
|---|---|---|
| 1.00 | | **CHASSIS/BODY DIMENSIONS:**<br>• Wheelbase of chassis: 203"<br>• Cab to axle: 84"<br>• Overall length of apparatus, including rear step: 28’-0”<br>• Overall apparatus width: 96", not including drip rail, lighting, etc.<br>• Overall height of apparatus (fully loaded): 9’-3”<br>* Estimated measurement based on fully loaded vehicle, dependent on chassis components, axles, tires, frame, and suspension. Unloaded vehicle may increase the overall height.<br><br>Final measurements are dependent on body builder, chassis components, axles, tires, frame, and suspension. |
| 2.00 | | **CHASSIS:** |
| 2.01 | 1 | 2024 Ford F-550 Gasoline XL 4x4 SD Crew Cab<br>• 203" WB, 84" CA<br>• GVWR: 19,500 lb Payload Plus Upgrade Package<br>• Engine: 7.3L V-8 DEVCT variable valve control, 335HP<br>• Alternator – 250 Amps<br>• (1) 78 AH 750 CCA battery<br>• Fuel tank 40 gallon<br>• Transmission: TorqShift 10-speed automatic<br>• Limited slip rear w/4.88 axle ratio<br>• Tires: 225/70Rx19.5G BSW<br>• Wheels: 19.5" Argent painted steel<br>• 6-ton Hydraulic Jack<br>• HD Vinyl 40/20/40 Split Bench Seat<br>• Power Equipment Group<br>- Trailer Tow Mirrors<br>- Power Front & Rear Side Windows<br>- Power Locks<br>- Remote Keyless Entry<br>• Radio: AM/FM Stereo/ MP3<br>• Steering Wheel-Mounted Cruise Control<br>• Trailer Brake Controller<br>• Low Deflection Package.<br>• Color: Ford Race Red |
| 2.02 | 1 | Tint rear windows in cab to 5%. |
| 2.03 | 1 | Federal Signal Back-up alarm model 210331. |
| 2.04 | 1 | US DOT triangle reflector kit with three (3) triangles, for compliance with FMCSA regulations. Includes plastic storage case. Kit will be shipped loose in the vehicle. |

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| Item | Qty | |
|---|---|---|
| 2.05 | 1 | Custom fabricated Class IV receiver hitch with heavy duty "D" rings for the trailer safety chains (receiver and ball not included). Includes:<br>• Hopkins Endurance 7-blade Heavy Trailer Connector Socket.<br>• Utilizes Factory Ford brake control.<br>• Painted Black.<br>Note: Trailer hitch is rated for 10,000lb., however, towing capacity is limited to maximum Combined Gross Vehicle Weight Rating (CGVWR). |
| 2.06 | 1 | The exhaust shall terminate with a horizontal tailpipe at rear towards curbside, under bumper, at slight angle towards right.<br>**NOTE:**<br>Plymovent will be fitted on exhaust by customer after delivery. |
| 2.07 | 1 | One (1) set custom LDV running boards. Board surface will be Diamondback serrated aluminum extruded plank with outer nosing edge and vent openings for material and liquid to drain through.<br>**NOTE:**<br>Custom brackets will be fabricated to mount the step putting the top of step surface at approximately 17” in front and 18.5" in rear.<br>Running boards and brackets will be powder coated Belgian Black No-Slip. |
| 3.00 | | **BODY:** |
| 3.01 | 1 | LDV .125" aluminum body - length 142", width 96", over all height 88", with NFPA treadplate roof.<br>BODY SUMMARY<br>• Body construction will be 1/8” aluminum.<br>• Roof shall be constructed of 0.125" NFPA embossed aluminum tread plate with a separate drip rail.<br>• Subframe will be 1/4" and 1/8” aluminum members.<br>• Rubber isolator will be used between subframe and chassis frame.<br>• Body will be fastened to the frame of the chassis with U-bolts.<br>• Compartments as shown on drawing.<br><br>Compartment swing doors will be constructed to the following specifications:<br>• 2" box pan doors and door frames fabricated from 0.125" aluminum.<br>• Stainless steel hinges attached with stainless machine screws.<br>• Slam latches and flush mounted handles.<br>• Dual strikers per door.<br>• Gas assist struts to hold doors open.<br>• 0.100" bright polished aluminum diamond plate on interior surfaces fastened with stainless hardware.<br>• All doors shall be sealed with industrial grade neoprene gasket. |
| 3.02 | 1 | Install Diamond plate stone guards, lower front body corners. Approx. dim's 24”H x 12”W, radiused around body corner. |
| 3.03 | | Line-x bed liner or equivalent on the outside surface of diamond plate stone guard. Color is black. |
| 3.04 | 1 | Rubber fender flares, black (pair). |

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| 3.05 | 1 | Custom fabricated aluminum rear bumper with Diamondback serrated aluminum extruded plank with vent openings inset and flush to top of bumper, approximately 12.00" deep x 96.00" wide.<br>**NOTE:**<br>Bumper will be powder coated Belgian Black No-Slip. |
| 3.06 | 1 | One (1) pair of rectangular rubber dock bumpers, 3-1/2"H x 6"W x 3-1/2"D installed on rear face of bumper. |
| 3.07 | 1 | Flip-down aluminum step on rear bumper with Diamondback step surface and stainless-steel rails and bolt on mounts. Step shall have slots in rails for securing step in stow and down position.<br>**NOTE:**<br>Step to be 43" for double doors<br>Open grating step tread<br>Step will be powder coated Belgian Black No-Slip. Stainless steel brackets will remain unfinished. |
| 3.08 | 2 | Custom underbody pull-out platform/step fabricated from embossed 0.125" aluminum tread plate, on aluminum slides that lock in the in and out position, 700lb capacity, 70% extension, enclosed in and aluminum cassette.<br>**NOTE:**<br>This platform shall be used as a seat, and platform to reach inside compartment. Stainless steel sill at front edge to prevent the lock from chipping the paint. |
| 3.09 | | LED Marker/Clearance lights with rear reflectors according to FMVSS. Includes:<br>The modular body shall have four (4) amber LED marker lights at the front portion, and seven (7) red LED marker lights at the rear portion of the body.<br>• Four (4) TecNiq Amber LED marker light #S34-AA00-1 0.97” diameter with rubber grommet.<br>- One (1) each front corner facing the side.<br>- One (1) each front corner facing the front.<br>• Seven (7) TecNiq Red LED marker light #S34-RR00-1 model 0.97” diameter with rubber grommet.<br>- One (1) each rear corner facing the side.<br>- One (1) each rear corner facing the rear.<br>- Three (3) centered on rear, spaced not less than six (6) inches or more than twelve (12) inches apart.<br>• All at the same height.<br>• As near the top as practical. |
| 3.10 | 4 | Red reflectors per FMVSS. 1 5/8" x 4 5/16" Red Reflex Sticker.<br>**NOTE:**<br>Rear Reflex Reflectors: On the rear - minimum 2 - symmetrical - as far apart as practical - facing rearward - 15"-60" height from ground<br>Rear Side Reflex Reflectors: Each side at rear - minimum 2 - as far back as practical - facing sideward - 15"-60" height from ground |
| 3.11 | 1 | Cast aluminum fuel filler/Chassis fuel tank<br>• The fill housing shall have a spring loaded fuel door. |

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| Item | Qty | |
|---|---|---|
| 3.12 | 1 | Whelen Stop/Turn/Tail/Backup light set. Includes two of each of the following:<br>• Whelen M6FCV3 black vertical housings for three M6 series lightheads.<br>• Whelen M6 series LED arrow shaped amber turn signal, model number M62T.<br>• Whelen M6 series LED brake/tail light heads, model number M62BTT.<br>• Whelen M6 series LED back-up light heads, model number M62BU. |
| 3.13 | 1 | Entire underside shall be undercoated. Includes floor extrusions, step wells and aluminum compartments. |
| 3.14 | 1 | LDV rear mud flaps. Includes anti-sail brackets when required. |
| 3.15 | 1 | Warn M12-S Heavyweight winch mounted at front bumper. Product features:<br>• M12-S - 12,000 lb. pulling capacity (single line) 97720<br>• 100' of Spydura synthetic rope, pre-spooled drum<br>• Hawse Fairlead (rolled edge)<br>• Durable 3-stage planetary geartrain for smooth, reliable, operation<br>• Efficient 4.6 hp Series Wound Motor<br>• Warn Gen II Trans4mer bracket kit 98080, carrier 90110<br>• Black grill guard 98090<br>• 30' accessory remote control cable 13447<br>**NOTE:**<br>Winch includes two painted steel tow hooks, mounted to carrier at front of vehicle and a stainless steel shackle mounted underneath to hook to during transit. |
| 4.00 | | **PAINT / GRAPHICS:** |
| 4.01 | | Body:<br>Base color shall be Ford race red base coat clear coat to match cab.<br>Upper portion of body only shall be black base coat clear coat from cab roofline up.<br>Cab:<br>Pillars from bottom of windows up and roof of cab will be painted black base coat clear coat.<br>**NOTE:**<br>Red: PQ_01 Ford Race Red.<br>Black: DX8 |
| 4.02 | | Paint wheels black. |
| 4.03 | | Zolatone interior of body, compartment walls and ceiling.<br>**NOTE:**<br>Color: Zolatone 20-64 Gray Stone |
| 4.04 | | Zolatone bulkheads and shelves for cab storage units.<br>**NOTE:**<br>Color: Zolatone 20-64 Gray Stone |
| 4.05 | | Zolatone loose shelves and trays in body (except those listed with special finishes elsewhere in spec).<br>**NOTE:**<br>Color: Zolatone 20-64 Gray Stone |
| 4.06 | 1 | 4-inch wide reflective stripe on the exterior sides of the vehicle.<br>**NOTE:**<br>Black reflective |

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| 4.07 | 1 | 1-inch wide simulated gold leaf stripe at two-tone paint line. |
| 4.08 | 1 | Custom computer-generated simulated gold leaf vinyl graphics per customer specifications. Lettering shall be shaded or outlined. |
| 4.09 | 1 | 6-inch wide Chevron pattern conspicuity stripes on the exterior back of the vehicle flanking the doors.<br>**NOTE:**<br>Rear chevron colors are red/fluorescent yellow. |
| 4.10 | 2 | Custom computer-generated non-reflective vinyl shield. Customer shall supply true vector artwork required to produce shield.<br>**NOTE:**<br>ISO CLASS symbol |
| 5.00 | | **DRIVER / PASSENGER CAB AREA:** |
| 5.01 | 1 | Custom fabricated console in cab, for locating siren controller, police radio and/or other controls as specified elsewhere in this document.<br>**NOTE:**<br>Powder coat textured black. Back of console will be as close to bulkhead from rear shelving as possible.<br>Layout front to back:<br>Siren control with magnetic mic clip<br>DC master disconnect next to Siren<br>Door ajar light next to Siren<br>Radio with magnetic mic clip<br>Radio with magnetic mic clip<br>Two (2) stainless steel cupholders<br>Storage cubby for customer's gloves |
| 5.02 | | Install customer supplied Knox box.<br>**NOTE:**<br>Requires 12Vdc power. Power will be controlled by auxiliary battery disconnect switch. Includes a CAT6 cable for future programming. |
| 5.03 | | Install customer supplied Gas Meter charger.<br>**NOTE:**<br>Requires constant 12Vdc power. |
| 5.04 | 1 | Havis Shield C-DMM-3006 swing up device mount installed for the following customer equipment.<br>• Panasonic Toughpad FZ-G1 – Part# FZ-G1U2-01VM<br>• Havis - FZ-G1 Docking Station w/ 90 Watt Power Supply – Part# DS-PAN-701-2 & LPS-114<br>**NOTE:**<br>Mount will have 12V constant power and a CAT6 cable ran to modem. |
| 5.05 | | Cab Area Additions:<br>• Vehicle height sign on dash.<br>• Vehicle shall have a Final Stage Vehicle Certification and Altered Vehicle Certification as required by Federal Motor Vehicle Safety Standards (FMVSS) 49 CFR Part 567.5 and 567.7<br>• Payload sticker in cab area with vehicle axle load ratings and available axle payload as built. |

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| 5.06 | 1 | Color back up camera system with 7" LCD monitor and day/night camera. Camera includes a microphone for audio commands from a spotter to the driver during backing operations.<br>**NOTE:**<br>Monitor mounted at factory rear view mirror position. |
| 5.07 | 1 | Rear view mirror mount bracket for back up camera monitor. |
| 5.08 | 1 | Dual stuttertone air horns. Includes:<br>• Two (2) black 18” stuttertone horns.<br>• Driver activated foot switch with orange cover.<br>• Passenger activated console switch.<br>• Two gallon remote air tank.<br>• 12V air compressor.<br>**NOTE:**<br>Air horns are mounted under front bumper sticking through the valance. Tank and compressor are mounted in the body. Console switch mounted on right of console. |
| 5.09 | 1 | Red flashing warning light located in center console to warn of an open compartment door. Light to be Red lamp 1/2D HWH.<br>**NOTE:**<br>Cab doors not included. |
| 5.10 | 14 | Door ajar contact/magnet. |
| 5.11 | 1 | "Pole light deployed" warning light on console. |
| 5.12 | | Transmission Interlock to prevent vehicle from moving when any of the external extension devices are deployed.<br>**NOTE:**<br>For pole lights and doors open on body. |
| 6.00 | | **CABINETS:** |
| 6.01 | 4 | Aluminum box pan shelf, up to 60” wide.<br>**NOTE:**<br>Mounted in rear interior of cab. 1" lip, welded corners, add trim lock to top of edge of outer lip. Bottom shelf on passenger side is fixed with access panel to electrical components below it. |
| 6.02 | | Heavy extruded aluminum B-Line channel fastened to bulkheads for shelf support. |
| 6.03 | | Custom made aluminum bulkheads for shelving units in rear interior of cab.<br>**NOTE:**<br>Seats need to be adjustable and have some recline with bulkhead installed. |
| 6.04 | 2 | PAC Tool Hookmount 1029.<br>**NOTE:**<br>Mounted on bulkhead above center console for belts. |
| 6.05 | 4 | Ultra thin surface mount flexible LED lighting strip.<br>**NOTE:**<br>Lights to shine in on storage in rear seat. Lights are door activated. |
| 6.06 | 1 | Custom fabricated console to house electrical distribution components and control panels.<br>**NOTE:**<br>Located curb side bottom in rear of cab. |

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| 7.00 | | **AC ELECTRICAL SYSTEM:** |
| 7.01 | 1 | 30A 120/240Vac control panel with six (6) AC UL listed magnetic/hydraulic branch circuit breakers, each with an LED indicator, One (1) 30A main breaker with shore power reverse polarity indicator plus five breakers for branch circuits. |
| 7.02 | 1 | Kussmaul Auto Eject 20, 20A-120Vac shore power inlet with 25-ft. 20A-120Vac shore power cord. #091-20WP-120RD.<br>**NOTE:**<br>Mounted street side at wheel well. Red cover. |
| 7.03 | 2 | 20A-125Vac duplex receptacle. Receptacle is not dedicated to any installed equipment.<br>**NOTE:**<br>One (1) in rear cab shelving at curb side and street side, flush mounted in rear bulkhead below the top shelf. Powered from shore power only, not invertor. |
| 7.04 | 1 | 20A-125Vac duplex receptacle with dual USB charging ports. Receptacle is not dedicated to any installed equipment.<br>**NOTE:**<br>One (1) passenger side of cab console. This outlet is powered by inverter and shore power. |
| 7.05 | 2 | 20A-125Vac GFCI duplex receptacle. These receptacles are not dedicated to any installed equipment.<br>**NOTE:**<br>One (1) street side front compartment, on side wall for scene lights.<br>One (1) street side middle compartment, below the shelf, for the cordless battery charger.<br>These outlets are powered by inverter and shore power. |
| 7.06 | 2 | 20A-125Vac exterior GFCI duplex receptacle.<br>**NOTE:**<br>One (1) curb side wheel well.<br>One (1) street side wheel well.<br>Receptacle will be installed with a weatherproof cover. |
| 7.07 | 1 | Outback Inverter/Converter VFX2812M (or current model) 2800 watt 12Vdc 125Amp charger. Includes MATE2M Display & Controller, RTS Temp Sensor and Breaker Panel.<br>Product features:<br>• Produces true sinewave AC electricity for stand-alone or backup power needs.<br>• Automatic switching between AC power sources is seamless due to an AC transfer switch that reacts in less than 16 milliseconds.<br>• Unique networked communication is built into all OutBack products providing complete integration.<br>• Product is a DC to AC sinewave inverter, battery charger and AC transfer switch housed within a tough die-cast aluminum chassis.<br>**NOTE:**<br>Unit located in curbside rear of cab in control panel console. Control will be in control panel face. |

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| 7.08 | | **AC WIRING REQUIREMENTS:**<br>• All AC main wiring shall be stranded THHN wire and run in non-metallic liquid tight conduit.<br>• All AC branch circuit wiring shall be stranded THHN wire (AWG 12 minimum) and run in non-metallic liquid tight and ENT conduit.<br>• All electrical circuits and appliances shall conform to applicable national electrical codes. |
| 8.00 | | **DC ELECTRICAL SYSTEM:** |
| 8.01 | 1 | Two (2) 6V Deep Cycle Glass Mat Batteries mounted in the interior in custom fabricated sealed battery box vented to exterior.<br>**NOTE:**<br>Located in curbside front compartment behind gear. An access door from the middle compartment will be installed for service. |
| 8.02 | 1 | Battery combiner automatically combines the battery banks during charging and isolates when no charging sensed on either bank. A three position control switch allows an operator to manually combine or separate batteries, to jump start engine or troubleshoot a failure.<br>**NOTE:**<br>Install a "LEAVE IN AUTO" label at combiner switch. |
| 8.03 | 1 | Dual Auxiliary Battery Disconnect System. Enables auxiliary battery disconnect to be activated from cab or load space area. |
| 8.04 | 4 | Whelen M7ZC Gradient LED Scene Light. Includes M7FC chrome flange.<br>**NOTE:**<br>One switch per side of vehicle. Controlled with siren controller buttons (see siren controller for button layout).<br>Locations<br>• Two (2) street side, high<br>• Two (2) curb side, high |
| 8.05 | 4 | Fire Research FCA530-V11-SW-H 12VDC telescoping light pole with Evolution II LED lamphead. Includes:<br>• Light pole shall be anodized aluminum and have a knurled twist lock mechanism to secure the extension pole in position.<br>• Extension pole shall rotate 360 degrees.<br>• 3.5" offset mounting brackets<br>• Wiring shall extend from the pole bottom with a 4' retractile cord<br>• Operates at 12/24 volts DC, draw 7.5/3.75 amps, and generate 11,000 lumens.<br>• The lamphead shall direct 50 percent of the light onto the action area while providing 50 percent to illuminate the working area.<br>• The lamphead angle of elevation shall be adjustable at a pivot in the mounting arm and the position locked with a round knurled locking knob.<br>**NOTE:**<br>Pole lights are switched with the Ford upfitter switches in the overhead console of the cab.<br>Locations:<br>• Two (2) front body<br>• Two (2) rear body |

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| 8.06 | 2 | Truck-lite 4” LED grommet mount lower perimeter light, #44057C LED 44.<br>**NOTE:**<br>Lights activated by door ajar on body doors. Bracket painted to match body.<br>Locations:<br>• One (1) street side under skirt in front of axle<br>• One (1) curb side under skirt in front of axle |
| 8.07 | 5 | 15A-12Vdc power outlet.<br>**NOTE:**<br>Outlet is charger/lighter style automotive 12V outlet or hardwired (depending on equipment).<br>• One (1) curb side rear compartment on front wall. For Flashlight and personal light. Flashlight is hardwired, personal light is a single outlet. Flashlight is mounted to the bulkhead. Personal light is mounted on fabricated box that will also conceal the wiring. Box will be coated to match interior.<br>• One (1) street side rear compartment on front wall. Same as above.<br>• One (1) single outlet rear compartment on side wall between slide out tray and adjustable shelf, mounted close to the door in fabricated box coated to match interior. For packtracker.<br>• One (1) dual outlet street side front compartment, on rear wall below the 120V outlet in fabricated box coated to match interior. Mounted below the first adjustable shelf. For scene lights. |
| 8.08 | | **12VDC WIRING REQUIREMENTS:**<br>• 2-gauge minimum copper stranded battery cable shall be used for 12Vdc main supply lines. All cable runs shall be full length, no splices. All cable terminals shall be staked and soldered. All cable shall be enclosed in convoluted polyethylene tubing and the ends of the cable shall be sealed with color-coded shrink-wrap identifying the function of the cable.<br>• All added electrical branch circuits shall be protected from over-current by resettable circuit breakers appropriately rated for the load. Only circuit breakers shall be used in the installation of added electrical branch circuit wiring (plug type fuses are unacceptable).<br>• Circuit breaker functions shall be identified by engraved or printed labels.<br>• All added wiring for load runs of AWG 10, 12, 14, and 18, shall conform to MIL-W-16878/2 and/or UL1007/1569”<br>• All added wiring for load runs of AWG 8, shall conform to MIL-W-16878/3 and/or UL1028<br>• Wire terminals for added circuits must conform to MIL-T-7928. Terminals shall be insulated, insulation grip, TYPE II, CLASS 2 and shall be crimped with tooling recommended by the terminal manufacturer.<br>• All wiring shall be numbered or lettered on 6" centers minimum.<br>• Wiring shall be protected from chafing and abrasion with convoluted polyethylene tubing (wire loom) as required.<br>• Where wire passes through sheet metal, bulkheads and structural supports, plastic grommets shall be used to protect both wiring and wire looms.<br>• All wire bundles shall be tied with trimmed nylon ties.<br>• Extreme care shall be exercised to provide for easy serviceability of the system in future years.<br>• Extreme care must be taken in the installation to avoid the engine manifold, engine exhaust, and muffler, which could expose the wiring to severe overheating during long periods of |

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| | | operation. Proper insulation and heat deflection panels must be installed in such areas.<br>• A high-current 12Vdc system wiring schematic shall be provided.<br>• These are the minimum acceptable 12Vdc wiring requirements. |
| 9.00 | | **EMERGENCY LIGHTING / SIRENS:** |
| 9.01 | 1 | Whelen 295SLSA6 siren with 9 low current lighting control switches. California Title 13 compliant.<br>**NOTE:**<br>Emergency light control settings in slide bar:<br>Position 1: Rear lights<br>Position 2: Rear and upper lights<br>Position 3: All lights<br><br>Siren can be activated by horn on steering wheel.<br>Traffic bar lights will be controlled by the buttons on the siren controller and override the emergency light function of the bar. Top left buttons (left, split, right).<br>Scene lights will be controlled by the buttons on the siren controller. Right of traffic bar buttons (rear, left, right).<br>Emergency lights will be set at the default flash patterns from Whelen. |
| 9.02 | | Cast Products bumper mount SA3800 series siren speakers.<br>• One (1) SAD3815-17FSD-1, driver side.<br>• One (1) SAP3816-17FSD-1, passenger side. |
| 9.03 | 1 | Whelen Freedom Series IV LED light bar. Includes:<br>• One (1) F4X0RRRR Custom 60" length lightbar.<br>• Red lightheads: One each corner, alley lights each end, and two on front next to corners.<br>• Blue lightheads: Two on front between reds Opticom in center.<br>• One (1) GTT 795H Opticom Emitter in center of lightbar.<br>• All the lenses shall be clear.<br>• F4DSCBL Cable Exit on Driver Side.<br>**NOTE:**<br>Opticom turns off when vehicle is placed in park. |
| 9.04 | 1 | Lightbar will be mounted on custom fabricated 0.125" aluminum bracket mounted on front of body, painted to match the body. |
| 9.05 | 1 | Whelen TADF8 - Eight DUO™ Color Linear Super-LED® Traffic Advisor™. Requires No Special Control Head, 45.12" Long.<br>• Eight dual color Linear LED lights with waterproof connectors.<br>• The TADF8 has flash patterns for the warning lights and three traffic advisor direction flash patterns for the amber lights.<br>• Light bar is Red across the full bar with the second color amber across the full bar.<br>**NOTE:**<br>Controlled with siren controller buttons (see siren controller for button layout). |

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| 9.06 | 15 | Whelen LINZ6 series Super-LED lighthead with internal flasher, Red LED's with clear outer lens, LINZ6R. Includes chrome flange LINZ6FC. Located as shown on drawing.<br>**NOTE:**<br>Locations:<br>• One (1) cab in grill street side high, black housing<br>• Two (2) cab rocker panel curb side, black housing<br>• Two (2) cab rocker panel street side, black housing<br>• One (1) body curb side high near front<br>• One (1) body curb side high near rear<br>• One (1) body curb side mid-ship low<br>• One (1) body street side high near front<br>• One (1) body street side high near rear<br>• One (1) body street side mid-ship low<br>• One (1) body rear low curb side<br>• One (1) body rear high curb side<br>• One (1) body rear low street side<br>• One (1) body rear high street side |
| 9.07 | 4 | Whelen LINZ6 series Super-LED lighthead with internal flasher, White LED's with clear outer lens, LINZ6C. Includes chrome flange LINZ6FC. Located as shown on drawing.<br>**NOTE:**<br>Locations:<br>• One (1) cab in grill curb side low<br>• One (1) cab in grill street side low<br>• One (1) cab rocker panel street side - mid<br>• One (1) cab rocker panel curb side - mid |
| 9.08 | 1 | Whelen LINZ6 series Super-LED lighthead with internal flasher, Green LED's with clear outer lens, LINZ6G. Includes chrome flange LINZ6FC. Located as shown on drawing.<br>**NOTE:**<br>Locations:<br>• One (1) cab in grill curb side high |
| 9.09 | 2 | Whelen LINZ6 series Super-LED lighthead with internal flasher, Red/White LED's with clear outer lens, LINZ6D. Includes chrome flange LINZ6FC. Located as shown on drawing.<br>**NOTE:**<br>Locations:<br>• One (1) cab front fender curb side (intersection warning)<br>• One (1) cab front fender street side (intersection warning) |

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| 10.00 | | **RADIOS:** |
| 10.01 | | 12Vdc power leads for communications radios to be 8-gauge copper stranded wire with crimp-on end connectors. Power to radios to be controlled by auxiliary battery disconnect switch. |
| 10.02 | 2 | Install customer supplied communications radio. Installation includes:<br>• NMO-style base on the roof or antenna raceway, as applicable.<br>• LMR195 antenna cable routed to radio transceiver location in Carlon Carflex ENT conduit.<br>• 12Vdc power routed to radio transceiver location.<br>**NOTE:**<br>Install in cab console.<br>One (1) Kenwood TK-7360HV-K (VHF) dash mount.<br>One (1) Motorola APX 6500 (7/800 MHz) dash mount. |
| 10.03 | 3 | Magnetic microphone holder. Magnetic Mic MMSU-1. |
| 10.04 | 1 | Spare antenna. Installation includes:<br>• NMO-style base on the roof or antenna raceway, as applicable.<br>• LMR195 antenna cable routed to radio transceiver location in Carlon Carflex ENT conduit. |
| 10.05 | 1 | Install customer supplied Firecoms Intercom system interfaced to one (1) radio.<br>**NOTE:**<br>Controller will be mounted inside of console and to the Motorola radio. Jacks will be mounted one each side of console at rear. Headsets will hang on hooks that are going on bulkhead for radio belts. |
| 11.00 | | **COMPUTER NETWORK AND EQUIPMENT:** |
| 11.01 | 1 | Install customer supplied Sierra Wireless GX450 and antenna.<br>**NOTE:**<br>Unit is mounted inside the cab. Use customer supplied antenna. |
| 12.00 | | **EXTERIOR STORAGE COMPARTMENTS:** |
| 12.01 | | Heavy extruded aluminum B-Line channel fastened to bulkheads for shelf support in exterior compartment.<br>**NOTE:**<br>Rear compartment adjustable shelves.<br>Street side front compartment adjustable shelves.<br>Curb side and street side rear compartment, adjustable shelf.<br>Vertical pullout tool boards for horizontal (left to right) adjustability. |
| 12.02 | 4 | Aluminum shelf, fixed non-adjustable, 1 1/2” lip.<br>**NOTE:**<br>Two (2) curb side front compartment, both extend to center bulkhead.<br>One (1) middle compartment spanning curb side to street side, lip down.<br>• Full size stokes to store here.<br>One (1) middle compartment street side (bolt in). |
| 12.03 | 1 | Install customer supplied DeWalt charger DCB104.<br>**NOTE:**<br>Mount in middle compartment street side. Charger will be mounted to front wall under shelf. |

CUSTOM SPECIALTY VEHICLES

180 Industrial Drive
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Direct: +1 (262) 763-0147
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| Item | Qty | |
|---|---|---|
| 12.04 | 6 | Aluminum shelf, adjustable, 1 ½" lip.<br>**NOTE:**<br>Two (2) rear compartment.<br>Two (2) street side front compartment.<br>One (1) street side rear compartment.<br>One (1) curb side rear compartment. |
| 12.05 | 1 | Slide out aluminum deep drawer. Spring locks in the in and out position, 600lb capacity at 100% extension.<br>**NOTE:**<br>Street side front compartment for saws and flammable liquids. Tray will have partition at one end creating a sleeve for round saw blades. Compartment will be vented to exterior. Includes:<br>• Two (2) rescue saw clamp kits K5030.<br>• One (1) dual gas/oil pocket mount 1041-1. Holds two quart size round containers and one quart size rectangular oil container. |
| 12.06 | 1 | Slide out aluminum tray with 1 1/2" lip. Spring locks in the in and out position, 600lb capacity at 100% extension.<br>**NOTE:**<br>Rear compartment<br>• RIT pack & gumby suit |
| 12.07 | 1 | Slide out aluminum tray with 1 1/2" lip. Spring locks in the in and out position, 600lb capacity at 100% extension.<br>**NOTE:**<br>Street side middle compartment<br>• One box of air jacks<br>• One floor jack 6603ASJ - Two (2) Super Adjustamount kit black K5050 |
| 12.08 | 1 | Slide out tray with vertical panels for large E-tools (one cutter, one spreader, and one ram).<br>**NOTE:**<br>Curb side front compartment.<br>• One (1) Hurst cutter - One Heavy Rescue Fastlok kit black K5035FL<br>• One (1) Hurst spreader - One Spreader base kit Fastlok black K5026-FL-B<br>• One (1) Ram - One K1022-FL |
| 12.09 | 1 | Vertical slide out tool board. Toolboard panels shall have integrated grooves or channels for use with Performance Advantage Company (PAC) tool locking accessories.<br>**NOTE:**<br>Curb side front compartment<br>• Four (4) struts (2 long & 2 short) with spikes mounted on two of them - Eight (8) Jumbo lok yellow 1070<br>Finish: Unfinished aluminum. |

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|---|---|---|
| 12.10 | 1 | Vertical slide out tool board. Toolboard panels shall have integrated grooves or channels for use with Performance Advantage Company (PAC) tool locking accessories.<br>**NOTE:**<br>Curb side middle compartment for tools<br>• Bolt cutters - Bolt cutter kit K5029-1<br>• Fire Maul - Two (2) Handlelok black 1004 & fabricated pocket<br>• Sledge Hammer - Sledge Hanger kit black 8-12lb K5010-12<br>• Pick Head Ax – Pickhead Axe pocket kit black K5012<br>Finish: Unfinished aluminum. |
| 12.11 | 1 | Vertical slide out tool board. Toolboard panels shall have integrated grooves or channels for use with Performance Advantage Company (PAC) tool locking accessories.<br>**NOTE:**<br>Curb side middle compartment for tools<br>• Flat head axe – Flat head axe kit K5011<br>• Straight Pry Bar - Two (2) Handelok black 1004<br>• Crow Bar - Two (2) Heavy Duty Toolok yellow 1003-HD<br>• Glass Master - Two (2) Heavy Duty Toolok yellow 1003-HD<br>• A tool - Two (2) Heavy Duty Toolok yellow 1003-HD<br>• Small Mallet - Handelok black 1004<br>• Hot Stick - Two (2) Heavy Duty Toolok yellow 1003-HD<br>• Halligan bar - Halligan mounting kit yellow K5032<br>• K Tool - Super Adjustamount kit black K5050<br>• W Tool – Two Jumbo Lok yellow 1070<br>• Hydra Ram – Two (2) Super Adjustamount kit black K5050<br>• Hydrant Wrench – Customer supplied mount<br>Finish: Unfinished aluminum. |
| 12.12 | 1 | Vertical slide out tool board. Toolboard panels shall have integrated grooves or channels for use with Performance Advantage Company (PAC) tool locking accessories.<br>**NOTE:**<br>Street side middle compartment<br>• Sawzall DCS388B - Jumbo Lok yellow 1070 & hanger 1019<br>• Drill DCD792B - Jumbo Lok yellow 1070<br>• Impact DCF894HB - Jumbo Lok yellow 1070<br>• Bandsaw DCS374B - Hanger 1009 & K5050<br>• Fabricated Container for Sawzall blades 6” & 9” long<br>• Clamp for extra band saw blades - Handlelok black 1004<br>• Glass master - Two (2) Heavy Duty Toolok yellow 1003-HD<br>Finish: Unfinished aluminum. |
| 12.13 | 3 | Aluminum partition in exterior compartment to separate stored items.<br>**NOTE:**<br>One (1) curb side front compartment for 12"x12" bags of cribbing.<br>One (1) middle compartment spanning curb side to street side for water rescue board.<br>One (1) street side front compartment for customer's portable Honda EU2000i generator.<br>Bolted in place towards rear of compartment to prevent generator from sliding. |

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| Item | Qty | |
|---|---|---|
| 12.14 | 1 | Tray with adjustable sleeves for air bags mounted in compartment.<br>**NOTE:**<br>Curb side front compartment for five (5) air bags, one (1) baseplate, one (1) air bag controller, (4) straps, & two (2) 6" baseplates - stored in fabricated tray. All bags and baseplate will be flush with the front of the shelf, held forward with foam from the rear. Partitions are horizontally adjustable. |
| 12.15 | 1 | Slots for New York Hook storage.<br>**NOTE:**<br>Mounted on bottom of fixed shelf in center compartment. Allows access from both sides of vehicle. Stores two New York hooks.<br>Stainless steel at shelf edge to prevent hook from chipping Zolatone. |
| 12.16 | 1 | Storage for one set of irons (flat head axe & halligan bar) mounted together.<br>**NOTE:**<br>One (1) street side rear compartment - Ironslok yellow K5003. |
| 12.17 | 4 | Stainless steel hook/hanger for coat or helmet. 2 ¾" x 4 ¾" hook.<br>**NOTE:**<br>Two (2) curb side rear compartment.<br>Two (2) street side rear compartment.<br>One for coat and one for helmet.<br>Hooks are mounted to shelf angle on left and right side. |
| 12.18 | | Line-x bed liner or equivalent on the bottom surfaces of the compartments. Each will have a base coat and top coat. Base coat will be etch primer and sealer, top coat will be bed liner. Color is black. |
| 12.19 | | Line-x bed liner or equivalent on the all surfaces of gas tool tray. Color is black. |
| 12.20 | | Line-x bed liner or equivalent on the all surfaces of E-tool tray. Color is black. |
| 12.21 | 24 | Ultra thin surface mount flexible LED lighting strip.<br>**NOTE:**<br>Two (2) vertical and one (1) horizontal light at each compartment.<br>Lights come on automatically with doors. |
| 13.00 | | **MISCELLANEOUS OTHER:** |
| 13.01 | 1 | Aluminum storage rack for three (3) fire extinguishers. Fabricated from 0.125" aluminum.<br>**NOTE:**<br>Fire extinguishers are customer installed. Located in street side front compartment.<br>A formed aluminum cradle with stop at rear and plastic bar runners for each extinguisher. A mesh cover on the front will be installed to prevent them from sliding out. |
| 13.02 | 2 | SCBA cylinder tank storage, PacTools Standard Cylinder Mate – CM6000.<br>**NOTE:**<br>One (1) curb side and street side rear compartment at rear inside corner.<br>For 5500 bottles. |

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| Item | Qty | |
|---|---|---|
| 13.03 | 2 | IMMI SmartDock SCBA Holder (blue clamp).<br>**NOTE:**<br>One (1) curb side and street side rear compartment.<br>Mount on back wall between floor and shelf.<br>For 5500 bottles. |
| 13.04 | 1 | Complete manual set, including the following (as applicable):<br>• As-built specifications with interior and exterior drawings as used for production of the vehicle.<br>• Chassis and body owner's manuals.<br>• 12Vdc and 120Vac legends showing wire gauge, color, number and function.<br>• 12Vdc high current wiring diagram illustrating the battery system, isolators, power converters, alternator, disconnect switches and control panels.<br>• Roof top antenna placement drawing and legend identifying antenna placements and termination points.<br>• Audio/Video cabling diagram.<br>• Chassis and generator maintenance and service logs.<br>• Battery maintenance information.<br>• All individual component manuals and warranty registration cards as provided by component manufacturers. Customer is responsible for completing warranty cards and mailing them to manufacturers. |
| 13.05 | 1 | TRAINING. An LDV representative will provide up to four (4) hours of orientation on LDV provided systems. |
| 13.06 | | LDV warranty of one (1) year/12,000 miles, whichever comes first, for manufacturer's defects in materials and workmanship. Refer to LDV warranty statement for details of warranty coverage. |
| 13.07 | | Note: Project scope does not include certain tasks or costs that are the responsibility of the customer unless clearly specified as LDV supplied. These items include, but are not limited to:<br>• Radio and telephone system programming.<br>• Activation and service fees for cellular telephones, satellite telephones, satellite TV, satellite internet access.<br>• Loading and configuring computer software.<br><br>In the event of a discrepancy between the drawing and specification, the specification will supersede. LDV reserves the right to make substitutions of equal quality and specifications of those listed in this document.<br><br>Some component models change frequently. In the event that a specified component model becomes unavailable at the time LDV attempts to source it, LDV will provide a replacement model with equivalent or better features, as agreed upon with the customer. |

**Village Board**
**12/4/2023**

**Item:** Vendor Expenses Over $25,000 in Aggregate for Calendar Year 2024

**Department**: Finance, Public Works, Police, HR, Fire, ISD

## Background

Throughout the upcoming calendar year Village departments will purchase materials and services from a variety of vendors on an as needed basis; the vendor selected having submitted the lowest price. However, in aggregate, purchases from the attached list of vendors will likely exceed $25,000 before the end of calendar year 2024. Separate Purchase Orders are issued for some of these expenditures as they occur during the fiscal year. Blanket purchase orders are also used to process some of these purchases, which enables better control and tracking of small purchases and allows staff an efficient way to track these purchases.

Staff from various departments are requesting waivers of formal bidding requirements for the vendors on the attached list. Some of the vendors are sole source suppliers or have been providing proven, exceptional service and competitive pricing over the past years. Each year this spreadsheet is reviewed in an effort to ensure those vendors listed perform services or provide materials that are in the best interest of the Village.

These purchases are made from various accounts in the Village's General, Water & Sewer, Fleet, Parking, and other funds.

## Recommendation

It is recommended that the Board of Trustees waive the requirements of formal competitive bidding and authorize the purchase of goods, materials, and services from the listed vendors during calendar year 2024.

**ATTACHMENTS:**

| Description | Type |
|---|---|
| Expenses Over $25,000 for Aggregate in 2023 | Exhibits |

**Village of Arlington Heights-Vendor Expenses over $25,000 for the Calendar Year Ending 12/31/2024**

| Vendor/Location | Product / Service | Actual 2022 | Estimated 2023 | Projected 2024 | Justification for Bid Waiver |
|---|---|---|---|---|---|
| **Various Services & Products** | | | | | |
| Active Electrical Supply<br>Chicago, IL | Street light and electrical supplies | $ 75,500 | $ 85,000 | $ 87,000 | Street light poles & arms, fixtures & electric parts<br>Competitive quotes secured prior to purchase |
| Air One Equipment<br>Elgin, IL | Fire rescue equipment and turn out gear | $ 43,334 | $ 42,000 | $ 50,000 | Sole source for gas meters and specialized rescue and firefighting equipment; provider of personal protective equipment |
| Allan ICS<br>Elgin, IL | Programmable logic controllers | $ 55,536 | $ 38,000 | $ 35,000 | Sole provider of data processor unit for the Village's Water & Sewer System |
| American Door & Dock<br>Schaumburg, IL | Overhead door repair service | $ 69,828 | $ 47,000 | $ 50,000 | Quality commercial work, low costs<br>Quick response with minimal downtime |
| Arlington Heights Ford<br>Arlington Heights, IL | Vehicle repair supplies | $ 31,348 | $ 21,000 | $ 25,000 | Vendor provides quick turnaround times for necessary parts for Village vehicle repairs |
| ASTI Sawing<br>Barneveld, WI | Sidewalk saw cutting | $ 23,000 | $ 45,000 | $ 75,000 | Sole provider of sidewalk saw cutting to abate trip hazards |
| Azteca/Cityworks<br>Sandy, UT | Asset management/service request software | $ 63,000 | $ 85,000 | $ 98,000 | Sole software for Public Works<br>License includes maintenance & support activities. Increased cost for additional services |
| Best Technology Systems<br>Plainfield, IL | Gun range cleaning | $ 53,440 | $ 10,000 | $ 10,000 | Quality cleaning work, low costs<br>only regional source for specialty services |
| Bronner's Commercial Display<br>Frankenmuth, Mi | Holiday lights and décor | $ 24,974 | $ 26,000 | $ 30,000 | Superior quality product, and consistent with existing décor throughout the Village |
| Buckeye Power Sales<br>Blacklick, OH | Village Generator Maintenance | $ 34,468 | $ 15,000 | $ 15,000 | Lowest cost reginally for maintenance provided<br>Quick response with minimal downtime |
| CDS Office Technologies<br>Addison, IL | Patrol video cameras and Police/Fire emergency mobile computers | $ 70,970 | $ 30,000 | $ 35,000 | Police & Fire standardized public safety vehicle equipment<br>State of Illinois contract |

| | | | | | |
|---|---|---|---|---|---|
| CDW Government<br>Milwaukee, WI | Software licensing & hardware | $ 37,350 | $ 98,000 | $ 112,700 | Only source for some licensing solutions<br>Competitive pricing secured prior to hardware purchases |
| Cutler Work Wear<br>Hoffman Estates, IL | Uniforms | $ - | $ - | $ 25,000 | New vendor to purchase additional uniforms from for annual staff purchases |
| Dacra Tech LLG<br>Rosemont, IL | Municipal enforcement/adjudication software | $ 48,444 | $ 57,000 | $ 57,000 | Municipal Enforcement/Adjudication Software |
| Dell Marketing LP<br>Round Rock, TX | Servers, PCs, routers, switches and storage units for VAH & Metropolis | $ 171,726 | $ 190,000 | $ 219,000 | Standardized IT equipment & components<br>Servers: State of IL Contract & PCs: WSAC Contract |
| Dreisilker Electric Motors<br>Glen Ellyn, IL | Electric motor repairs and replacement | $ 35,453 | $ 10,000 | $ 15,000 | Superior quality & workmanship for repair and replacing electric motors for the sewer system |
| Equipment Management Company<br>Channahon, IL | Extrication Equipment | N/A | $ 56,660 | $ 71,700 | Sole source provider of battery-operated extrication equipment |
| G.W. Berkheimer<br>Arlington Heights, IL | HVAC Wholesaler | $ 2,980 | $ 8,000 | $ 30,000 | Local Arlington Heights HVAC supply house. Staff will be conducting more in-house work in 2024, requiring additional supply purchases |
| Industrial Organizational Solutions<br>Whestchester, IL | Personnel testing for Police & Fire | $ 36,442 | $ 35,000 | $ 37,000 | Customized exam testing for specialized criteria, high ranking leader in municipal safey clients |
| Infrastructure Management Services<br>Rolling Meadows, IL | Pavement evaluation | $ 46,557 | $ - | $ 45,000 | Local experts on pavement condition and right of way asset surveys |
| Insight<br>Dallas, TX | Computer routers & software support | $ 71,205 | $ - | $ 30,000 | Low prices for computer parts and software support<br>Competitive quotes secured prior to purchases |
| JG Uniforms<br>Chicago, IL | Police Department clothing & uniform items | $ 65,200 | $ 65,000 | $ 70,000 | Established vendor that provides quality items with quick turn around time at competitive costs |
| Johnson Controls<br>Milwaukee, WI | HVAC Services | $ 7,513 | $ 15,000 | $ 20,000 | Specialized commercial HVAC work<br>Only vendor who can service certain HVAC systems at Village Facilities |
| Lorelle Communications<br>Mount Prospect, IL | Cablecast and video production services for Village Board Meetings | $ 57,470 | $ 54,000 | $ 56,000 | Vendor provides the equipment installed in the Board Room at their own expense |

| | | | | | |
|---|---|---|---|---|---|
| Lurvey Landscape Supply<br>Des Plaines, IL | Paver bricks | $ 74,104 | $ 500 | $ 60,000 | Sole producer of Arlington red pavers used throughtout the downtown hardscape |
| Macqueen Emergency<br>St Paul, MN | Vehicle equipment supplies | $ 46,252 | $ 38,000 | $ 40,000 | Provides specilized parts for various equipment in the Village's fleet, such as fire truck repair supplies |
| National Decorating Service<br>Oak Brook, IL | Repairs and painting of interior walls | $ 5,323 | $ 25,000 | $ 35,000 | Quality work, low costs, quick reponse times |
| Northwest Community Hospital<br>Arlington Heights, IL | Human Resource Physicals | $ 97,654 | $ 90,000 | $ 98,000 | Sole source/local hospital |
| NuToys Leisure<br>Westchester, Il | Trash recepticals and hardscapre furniture | $ 60,037 | $ 31,000 | $ 45,000 | Area dealer for DuMor products that match the existing hardware to match downtown harscape furniture |
| Office Depot<br>Streamwood, IL | Office supplies and printer cartridges | $ 58,700 | $ 45,000 | $ 52,000 | National Joint Purchasing Alliance Contract |
| Olive Grove Landscaping<br>St. Charles, IL | Paver brick installation and maintenance | $ 66,851 | $ 45,000 | $ 48,100 | Quality work, low costs, quick reponse times |
| PF Construction<br>Highwood, IL | Masonry | $ 10,940 | $ 32,000 | $ 34,000 | Quality work, low costs, quick response times |
| Roadway Asset Services<br>Saint George, Utah | Pavement Management Software | N/A | $ 47,000 | $ 48,000 | Only source software |
| Rush Truck Center<br>Carol Stream, IL | Vehicle repair supplies | $ 44,143 | $ 58,000 | $ 60,000 | Vendor provides quick turnaround times for necessary parts for Village vehicle repairs |
| Standard Equipment<br>Chicago, IL | Street sweeper and sewer equipment parts | $ 378,055 | $ 92,000 | $ 10,000 | Only source for specialized equipment parts |
| Steiner Electric<br>Elk Grove Village, IL | Electrical supplies for streetlights and facilities | $ 62,452 | $ 8,000 | $ 14,000 | Street light poles, fixtures, electrical supplies<br>Competitive quotes secured prior to purchase |
| Stryker Inc<br>Chicago, IL | Defibrillators maintenance and standardized ambulance cots | $ 34,055 | $ 105,000 | $ 80,000 | Sole source provider - standardized EMS equipment |

| | | | | | |
|---|---|---|---|---|---|
| Test Gauge<br>East Dundee, IL | Meter parts and testing services | $ 35,934 | $ 50,000 | $ 40,000 | Additional support in addition to current contractual work |
| Today's Uniforms<br>Crystal Lake, IL | Fire Department uniforms & related items | N/A | $ 60,000 | $ 70,000 | Provider of Fire Department uniforms and related items |
| Ultra Strobe Communications<br>Crystal Lake, IL | Police vehicle equipment installation/removal | $ 58,611 | $ 112,000 | $ 125,000 | Quality & standardized work for Police vehicle equipment installs and removals |
| WS Darley<br>Itasca, IL | Fire Department Turnout & Safety Gear | $ 241,490 | $ 102,000 | $ 100,000 | Sole source authorized provider of Honeywell Morning Pride turnout gear; provider of specialized hose accessories, and misc tools. |
| W.W. Grainger<br>Palatine, IL | Industrial-Grade Supplies & Safety Products | $ 34,206 | $ 60,000 | $ 55,000 | Over 1.5 million products with govt. pricing and free drop shipments |
| Ziebell<br>Elk Grove Village, IL | Hydrants and water system maintenance<br>Parts and supplies | $ 144,808 | $ 230,000 | $ 220,000 | Provides Muller & Rockwell brand repair parts used in the Village's water system |

**Village Board**
**12/4/2023**

**Item:** Ambulance Billing Contract - EMS|MC

**Department**: Fire Department

The Village uses a third party billing service to bill and collect fees generated by the transport of individuals to the hospital by Fire Department emergency personnel. The Village has used Andres Medical Billing, Inc. for more than a decade. Andres is familiar with our organization and its policies, works with many other agencies within our hospital system, and has a physical office located in Arlington Heights. Staff from both the Fire and Finance Departments have an excellent working relationship with Andres representatives.

Andres Medical Billing was recently acquired by EMS Management & Consultants, Inc. (EMS|MC). Effective January 1, 2024, the Village's account with Andres will be transferred to EMS Management & Consultants, Inc. (EMS|MC). Though the corporate headquarters of EMS|MC is located out of state, the Village of Arlington Heights will continue to work with our same local staff contacts with whom we have had a positive relationship with since the inception of our ambulance billing agreement.

As our current contract extension with Andres expires on December 31st, the Fire Department considered this a prime opportunity to set a long-term contract with (EMS|MC), which would solidify the low billing fee rate that the Village currently enjoys. The Village of Arlington Heights currently pays a fee equivalent to 3.2% of the amount collected. This is the lowest known rate among surrounding communities and significantly below the industry standard of 5%. The Fire Department was provided a contract that has been reviewed by the Finance Department and the Village's legal representatives. All finalized terms and conditions are acceptable and will provide for "business as usual" for all parties. The new contract is valid from January 1, 2024 through December 31, 2028. The contract locks in the current 3.2% fee for 4 more years.

**Recommendation**

It is recommended that the Village Board approve a 5-year contract with EMS Management & Consultants, Inc. (EMS|MC) of Winston-Salem, North Carolina to provide ambulance billing services and authorize the execution of the necessary documents.

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| VAH - EMS\|MC Contract | Agreement |

# BILLING SERVICES AGREEMENT

THIS BILLING SERVICES AGREEMENT (hereinafter "Agreement"), is entered into this _____ day of _____ 2023, between EMS MANAGEMENT & CONSULTANTS, INC. (hereinafter "EMS|MC") and the VILLAGE OF ARLINGTON HEIGHTS, (hereinafter "Client").

**WITNESSETH:**

WHEREAS, EMS|MC is an ambulance billing service company with experience in providing medical billing and collection services to medical transport providers, including fire and rescue and emergency medical service (EMS) providers; and

WHEREAS, Client is normally engaged in the business of providing emergency medical services, and billable medical transportation services; and

WHEREAS, Client wishes to retain EMS|MC to provide medical billing, collection and related services as set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual agreements described below and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

## 1. ENGAGEMENT.

a. During the term of this Agreement, EMS|MC shall provide routine billing, bill processing and fee collection services reasonably required and customary for service providers of similar size and situation to Client (the "Revenue Cycle Management Services" or "RCM Services"). The RCM Services shall include: (1) preparing and submitting initial and secondary claims and bills for Client to insurers and others responsible for payment; (2) performing reasonable and diligent routine collection efforts to secure payments from primary and secondary payers and patients or other entities, (as EMS|MC, in its sole discretion deems appropriate); (3) issuing up to three patient statements for all unpaid balances; and (4) referring accounts which have not been collected during EMS|MC normal billing cycle to an outside collection agency if so directed by Client.

b. Collectively, the RCM Services that EMS|MC provides to Client shall be referred to as the "Services".

**2. EMS|MC Responsibilities**.

a. EMS|MC will provide the RCM Services in material compliance with all applicable state and federal laws and regulations.

b. EMS|MC will submit all "Completed Claims" to the applicable third-party payer. A "Completed Claim" is a claim for emergency medical services and billable medical transportation services that (i) is received by EMS|MC and supported by an ePCR record that contains all necessary and accurate information; (ii) has been reviewed and any identified issues sent to Client for remediation have been rectified; (iii) is for a patient encounter that has been electronically signed off by Client in the ePCR; (iv) has been reviewed by Client and deemed ready for billing; and (v) is not subject to a billing hold. EMS|MC will not have any responsibility for any adverse impact to Client that may result from any delay of Client in completing claims.

c. Accounts with outstanding balances after the insurance and/or third-party payer has determined benefits due will be billed by EMS|MC to the patient. EMS|MC will send up to three patient statements to the patient or responsible party, except as to those accounts on which an insurance carrier or third-party payer has accepted responsibility to pay. Once Client has submitted all necessary information, EMS|MC will bill all uninsured patients directly.

d. Within ten (10) business days of the last business day of the month, EMS|MC will provide to Client a month end report, which shall include an account analysis report, aging report and accounts receivables reconciliation report for the previous month. Deposit reports will be provided daily.

e. During the term of this Agreement, EMS|MC shall maintain, provide appropriate storage and data back-up for all billing records pertaining to the RCM Services provided by EMS|MC hereunder. Upon at least five (5) business days' prior written notice, EMS|MC shall make such records accessible to Client during EMS|MC business hours. Upon termination of this Agreement, trip data pertaining to the RCM Services shall be returned to Client. Notwithstanding anything to the contrary herein, Client acknowledges and agrees that EMS|MC is not a custodian of clinical records nor a clinical records repository. Client is responsible for maintaining all clinical records in accordance with Section 3(d).

f. EMS|MC shall notify Client of (i) all patient complaints about clinical services within five (5) business days of receipt; (ii) all patient complaints about billing within ten (10) business days of receipt; and (iii) all notices of audit, requests for medical records or other contacts or inquiries out of the normal course of business from representatives of Medicare, Medicaid or private payers with which Client contracts or any law enforcement

or government agency ("Payer Inquiries") within ten (10) business days of receipt, unless such agency prohibits EMS|MC from disclosing its inquiry to Client.

g. EMS|MC is appointed as the agent of Client under this Agreement solely for the express purposes of this Agreement relating to billing and receiving payments and mail, receiving and storing documents, and communicating with hospitals and other entities to facilitate its duties. EMS|MC will have no authority to pledge credit, contract, or otherwise act on behalf of Client except as expressly set forth herein.

h. As to all payments received from Medicare, Medicaid and other government funded programs, the parties specifically acknowledge that EMS|MC will only prepare claims for Client and will not negotiate checks payable or divert electronic fund transfers to Client from Medicare, Medicaid or any other government funded program. All Medicare, Medicaid and any other government funded program payments, including all electronic fund transfers, will be deposited directly into a bank account designated by Client to receive such payments and as to such account only Client, through its officers and directors, shall have access.

i. The Services provided by EMS|MC to Client under this Agreement are conditioned on Client's fulfillment of the responsibilities set forth in this Agreement.

j. EMS|MC shall maintain insurance policies in the following minimum amounts: General Liability $1,000,000 per occurrence / $2,000,000 aggregate; Commercial Auto w/hired non-owned coverage $1,000,000; Workers Compensation$500,000/$500,000/$500,000; Professional Liability of $2,000,000; Employment Practices Liability $250,000.

k. EMS|MC shall have no responsibility to provide any of the following services:

i. Determining the accuracy or truthfulness of documentation and information provided by Client;

ii. Providing services outside the EMS|MC billing system;

iii. Submitting any claim that EMS|MC believes to be inaccurate or fraudulent; or

iv. Providing any service not expressly required of EMS|MC by this Agreement.

**3. RESPONSIBILITIES OF CLIENT.** The following responsibilities of Client are a condition of EMS|MC's services under this Agreement, and EMS|MC shall have no

obligation to provide the Services to the extent that Client has not fulfilled these responsibilities:

a. Client will pay all amounts owed to EMS|MC under this Agreement.

b. Client will implement standard commercially reasonable actions and processes as may be requested by EMS|MC from time-to-time to allow EMS|MC to properly and efficiently provide the RCM Services. These actions and processes include, but are not limited to, the following:

i. Providing EMS|MC with complete and accurate demographic and charge information necessary for the processing of professional and/or technical component billing to third parties and/or patients including, without limitation, the following: patient identification (name, address, phone number, birth date, gender); guarantor identification and address; insurance information; report of services; special claim forms; pre-authorization numbers; and such additional information as is requested by EMS|MC;

ii. Providing EMS|MC with complete and accurate medical record documentation for each incident or patient service rendered for reimbursement, which is necessary to ensure proper billing and secure claim payment;

iii. Providing EMS|MC, in a timely manner, with Patient Care Reports (PCRs) that thoroughly detail the patient's full medical condition at the time of service and include a chronological narrative of all services and treatment rendered;

iv. Obtaining authorizations and signatures on all required forms, including consent to treat, assignment of benefits, release of information and claims;

v. Obtaining physician certification statements (PCS) forms for all non-emergency transports and other similar medical necessity forms or prior authorization statements as deemed necessary by the payer;

vi. Obtaining or executing all forms or documentation required by Medicare, Medicaid, CHAMPUS, and any other payer or insurance carriers to allow EMS|MC to carry out its billing and other duties under this Agreement; and

vii. Implementing reasonable and customary charges for complete, compliant billing.

c. Client represents and warrants that the PCR and any and all associated medical records, forms and certification statements provided to EMS|MC are true and accurate and contain only factual information observed and documented by the attending field technician during the course of the treatment and transport.

d. Client shall maintain Client's own files with all original or source documents, as required by law, and only provide to EMS|MC copies of such documents. Client acknowledges that EMS|MC is not the agent of Client for storage of source documentation.

e. Client will provide EMS|MC with a copy of any existing billing policy manuals or guidelines, Medicare or Medicaid reports, or any other record or document related to services or billing of Client's accounts.

f. Client will report to EMS|MC within ten (10) business days of payments received directly by Client, and promptly notify EMS|MC of any cases requiring special handling or billing. Client shall advise EMS|MC of any Payer Inquiries within ten (10) business days of receipt.

g. Client shall ensure that any refunds posted by EMS|MC are actually issued and paid to the patient, insurer, or other payer as appropriate.

h. Client agrees to provide EMS|MC with administrative access to the ePCR system or similar access in order to run reports and review documents and attachments to better service Client's account.

i. Client shall provide EMS|MC with access to its facilities and personnel for the purpose of providing on-site and/or online training to such personnel. Client shall cooperate with EMS|MC and facilitate any training that EMS|MC wishes to provide.

j. Client shall make an effort to complete EMS|MC's online training course within 90 days of the contract start date and all new hires will make an effort to complete EMS|MC's online documentation training within 90 days of hire date. Newly developed training materials by EMS|MC should be mutually agreed upon by the parties to be required training.

k. Client shall comply with all applicable federal, state, and local laws, rules, regulations, and other legal requirements that in any way affect this Agreement or the duties and responsibilities of the parties hereunder.

**4. EMS|MC WEB PORTALS.**

a. EMS|MC shall provide Client and those individuals appointed by Client ("Users") with access to EMS|MC Web Portals (the "Portals"), which shall be subject to

the applicable Terms of Use found on the Portals. To be appointed as a User, the individual must be an employee of Client or otherwise approved by Client and EMS|MC. Client is responsible for all activity of Users and others accessing or using the Portals through or on behalf of Client including, but not limited to, ensuring that Users do not share credentials for accessing the Portals. Client is also responsible for (i) identifying individuals who Client determines should be Users; (ii) determining and notifying EMS|MC of each User's rights; (iii) monitoring Users' access to and use of the Portals; (iv) acting upon any suspected or unauthorized access of information through the Portals; (v) ensuring each User's compliance with this Agreement and the Terms of Use governing the use of the Portals; and (vi) notifying EMS|MC to deactivate a User account whenever a User's employment, contract or affiliation with Client is terminated or Client otherwise desires to suspend or curtail a User's access to and use of the Portals. Client agrees to follow best practices to ensure compliance with this provision.

b. Client acknowledges that EMS|MC may suspend or terminate any User's access to the Portals (i) for noncompliance with this Agreement or the applicable Terms of Use; (ii) if such User poses a threat to the security or integrity of the Portals or information available therein; (iii) upon termination of Client; or (iv) upon notice of suspension or termination of such User by Client. Client may suspend or terminate a User's access to the Portals at any time.

**5. COMPENSATION OF EMS|MC.**

a. Client shall pay a fee for the Services of EMS|MC hereunder, on a monthly basis, in an amount equal to 3.2% percent of "Net Collections" as defined below (the "RCM Fee"). Net Collections shall mean all cash and check amounts including electronic fund transfers (EFTs) received by EMS|MC from payers, patients, attorney's offices, court settlements, collection agencies, government institutions, debt set-off programs, group health insurance plans, private payments, credit cards, healthcare facilities or any person or entity submitting funds on a patient's account, or any amounts paid directly to Client with or without the knowledge of EMS|MC that are paid, tendered, received or collected each month for Client's transports, less refunds processed or any other necessary adjustments to those amounts. Price adjustments for such services shall be allowed at the completion of the initial contract term. Price adjustments shall not exceed the change in the average of the Consumer Price Index (CPI) for all Urban Consumers, Not Seasonally Adjusted, Area: U.S. city average, Item: All item, Base Period: 1982-84=100 over the twelve months prior.

b. The RCM Fee is referred to as the "Compensation".

c. EMS|MC shall submit an invoice to Client by the tenth (10th) day of each month for the Compensation due to EMS|MC for the previous calendar month. The Compensation amount reflected on the invoice shall be paid in full by the 45th day following the day in which the invoice is first presented to Client (the "Payment Date"). Such amount shall be paid without offset unless the calculation of the amount is disputed in good faith, in which case Client shall pay the undisputed amount and shall provide EMS|MC with detailed written notice of the basis for the disputed portion no later than the Payment Date. Any invoices not disputed in writing by the Payment Date shall be deemed "undisputed" for all purposes of the Agreement. All invoices are to be paid directly from Client's banking institution to EMS|MC via ACH draft initiated by EMS|MC into EMS|MC's bank account.

d. A one-time late fee of 5% shall be added to any invoices that remain unpaid by the 5th day of the calendar month following the Payment Date. Interest shall begin to accrue on all unpaid balances starting thirty (30) days after the presentment of said invoice for any unpaid balances at the rate of 1½% per month or the highest rate allowed under applicable law, whichever is lower. Client shall be responsible for all costs of collection incurred by EMS|MC or others in attempting to collect any amounts due from Client under this Agreement, including, but not limited to, reasonable attorney fees.

e. In the event of a material change to applicable law, the billing process and/or scope of Services provided in this Agreement or a material difference in any of the patient demographics provided by the Client and set forth in Exhibit A, EMS|MC reserves the right to negotiate a fee change with Client and amend this Agreement accordingly or terminate this Agreement.

f. EMS|MC may, in its sole discretion, immediately cease to provide Services for Client should the outstanding balance owed to EMS|MC become in arrears. Claims processing will not resume until all outstanding balances are paid in full or arrangements approved by EMS|MC have been made to wholly resolve any outstanding balances.

**6. TERM OF AGREEMENT**.

a. This Agreement shall be effective commencing on January 1, 2024, and shall thereafter continue through December 31, 2028, ("Initial Term"). This Agreement shall be binding upon the parties hereto and their respective successors, assigns, and transferees. The Agreement shall automatically renew on the same terms and conditions as stated herein, for successive one (1) year terms (each a "Renewal Term"), unless either party gives written notice of intent not to renew at least 60 days before expiration of any term. Notwithstanding anything herein to the contrary, this Agreement may be

terminated under the provisions provided below. (The Initial Term and any Renewal Terms are referred to as the "Term".)

b. **Termination for Cause**. Notwithstanding Section 6(a), either party may terminate this Agreement if the other party materially breaches this Agreement, unless (i) the breaching party cures the breach within 10 days following receipt of notice describing the breach in reasonable detail, or (ii) with respect to a breach which may not reasonably be cured within a 10-day period, the breaching party commences, is diligently pursuing cure of, and cures the breach as soon as practical following receipt of notice describing the breach in reasonable detail.

c. **Termination without Cause**. The Client may terminate this Agreement at any time for any reason upon 60 days written notice.

d. **Immediate Termination**. Either party may terminate this Agreement immediately as a result of the following:

i. Failure of Client to make timely payments due under this Agreement;

ii. Injury to any customer, independent contractor, employee or agent of the other party hereto arising from the gross negligence or willful misconduct of a party;

iii. Harassment of any employee or contractor of a party or commitment of any act by a party which creates an offensive work environment; or

iv. Commitment of any unethical or immoral act which harms the other party or could have the effect of harming the other party.

**7. RESPONSIBILITIES UPON TERMINATION.**

a. Subject to Client's payment of all amounts due hereunder, upon any termination of this Agreement, and during the period of any notice of termination, EMS|MC will make available to Client or its authorized representatives data from the billing system regarding open accounts in an electronic format, and will otherwise reasonably cooperate and assist in any transition of the Services to Client, or its successor billing agent. Upon request, EMS|MC will provide to Client trip data associated with the claims submitted by EMS|MC on behalf of Client pursuant to this Agreement. EMS|MC shall retain financial and billing records not tendered or returned to Client on termination hereof for at least ten (10) years following the date of service.

b. Following termination of this Agreement, for a period of ninety (90) days (the "Wind Down"), EMS|MC will continue its billing and collection efforts as to those accounts with dates of services prior to termination, subject to the terms and conditions of this

Agreement including, but not limited to, Section 5. Client will continue to provide EMS|MC with copies of checks and payments on those accounts which were filed by EMS|MC under this Agreement. EMS|MC shall have no further responsibilities as to such accounts after the Wind Down; however, EMS|MC shall be entitled to compensation as provided in Section 5(a) for such amounts filed by EMS|MC, regardless of whether such amounts are collected by Client during or after the Wind Down period. During the Wind Down and for up to twelve months following termination of this Agreement, EMS|MC shall continue to make the Portals available to Client, subject the applicable Terms of Use. Notwithstanding the foregoing, in the event EMS|MC terminated this Agreement pursuant to Sections 6(b) or 6(c), EMS|MC shall have no obligation to provide any Services after the date of termination.

**8. EXCLUSIVITY AND MISCELLANEOUS BILLING POLICIES.**

a. During the term of this Agreement, EMS|MC shall be Client's exclusive provider of the RCM Services. Client may not directly file, submit or invoice for any medical or medical transportation services rendered while this Agreement is in effect.

b. In addition, Client agrees not to collect or accept payment for services from any patient unless the service requested does not meet coverage requirements under any insurance program in which the patient is enrolled or the patient is uninsured. Payments received directly by Client for these services must be reported to EMS|MC as provided in Section 3(f) hereof and shall be treated as Net Collections for purposes of Section 5(a) hereof.

c. In compliance with CMS regulations, Medicare patients will not be charged by Client a higher rate or amount for identical covered services charged to other insurers or patients. Accordingly, only one fee schedule shall exist and be used in determining charges for all patients regardless of insurance coverage.

d. EMS|MC reserves the right not to submit a claim for reimbursement on any patient in which the PCR and/or associated medical records are incomplete or appear to be inaccurate or do not contain enough information to substantiate or justify reimbursement. This includes missing patient demographic information, insurance information, Physician Certification Statements (PCS) or any required crew and/or patient signatures, or otherwise contradictory medical information.

e. Client shall implement and maintain a working compliance plan ("Compliance Plan") in accordance with the most current guidelines of the U.S. Department of Health and Human Services ("HHS"). The Compliance Plan must include, but not be limited to, formal written policies and procedures and standards of conduct,

designation of a compliance officer, quality assurance policy and effective training and education programs.

f. In accordance with the HHS Office of Inspector General ("OIG") Compliance Program Guidance for Third-Party Medical Billing Companies, EMS|MC is obligated to report misconduct to the government, if EMS|MC discovers credible evidence of Client's continued misconduct or flagrant, fraudulent or abusive conduct. In the event of such evidence, EMS|MC has the right to (a) refrain from submitting any false or inappropriate claims, (b) terminate this Agreement and/or (c) report the misconduct to the appropriate authorities.

**9. NON-INTERFERENCE/NON-SOLICITATION OF EMS|MC EMPLOYEES.** Client understands and agrees that the relationship between EMS|MC and each of its employees constitutes a valuable asset of EMS|MC. Accordingly, Client agrees that both during the term of this Agreement and for a period beginning on the date of termination of this Agreement, whatever the reason, and ending three (3) years after the date of termination of this Agreement (the "Restricted Period"), Client shall not, without EMS|MC's prior written consent, directly or indirectly, solicit or recruit for employment; attempt to solicit or recruit for employment; or attempt to hire or accept as an employee, consultant, contractor, or otherwise, or accept any work from EMS|MC's employees with whom Client had material contact during the term of this Agreement, in any position where Client would receive from such employees the same or similar services that EMS|MC performed for Client during the term of this Agreement. Client also agrees during the Restricted Period not to unlawfully urge, encourage, induce, or attempt to urge, encourage, or induce any employee of EMS|MC to terminate his or her employment with EMS|MC. Client has carefully read and considered the provisions of Section 9 hereof, and having done so, agrees that the restrictions set forth in such section (including, but not limited to, the time period) are fair and reasonable and are reasonably required for the protection of the legitimate interests of EMS|MC, its officers, directors, shareholders, and employees.

**10. PRIVACY.**

a. *Confidentiality*. The Parties acknowledge that they will each provide to the other Confidential Information as part of carrying out the terms of this Agreement. EMS|MC and Client will be both a Receiving Party and a Disclosing Party at different times. The Receiving Party agrees that it will not (i) use any such Confidential Information in any way, except for the exercise of its rights and performance of its obligations under this Agreement, or (ii) disclose any such Confidential Information to any third party, other than furnishing such Confidential Information to its employees, consultants, and

subcontractors, who are subject to the safeguards and confidentiality obligations contained in this Agreement and who require access to the Confidential Information in the performance of the obligations under this Agreement. In the event that the Receiving Party is required by applicable law to make any disclosure of any of the Disclosing Party's Confidential Information, by subpoena, judicial or administrative order or otherwise, the Receiving Party will first give written notice of such requirement to the Disclosing Party, and will permit the Disclosing Party to intervene in any relevant proceedings to protect its interests in the Confidential Information, and provide full cooperation and assistance to the Disclosing Party in seeking to obtain such protection, at the Disclosing Party's sole expense. "Confidential Information" means the provisions of the Agreement (including, but not limited to, the financial terms herein) and any information disclosed by a Party (the "Disclosing Party") to the other Party (the "Receiving Party"). Information will not be deemed Confidential Information hereunder if the Receiving Party can prove by documentary evidence that such information: (a) was known to the Receiving Party prior to receipt from the Disclosing Party directly or indirectly from a source other than one having an obligation of confidentiality to the Disclosing Party; (b) becomes known (independently of disclosure by the Disclosing Party) to the Receiving Party directly or indirectly from a source other than one having an obligation of confidentiality to the Disclosing Party; (c) becomes publicly known or otherwise ceases to be secret or confidential, except through a breach of this Agreement by the Receiving Party; or (d) is independently developed by the Receiving Party without the use of any Confidential Information of the Disclosing Party.

b. *HIPAA Compliance*. The parties agree to comply with the Business Associate Addendum, attached hereto and incorporated by reference herein as Attachment 1, documenting the assurances and other requirements respecting the use and disclosure of Protected Health Information. It is Client's responsibility to ensure that it obtains all appropriate and necessary authorizations and consents to use or disclose any individually identifiable health information in compliance with all federal and state privacy laws, rules and regulations, including but not limited to the Health Insurance Portability and Accountability Act. In the event that this Agreement is, or activities permitted or required by this Agreement are, inconsistent with or do not satisfy the requirements of any applicable privacy or security law, rule or regulation, the parties shall take any reasonably necessary action to remedy such inconsistency.

**11. DISCLAIMERS, LIMITATIONS OF LIABILITY AND DISPUTE RESOLUTION**

a. Each Party acknowledges that the liability limitations and warranty disclaimers in the Agreement are independent of any remedies hereunder and shall apply regardless of whether any remedy fails of its essential purpose. Client acknowledges that

the limitations of liability set forth in this Agreement are integral to the amount of consideration offered and charged in connection with the Services and that, were EMS|MC to assume any further liability other than as provided in the Agreement, such consideration would of necessity be set substantially higher.

b. EMS|MC and Client acknowledge and agree that despite their best efforts, billing errors may occur from time to time. Each party will promptly notify the other party of the discovery of a billing error. EMS|MC's sole obligation in the event of a billing error will be to correct the error by making appropriate changes to the information in its system, posting a refund if appropriate, and re-billing the underlying claim if permissible.

c. Except for any express warranty provided herein or in the applicable exhibit, the services are provided on an "as is," "as available" basis. Client agrees that use of the services is at client's sole risk; and, to the maximum extent permitted by law, EMS|MC expressly disclaims any and all other express or implied warranties with respect to the services including, but not limited to, warranties of merchantability, fitness for a particular purpose, title, non-infringement or warranties alleged to arise as a result of custom and usage.

d. A "Claim" is defined as any claim or other matter in dispute between EMS|MC and Client that arises from or relates in any way to this Agreement or to the Services, or data provided by EMS|MC hereunder, regardless of whether such claim or matter is denominated as a contract claim, tort claim, warranty claim, indemnity claim, statutory claim, arbitration demand, or otherwise.

e. To the fullest extent allowed by law, the total liability of EMS|MC to Client regarding any and all Claims shall be capped at, and shall in no event exceed, the total fees paid by Client to EMS|MC under this Agreement in the twelve (12) months prior to the event giving rise to the Claim (the "Liability Cap"). All amounts that may be potentially awarded against EMS|MC in connection with a Claim are included in and subject to the Liability Cap and shall not cause the Liability Cap to be exceeded, including, without limitation, all direct compensatory damages, interest, costs, expenses, and attorneys' fees. Provided, however, that nothing in the foregoing shall be construed as an admission of liability by EMS|MC in any amount or as a waiver or compromise of any other defense that may be available to EMS|MC regarding any Claim.

f. To the fullest extent allowed by law, and notwithstanding any statute of limitations, statute of repose, or other legal time limit to the contrary, no Claim shall be brought by Client against EMS|MC after the earlier of the following to occur (the "Claim Time Limit"): (i) the time period for bringing an action under any applicable state or federal statute of limitations; one (1) year after the date upon which Client discovered, or should

have discovered, the facts giving rise to an alleged claim; or (ii) two (2) years after the first act or omission giving rise to an alleged claim. Any Claim not brought within the Claim Time Limit is waived. The Claim Time Limit applies, without limitation, to any Claim brought in arbitration under the arbitration clause below, and shall be deemed to have been satisfied if an arbitration demand asserting such Claim is received by the American Arbitration Association (or other arbitration administrator as may be mutually agreed on by EMS|MC and Client) within the Claim Time Limit. Notwithstanding the foregoing, if a Claim has been asserted in arbitration within the Claim Time Limit, a proceeding in court to confirm, enforce, vacate, modify, correct, or amend an arbitration award resulting from such arbitration may be brought outside the Claim Time Limit as long as it is brought within the time period required by applicable law.

g. Client agrees that any Claim Client may have against EMS|MC, including EMS|MC's past or present employees or agents, shall be brought individually and Client shall not join such Claim with claims of any other person or entity or bring, join or participate in a class action against EMS|MC.

h. To the fullest extent allowed by law, EMS|MC and Client waive claims against each other for consequential, indirect, incidental, special, punitive, exemplary, and treble damages, and for any other damages in excess of direct, compensatory damages including, but not limited to, loss of profits, loss of data, or loss of business, regardless of whether such claim or matter is denominated as a contract claim, tort claim, warranty claim, indemnity claim, statutory claim, arbitration demand, or otherwise, even if a party has been apprised of the possibility or likelihood of such damages occurring (the "Non-Direct Damages Waiver").

i. Subject to the Liability Cap, the Claim Time Limit and the Non-Direct Damages Waiver, EMS|MC agrees to indemnify, hold harmless, and defend Client, with reasonably acceptable counsel, from and against any fines, penalties, damages, and judgments that Client becomes legally obligated to pay to a third party proximately caused by EMS|MC's gross negligence or willful misconduct. Provided, however, that this indemnity is subject to the following further conditions and limitations: (i) Client must provide prompt written notice to EMS|MC of the matter for which indemnity is or may be sought, within such time that no right of EMS|MC is prejudiced, and in no event no later than thirty (30) days after Client first becomes aware of the facts that give rise or may give rise to a right of indemnity; (ii) Client must allow EMS|MC the opportunity to direct and control the defense and handling of the matter for which indemnity is or may be sought; (iii) Client must not agree to any settlement or other voluntary resolution of a matter for which indemnity is or may be sought without EMS|MC's express consent; and (iv) Client shall not seek or be entitled to indemnify for amounts that Client reimburses or

refunds to Medicaid, Medicare, any governmental entity, any insurer, or any other payer as a result of medical services or medical transportation services for which Client should not have received payment in the first place under applicable rules, regulations, standards and policies. Client waives all rights of indemnity against EMS|MC not in accordance with this subsection.

**12. GENERAL.**

a. Status of Parties. Nothing contained in this Agreement shall be construed as establishing a partnership or joint venture relationship between EMS|MC and Client, or as establishing an agency relationship beyond EMS|MC's service as a billing and collection agent of Client under the express terms of this Agreement. EMS|MC and its employees and representatives shall have no legal authority to bind Client.

b. Assignment. Neither this Agreement nor any rights or obligations hereunder shall be assigned by either party without prior written consent of the other party, except that this Agreement may be assigned without consent to the survivor in any merger or other business combination including either party, or to the purchaser of all or substantially all of the assets of either party.

c. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors, assigns (where permitted), and transferees.

d. Notices. All notices required or permitted by this Agreement shall be in writing and shall be deemed to have been given: (i) on the day received, if personally delivered; (ii) on the day received if sent by a recognized overnight delivery service, according to the courier's record of delivery; and (iii) on the 5th (fifth) calendar day after the date mailed by certified or registered mail. Such notices shall be addressed as follows:

Client:

Village of Arlington Heights
33 S Arlington Heights Road
Arlington Heights, IL 60005

EMS|MC:

EMS Management & Consultants, Inc.
Chief Executive Officer
2540 Empire Drive
Suite 100

Winston-Salem, NC 27103

Either party may change its address for notices under this Agreement by giving written notice of such change to the other party in accordance with the terms of this section.

e. Governing Law. This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with and governed by the laws of the State of Illinois, notwithstanding any conflicts of law rules to the contrary.

f. Integration of Terms. This instrument together with all attachments, exhibits and schedules constitutes the entire agreement between the parties, and supersedes all prior negotiations, commitments, representations and undertakings of the parties with respect to its subject matter. Without limiting the foregoing, this Agreement supersedes and takes precedence over any inconsistent terms contained in any Request for Proposal ("RFP") from Client and any response to that RFP from EMS|MC.

g. Amendment and Waiver. This Agreement may be amended or modified only by an instrument signed by all of the parties. A waiver of any provision of this Agreement must be in writing, designated as such, and signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent or other breach thereof.

h. Severability. If any provision of this Agreement shall not be valid for any reason, such provision shall be entirely severable from, and shall have no effect upon, the remainder of this Agreement. Any such invalid provision shall be subject to partial enforcement to the extent necessary to protect the interest of the parties hereto.

i. Force Majeure. With the exception of Client's payment obligation, a Party will not be in breach or liable for any delay of its performance of this Agreement caused by natural disasters or other unexpected or unusual circumstances reasonably beyond its control.

j. Third Party Beneficiaries. There are no third-party beneficiaries to this Agreement.

k. Counterparts. This Agreement may be executed in multiple counterparts by a duly authorized representative of each party.

l. Survival. All terms which by their nature survive termination shall survive termination or expiration of the Agreement including, but not limited to, Sections 3(c), 3(f) – (h), 5(a), 5(c), 7, 9 – 12.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed on the later of the dates set forth below.

Each person whose signature appears hereon represents, warrants and guarantees that he/she has been duly authorized and has full authority to execute this Agreement on behalf of the party on whose behalf this Agreement is executed.

| EMS|MC: | CLIENT: |
|---|---|
| EMS Management & Consultants, Inc. | Village of Arlington Heights |
| By: _____ | By: _____ |
| Print Name: _____ | Print Name: _____ |
| Title: _____ | Title: _____ |
| Date: _____ | Date: _____ |

## Attachment 1
## Business Associate Addendum

This Business Associate Addendum (the "Addendum") is made effective the ____ day of _____ 2023, by and between the Village of Arlington Heights, hereinafter referred to as "Covered Entity," and EMS Management & Consultants, Inc., hereinafter referred to as "Business Associate" (individually, a "Party" and collectively, the "Parties").

WITNESSETH:

WHEREAS, the Parties wish to enter into a Business Associate Addendum to ensure compliance with the Privacy and Security Rules of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA Privacy and Security Rules") (45 C.F.R. Parts 160 and 164); and

WHEREAS, the Health Information Technology for Economic and Clinical Health ("HITECH") Act of the American Recovery and Reinvestment Act of 2009, Pub. L. 111-5, modified the HIPAA Privacy and Security Rules (hereinafter, all references to the "HIPAA Privacy and Security Rules" include all amendments thereto set forth in the HITECH Act and any accompanying regulations); and

WHEREAS, the Parties have entered into a Billing Services Agreement (the "Agreement") whereby Business Associate will provide certain services to Covered Entity and, pursuant to such Agreement, Business Associate may be considered a "business associate" of Covered Entity as defined in the HIPAA Privacy and Security Rules; and

WHEREAS, Business Associate may have access to Protected Health Information or Electronic Protected Health Information (as defined below) in fulfilling its responsibilities under the Agreement; and

WHEREAS, Covered Entity wishes to comply with the HIPAA Privacy and Security Rules, and Business Associate wishes to honor its obligations as a Business Associate to Covered Entity.

THEREFORE, in consideration of the Parties' continuing obligations under the Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to the provisions of this Addendum.

### I. DEFINITIONS

Except as otherwise defined herein, any and all capitalized terms in this Addendum shall have the definitions set forth in the HIPAA Privacy and Security Rules. In the event of an inconsistency between the provisions of this Addendum and mandatory provisions of the HIPAA Privacy and Security Rules, as amended, the HIPAA Privacy and Security Rules in effect at the time shall control. Where provisions of this Addendum are different than those mandated by the HIPAA Privacy and Security Rules, but are nonetheless permitted by the HIPAA Privacy and Security Rules, the provisions of this Addendum shall control.

The term "Breach" means the unauthorized acquisition, access, use, or disclosure of protected health information which compromises the security or privacy of such information, except where an unauthorized person to whom such information is disclosed would not reasonably have been able to retain such information. The term "Breach" does **not** include: (1) any unintentional acquisition, access, or use of protected health information by any employee or individual acting under the authority of a covered entity

or business associate if (a) such acquisition, access, or use was made in good faith and within the course and scope of the employment or other professional relationship of such employee or individual, respectively, with the covered entity or business associate, and (b) such information is not further acquired, accessed, used, or disclosed by any person; or (2) any inadvertent disclosure from an individual who is otherwise authorized to access protected health information at a facility operated by a covered entity or business associate to another similarly situated individual at same facility; and (3) any such information received as a result of such disclosure is not further acquired, accessed, used, or disclosed without authorization by any person.

The term "Electronic Health Record" means an electronic record of health-related information on an individual that is created, gathered, managed, and consulted by authorized health care clinicians and staff.

The term "HIPAA Privacy and Security Rules" refers to 45 C.F.R. Parts 160 and 164 as currently in effect or hereafter amended.

The term "Protected Health Information" means individually identifiable health information as defined in 45 C.F.R § 160.103, limited to the information Business Associate receives from, or creates, maintains, transmits, or receives on behalf of, Covered Entity.

The term "Electronic Protected Health Information" means Protected Health Information which is transmitted by or maintained in Electronic Media (as now or hereafter defined in the HIPAA Privacy and Security Rules).

The term "Secretary" means the Secretary of the Department of Health and Human Services.

The term "Unsecured Protected Health Information" means Protected Health Information that is not rendered unusable, unreadable, or indecipherable to unauthorized individuals through the use of a technology or methodology specified by the Secretary in guidance published in the Federal Register at 74 Fed. Reg. 19006 on April 27, 2009 and in annual guidance published thereafter.

## II. PERMITTED USES AND DISCLOSURES BY BUSINESS ASSOCIATE

a. Business Associate may use or disclose Protected Health Information to perform functions, activities, or services for, or on behalf of, Covered Entity as specified in the Agreement or this Addendum, provided that such use or disclosure would not violate the HIPAA Privacy and Security Rules if done by Covered Entity. Until such time as the Secretary issues regulations pursuant to the HITECH Act specifying what constitutes "minimum necessary" for purposes of the HIPAA Privacy and Security Rules, Business Associate shall, to the extent practicable, disclose only Protected Health Information that is contained in a limited data set (as defined in Section 164.514(e)(2) of the HIPAA Privacy and Security Rules), unless the person or entity to whom Business Associate is making the disclosure requires certain direct identifiers in order to accomplish the intended purpose of the disclosure, in which event Business Associate may disclose only the minimum necessary amount of Protected Health Information to accomplish the intended purpose of the disclosure.

b. Business Associate may use Protected Health Information in its possession for its proper management and administration and to fulfill any present or future legal responsibilities of Business Associate, provided that such uses are permitted under state and federal confidentiality laws.

c. Business Associate may disclose Protected Health Information in its possession to third parties for the purposes of its proper management and administration or to fulfill any present or future legal responsibilities of Business Associate, provided that:

1. the disclosures are required by law; or

2. Business Associate obtains reasonable assurances from the third parties to whom the Protected Health Information is disclosed that the information will remain confidential and be used or further disclosed only as required by law or for the purpose for which it was disclosed to the third party, and that such third parties will notify Business Associate of any instances of which they are aware in which the confidentiality of the information has been breached.

d. Until such time as the Secretary issues regulations pursuant to the HITECH Act specifying what constitutes "minimum necessary" for purposes of the HIPAA Privacy and Security Rules, Business Associate shall, to the extent practicable, access, use, and request only Protected Health Information that is contained in a limited data set (as defined in Section 164.514(e)(2) of the HIPAA Privacy and Security Rules), unless Business Associate requires certain direct identifiers in order to accomplish the intended purpose of the access, use, or request, in which event Business Associate may access, use, or request only the minimum necessary amount of Protected Health Information to accomplish the intended purpose of the access, use, or request. Covered Entity shall determine what quantum of information constitutes the "minimum necessary" amount for Business Associate to accomplish its intended purposes.

e. Business Associate may use Protected Health Information to de-identify such information in accordance with 45 C.F.R. § 164.514(b) for Business Associate's own business purposes or in connection with the services provided pursuant to the Agreement or to provide Data Aggregation services to Customer as permitted by 45 C.F.R. 164.504(e)(2)(i)(b). Once the Protected Health Information has been de-identified or aggregated, it is no longer considered Protected Health Information governed by this Addendum.

III. OBLIGATIONS AND ACTIVITIES OF BUSINESS ASSOCIATE

a. Business Associate acknowledges and agrees that all Protected Health Information that is created or received by Covered Entity and disclosed or made available in any form, including paper record, oral communication, audio recording, and electronic display by Covered Entity or its operating units to Business Associate or is created or received by Business Associate on Covered Entity's behalf shall be subject to this Addendum.

b. Business Associate agrees to not use or further disclose Protected Health Information other than as permitted or required by the Agreement, this Addendum or as required by law.

c. Business Associate agrees to use appropriate safeguards to prevent use or disclosure of Protected Health Information other than as provided for by this Addendum. Specifically, Business Associate will:

1. implement the administrative, physical, and technical safeguards set forth in Sections 164.308, 164.310, and 164.312 of the HIPAA Privacy and Security Rules that reasonably and appropriately protect the confidentiality, integrity, and availability of any Protected Health Information that it creates, receives, maintains, or transmits on behalf of Covered Entity, and, in accordance with Section 164.316 of the HIPAA Privacy and Security Rules, implement and maintain reasonable and appropriate policies and procedures to enable it to comply with the requirements outlined in Sections 164.308, 164.310, and 164.312; and

2. report to Covered Entity any use or disclosure of Protected Health Information not provided for by this Addendum of which Business Associate becomes aware. Business Associate shall report to Covered Entity any Security Incident of which it becomes aware. Notice is deemed to have been

given for unsuccessful Security Incidents, such as (i) "pings" on an information system firewall; (ii) port scans; (iii) attempts to log on to an information system or enter a database with an invalid password or user name; (iv) denial-of-service attacks that do not result in a server being taken offline; or (v) malware (*e.g.*, a worms or a virus) that does not result in unauthorized access, use, disclosure, modification or destruction of Protected Health Information.

d. Business Associate agrees to ensure that any agent, including a subcontractor, to whom it provides Protected Health Information received from, or created or received by Business Associate on behalf of Covered Entity, agrees to the same restrictions and conditions that apply through this Addendum to Business Associate with respect to such information.

e. Business Associate agrees to comply with any requests for restrictions on certain disclosures of Protected Health Information to which Covered Entity has agreed in accordance with Section 164.522 of the HIPAA Privacy and Security Rules and of which Business Associate has been notified by Covered Entity. In addition, and notwithstanding the provisions of Section 164.522 (a)(1)(ii), Business Associate agrees to comply with an individual's request to restrict disclosure of Protected Health Information to a health plan for purposes of carrying out payment or health care operations if the Protected Health Information pertains solely to a health care item or service for which Covered Entity has been paid by in full by the individual or the individual's representative.

f. At the request of the Covered Entity and in a reasonable time and manner, not to extend ten (10) business days, Business Associate agrees to make available Protected Health Information required for Covered Entity to respond to an individual's request for access to his or her Protected Health Information in accordance with Section 164.524 of the HIPAA Privacy and Security Rules. If Business Associate maintains Protected Health Information electronically, it agrees to make such Protected Health Information available electronically to the applicable individual or to a person or entity specifically designated by such individual, upon such individual's request.

g. At the request of Covered Entity and in a reasonable time and manner, Business Associate agrees to make available Protected Health Information required for amendment by Covered Entity in accordance with the requirements of Section 164.526 of the HIPAA Privacy and Security Rules.

h. Business Associate agrees to document any disclosures of and make Protected Health Information available for purposes of accounting of disclosures, as required by Section 164.528 of the HIPAA Privacy and Security Rules.

i. Business Associate agrees that it will make its internal practices, books, and records relating to the use and disclosure of Protected Health Information received from, or created or received by Business Associate on behalf of, Covered Entity, available to the Secretary for the purpose of determining Covered Entity's compliance with the HIPAA Privacy and Security Rules, in a time and manner designated by the Secretary, subject to attorney-client and other applicable privileges.

j. Business Associate agrees that, while present at any Covered Entity facility and/or when accessing Covered Entity's computer network(s), it and all of its employees, agents, representatives and subcontractors will at all times comply with any network access and other security practices, procedures and/or policies established by Covered Entity including, without limitation, those established pursuant to the HIPAA Privacy and Security Rules.

k. Business Associate agrees that it will not directly or indirectly receive remuneration in exchange for any Protected Health Information of an individual without the written authorization of the individual or the individual's representative, except where the purpose of the exchange is:

1. for public health activities as described in Section 164.512(b) of the Privacy and Security Rules;

2. for research as described in Sections 164.501 and 164.512(i) of the Privacy and Security Rules, and the price charged reflects the costs of preparation and transmittal of the data for such purpose;

3. for treatment of the individual, subject to any further regulation promulgated by the Secretary to prevent inappropriate access, use, or disclosure of Protected Health Information;

4. for the sale, transfer, merger, or consolidation of all or part of Business Associate and due diligence related to that activity;

5. for an activity that Business Associate undertakes on behalf of and at the specific request of Covered Entity;

6. to provide an individual with a copy of the individual's Protected Health Information pursuant to Section 164.524 of the Privacy and Security Rules; or

7. other exchanges that the Secretary determines in regulations to be similarly necessary and appropriate as those described in this Section III.k.

l. Business Associate agrees that it will not directly or indirectly receive remuneration for any written communication that encourages an individual to purchase or use a product or service without first obtaining the written authorization of the individual or the individual's representative, unless:

1. such payment is for a communication regarding a drug or biologic currently prescribed for the individual and is reasonable in amount (as defined by the Secretary); or

2. the communication is made on behalf of Covered Entity and is consistent with the terms of this Addendum.

m. Business Associate agrees that if it uses or discloses patients' Protected Health Information for marketing purposes, it will obtain such patients' authorization before making any such use or disclosure.

n. Business Associate agrees to implement a reasonable system for discovery of breaches and method of risk analysis of breaches to meet the requirements of HIPAA, The HITECH Act, and the HIPAA Regulations, and shall be solely responsible for the methodology, policies, and procedures implemented by Business Associate.

o. State Privacy Laws. Business Associate shall understand and comply with state privacy laws to the extent that state privacy laws are not preempted by HIPAA or The HITECH Act.

## IV. BUSINESS ASSOCIATE'S MITIGATION AND BREACH NOTIFICATION OBLIGATIONS

a. Business Associate agrees to mitigate, to the extent practicable, any harmful effect that is known to Business Associate of a use or disclosure of Protected Health Information by Business Associate in violation of the requirements of this Addendum.

b. Following the discovery of a Breach of Unsecured Protected Health Information, Business Associate shall notify Covered Entity of such Breach without unreasonable delay and in no case later than forty-five (45) calendar days after discovery of the Breach. A Breach shall be treated as discovered by Business Associate as of the first day on which such Breach is known to Business Associate or, through the exercise of reasonable diligence, would have been known to Business Associate.

c. Notwithstanding the provisions of Section IV.b., above, if a law enforcement official states to Business Associate that notification of a Breach would impede a criminal investigation or cause damage to national security, then:

1. if the statement is in writing and specifies the time for which a delay is required, Business Associate shall delay such notification for the time period specified by the official; or

2. if the statement is made orally, Business Associate shall document the statement, including the identity of the official making it, and delay such notification for no longer than thirty (30) days from the date of the oral statement unless the official submits a written statement during that time.

Following the period of time specified by the official, Business Associate shall promptly deliver a copy of the official's statement to Covered Entity.

d. The Breach notification provided shall include, to the extent possible:

1. the identification of each individual whose Unsecured Protected Health Information has been, or is reasonably believed by Business Associate to have been, accessed, acquired, used, or disclosed during the Breach;

2. a brief description of what happened, including the date of the Breach and the date of discovery of the Breach, if known;

3. a description of the types of Unsecured Protected Health Information that were involved in the Breach, if known (such as whether full name, social security number, date of birth, home address, account number, diagnosis, disability code, or other types of information were involved);

4. any steps individuals should take to protect themselves from potential harm resulting from the Breach; and

5. a brief description of what Business Associate is doing to investigate the Breach, to mitigate harm to individuals, and to protect against any further Breaches.

e. Business Associate shall provide the information specified in Section IV.d., above, to Covered Entity at the time of the Breach notification if possible or promptly thereafter as information becomes available. Business Associate shall not delay notification to Covered Entity that a Breach has occurred in order to collect the information described in Section IV.d. and shall provide such information to Covered Entity even if the information becomes available after the forty-five (45)-day period provided for initial Breach notification.

## V. OBLIGATIONS OF COVERED ENTITY

a. Upon request of Business Associate, Covered Entity shall provide Business Associate with the notice of privacy practices that Covered Entity produces in accordance with Section 164.520 of the HIPAA Privacy and Security Rules.

b. Covered Entity shall provide Business Associate with any changes in, or revocation of, permission by an individual to use or disclose Protected Health Information, if such changes affect Business Associate's permitted or required uses and disclosures.

c. Covered Entity shall notify Business Associate of any restriction to the use or disclosure of Protected Health Information to which Covered Entity has agreed in accordance with Section 164.522 of the HIPAA Privacy and Security Rules, and Covered Entity shall inform Business Associate of the termination of any such restriction, and the effect that such termination shall have, if any, upon Business Associate's use and disclosure of such Protected Health Information.

## VI. TERM AND TERMINATION

a. Term. The Term of this Addendum shall be effective as of the date first written above, and shall terminate upon the later of the following events: (i) in accordance with Section VII.c., when all of the Protected Health Information provided by Covered Entity to Business Associate or created or received by Business Associate on behalf of Covered Entity is destroyed or returned to Covered Entity or, if such return or destruction is infeasible, when protections are extended to such information; or (ii) upon the expiration or termination of the Agreement.

b. Termination for Cause. Upon Covered Entity's knowledge of a material breach of this Addendum by Business Associate and Business Associate's failure to cure such breach within thirty (30) days of receiving notice of same from Covered Entity, Covered Entity shall have the right to terminate this Addendum and the Agreement.

c. Effect of Termination.

1. Except as provided in paragraph 2. of this subsection, upon termination of this Addendum, the Agreement or upon request of Covered Entity, whichever occurs first, Business Associate shall return or destroy all Protected Health Information received from Covered Entity, or created or received by Business Associate on behalf of Covered Entity. This provision shall apply to Protected Health Information that is in the possession of subcontractors or agents of Business Associate. Neither Business Associate nor its subcontractors or agents shall retain copies of the Protected Health Information.

2. In the event that Business Associate determines that returning or destroying the Protected Health Information is infeasible, Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction infeasible and shall extend the protections of this Addendum to such Protected Health Information and limit further uses and disclosures of such Protected Health Information to those purposes that make the return or destruction infeasible, for so long as Business Associate maintains such Protected Health Information.

## VII. MISCELLANEOUS

a. **No Rights in Third Parties**. Except as expressly stated herein, the Parties to this Addendum do not intend to create any rights in any third parties.

b. **Survival**. The obligations of Business Associate under Section VII(c) of this Addendum shall survive the expiration, termination, or cancellation of this Addendum, the Agreement, and/or the business relationship of the parties, and shall continue to bind Business Associate, its agents, employees, contractors, successors, and assigns as set forth herein.

c. **Amendment**. This Addendum may be amended or modified only in a writing signed by the Parties. The Parties agree that they will negotiate amendments to this Addendum to conform to any changes in the HIPAA Privacy and Security Rules as are necessary for Covered Entity to comply with the current requirements of the HIPAA Privacy and Security Rules. In addition, in the event that either Party believes in good faith that any provision of this Addendum fails to comply with the then-current requirements of the HIPAA Privacy and Security Rules or any other applicable legislation, then such Party shall notify the other Party of its belief in writing. For a period of up to thirty (30) days, the Parties shall address in good faith such concern and amend the terms of this Addendum, if necessary to bring it into compliance. If, after such thirty (30)-day period, the Addendum fails to comply with the HIPAA Privacy and Security Rules or any other applicable legislation, then either Party has the right to terminate this Addendum and the Agreement upon written notice to the other party.

d. **Independent Contractor**. None of the provisions of this Addendum are intended to create, nor will they be deemed to create, any relationship between the Parties other than that of independent parties contracting with each other solely for the purposes of effecting the provisions of this Addendum and any other agreements between the Parties evidencing their business relationship.

e. **Interpretation**. Any ambiguity in this Addendum shall be resolved in favor of a meaning that permits Covered Entity to comply with the HIPAA Privacy and Security Rules.

f. **Certain Provisions Not Effective in Certain Circumstances**. The provisions of this Addendum relating to the HIPAA Security Rule shall not apply to Business Associate if Business Associate does not receive any Electronic Protected Health Information from or on behalf of Covered Entity.

g. **Ownership of Information**. Covered Entity holds all right, title, and interest in and to the PHI and Business Associate does not hold and will not acquire by virtue of this Addendum or by virtue of providing goods or services to Covered Entity, any right, title, or interest in or to the PHI or any portion thereof.

h. **Entire Agreement**. This Addendum is incorporated into, modifies and amends the Agreement, inclusive of all other prior amendments or modifications to such Agreement. The terms and provisions of this Addendum shall control to the extent they are contrary, contradictory or inconsistent with the terms of the Agreement. Otherwise, the terms and provisions of the Agreement shall remain in full force and effect and apply to this Addendum.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the day and year written above.

Each person whose signature appears hereon represents, warrants and guarantees that he/she has been duly authorized and has full authority to execute this Agreement on behalf of the party on whose behalf this Agreement is executed.

| **Business Associate:** | **Covered Entity:** |
|---|---|
| **EMS Management & Consultants, Inc.** | **Village of Arlington Heights** |
| By: _____ | By: _____ |
| Print: _____ | Print: _____ |
| Title: _____ | Title: _____ |
| Date: _____ | Date: _____ |

**Village Board**
**12/4/2023**

**Item:** Superion/CentralSquare Agreement for Q1 2024

**Department**: ISD/I.T. Division

The Village's current Enterprise Resource Program (ERP) system, formally SunGard HTE and now CentralSquare Technologies, was purchased in 1996. This software provides base internal service activities such as accounting, budgeting, payroll, purchasing, cash receipts and permitting.

In September 2021, the Village entered into an agreement with Tyler Technologies to replace the Village's legacy ERP system, HTE. The implementation for the new ERP system began in January 2022 and is scheduled to be completed in the 2nd quarter of 2024. While the Village will be transitioning to the new ERP system, it is necessary to renew the current ERP maintenance support agreement for a one-quarter term (Q1 2024) with Superion/CentralSquare Technologies. This will allow continuity of operations and testing while the new ERP is being implemented. The agreement would run from January 1, 2024 through March 31, 2024.

Superion/CentralSquare Technologies is the sole provider for the HTE software and equipment. Funds are available and budgeted in 625-0601-520390.

**RECOMMENDATION**
It is recommended that the Village Board approve a one-quarter software and maintenance agreement with Superion,LLC a CentralSquare Company, Lake Mary, FL in the amount of $58,558.90.

**Village Board**
**12/4/2023**

**Item:** Cash Paid by Developers in Lieu of Land Dedication

**Department**: Finance

Two times per year, subject to availability of funds, the Village solicits requests from other governmental bodies for the release of monies collected from developers under the Village's Land Dedication Ordinance. As of October 31, 2023 the following summarizes the amounts collected and the requests from the other governmental bodies including their proposed designation for the use of these monies:

**Arlington Heights Elementary School District 25** - To fund improvements to existing schools.

Total collected to date and requested: $4,761.68

**Township High School District 214** - To offset costs related to improvements of existing business, technology, special education, and facility improvement projects at John Hersey High School.

Total collected to date and requested: $2,347.60

**Arlington Heights Park District** - To help improvements and/or additions to existing parks.

Total collected to date and requested: $10,784.08

**Arlington Heights Memorial Library** - To help fund Kids World renovation project.

Total collected to date and requested: $866.22

**Salt Creek Park District** - To fund a proportional amount of architectural and construction costs for the Rose Park building project, which is attributable to the Arlington Downs Development.

Total collected to date is $1.16 million; requested: $620,000

**RECOMMENDATION**

It is recommended that the Village Board approve disbursement of contribution in lieu of land dedication to various local governments and approve the local governments' designation for use of the monies totaling $638,759.58.

**ATTACHMENTS:**

| Description | Type |
| --- | --- |
| Land Dedication Requests | Correspondence |

ARLINGTON HEIGHTS SCHOOL DISTRICT 25

THOMAS | GREENBRIER | IVY HILL | OLIVE | PATTON| SOUTH | DRYDEN | WESTGATE | WINDSOR

Together today to transform tomorrow

Stacey Mallek
Assistant Superintendent for Business/CSBO
Email: smallek@sd25.org

November 15, 2023

Ms. Maggie Mattio
Administrative Assistant, Finance Department
Deputy Village Clerk
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Mattio:

We are in receipt of your notification regarding cash contributions in lieu of land dedication monies for the period May 1, 2023 through October 31, 2023.

Please be advised that we are requesting $4,761.48 in cash contributions, and that the monies will be used for improvements to our existing schools.

Should you have any questions, please feel free to contact me.

Respectfully,

Stacey Mallek

Stacey Mallek
Assistant Superintendent For Business/CSBO
Phone 847-228-2080 fax 847-758-4908

High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 60005
847-718-7600 | www.d214.org

**Dr. Scott Rowe**
Superintendent

November 16, 2023

Ms. Maggie Mattio
Finance Department
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Ms. Mattio,

The district is in receipt of your November 15, 2023 letter in which the Village of Arlington Heights indicates that $2,347.60 in cash contributions has been collected in lieu of land dedication for District 214 for the period of May 1, 2023 to October 31, 2023.

Our intent is to use these funds to offset costs related to improvement of existing business, technology, special education, and facility improvement projects at the John Hersey High School site.

Thank you for your consideration of this request.

Sincerely,

Tim J. Keeley
Associate Superintendent of Business Services

November 16, 2023

Ms. Maggie Mattio
Administrative Assistant, Finance Dept.
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Maggie,

The Arlington Heights Park District requests $10,784.08 in cash contributions in lieu of land dedication from May 1, 2023 through October 31, 2023. The contribution shall be considered for improvements and/or additions to the following parks:

| Project | Date | Amount | Parks |
|---|---|---|---|
| 720 N. Dunton Ave. | 06/06/2023 | $ 5,392.04 | Arlington Ridge Center, Lake Arlington, Carriage Walk, Recreation, Hasbrook, Festival, North School Park and the Arlington Lakes Golf Club. |
| 1319 E. Clarendon St. | 12/14/2021 | $ 5,392.04 | Arlington Ridge Center, Lake Arlington, Carriage Walk, Klehm, Recreation, Hickory Meadows, Green Slopes, Greens , North School Park and the Arlington Lakes Golf Club. |

Should you have any questions, please feel free to call me at 847-506-7145.

Sincerely,

Benjamin M. Rea
Director of Parks and Planning

410 N. Arlington Heights Rd. | Arlington Heights, IL 60004 | Phone 847.577.3000 | Fax 847.577.3050 | WWW.AHPD.ORG

Arlington Heights Memorial
LIBRARY

November 20, 2023

Ms. Maggie Mattio
Finance Department
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Ms. Mattio,

Thank you for your letter of November 15, 2023, notifying the library about the contribution fees collected for the Arlington Heights Memorial Library for the period May 1, 2023 through October 31, 2023 in the amount of $866.22.

This letter serves as the library's request to disburse those funds. The funds will be applied toward our current Kids World refresh project.

I appreciate your assistance in processing this request. If you have any questions, please call me at 847-506-2615.

Best regards,

Michael Driskell
Executive Director

Salt Creek Rural Park District
530 S. Williams Avenue ♦ Palatine, IL 60074
P ♦ 847.259.6890 F ♦ 847.259.9975
www.saltcreekpd.com

**Board of Commissioners**
Ilene Seligmann
Michael Reiss
Paul Nagel
Victoria West
Joe Mazzocchi
Pat McGovern
Tim Stoeckel
**Executive Director**
Diane Hilgers

October 26, 2023

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Charles:

Thank you for working with the Salt Creek Park District on this cash contributions request. Currently, our impact contribution balance for the Arlington One building and Payton Place is said to be $1,163,678.62.

Referring to our letter dated May 9, 2023, the Salt Creek Park District is seeking $620,000 of that balance to be used towards our current Rose Park building project. This new construction project will be providing recreational, preschool and day camp facility space along with general and multi-use rooms for additional programming needs. The administrative offices and board/meeting rooms also reside this in facility.

Per the final bids received on June 22, 2023, the Rose Park building project was estimated to cost $7,273,881 and be completed in June 2024.

For the 2023 Fiscal Year, the district has paid out $663,221.16 as listed below:

1) Architectural Fees payable to **Williams Architects, $370,792.16** for services payable through October 13, 2023.

2) Construction Fees payable to **Lamp Construction, $292,429.00** for services payable through September 30, 2023.

For the 2024 Fiscal Year, the district expects to pay out **$6,610,659.84** and to complete the construction by the end of the 2nd quarter of 2024.

Thank you for your consideration of this request.

Submitted By,

Diane Hilgers
Executive Director
Salt Creek Park District

# Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 368-5000
Website: www.vah.com


Diane Hilgers
Executive Director, Salt Creek Park District
530 S. Williams Ave.
Palatine, IL 60074

May 9, 2023

Re: Discussion of Impact Fee Funds for Salt Creek Administrative Building and Rose Park Development

Dear Diane:

Thank you for providing the additional budget information regarding Rose Park Administration Building development. Village Manager Randy Recklaus and I have discussed this, along with alternatives and a recommendation to collaboratively move forward with some level of assistance and release of some of the Impact Fees collected from the Arlington Downs development.

Previous Discussion

As you know we have previously discussed various specifics regarding the Impact Fees collected from the two Arlington Downs residential buildings. Ordinance 12-006 condition #4 states "the Village reserves the right to use and/or restrict park contribution fees for recreational facilities within the corporate limits of the Village of Arlington Heights or within close proximity at the discretion of the Village of Arlington Heights in cooperation with the Salt Creek Park District". The Village has continued to hold these fees as we have discussed an acceptable development plan meeting the stipulation of the ordinance. As you may recall the Impact Fees need to be used for capital improvements to be completed within the year of disbursement. In addition, Impact Fees pursuant to the land dedication ordinance are collected for the benefit of those residing in the development providing the fee, in this case, Arlington Downs.

Impact Fee Approach

The Village recognizes the challenge of larger recreational projects that could span over several years. Therefore, there are several options that could be considered:

1. A phased approach releasing some of the Impact Fees to coincide with the phase of the project that would be implemented in any particular year, or
2. Allocate funds towards the end of the project, and they could be released at that time.
   For example, funds could be released sequentially for key phases of the development as outlined below:
   a. Phase 1
      i. Conceptual design services
      ii. Zoning approval processes
   b. Phase 2
      i. Construction, architectural, and permit plan development
      ii. Construction bidding
   c. Phase 3
      i. Construction costs

Impact Fee Release Amount

We have discussed a fair and equitable Impact Fee amount that could be allocated on a proportional basis, towards the Rose Park Administrative Building development taking into account the above referenced criteria. In looking at a proportional amount the approximate population of the Arlington Downs development is proportionately around 10% of the Salt Creek Park District population. Therefore, we believe a fair and equitable release of Impact Fees would be 10% towards the $6.2 million dollar construction cost estimate. Therefore, $620,000 of Impact Fees would be fair and reasonable to allocate towards this development. This could be released on a phased approach as outlined above, or in one amount during the construction phase once the project is underway and could be completed within the year of the requested funds.

In summary, hopefully the Salt Creek Park District knowing such an allocation could be provided to the project will assist the park district moving forward in implementing the proposed development. If you should have questions regarding this matter, please do not hesitate to contact me.

Sincerely,

CSWitherington-Perkins

Charles Witherington-Perkins
Director of Planning and Community Development

cc: Randy Recklaus, Arlington Heights, Village Manager

# Village of Arlington Heights
## Cash Contributions in Lieu of Land Dedication
## May 1, 2023 - October 31, 2023

| Date | Permit No. | Project | Elem School #25 | Elem School #21 | Elem School #15 | Elem School #23 | High School #211 | High School #214 | A H Park District | Salt Creek Park District | A H Memorial Library | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6/6/2023 | 23-1240 | 720 N Dunton Av | $ 2,380.84 | | | | | $1,173.80 | $5,392.04 | | $433.11 | $ 9,379.79 |
| 7/13/2023 | 23-139 | 1319 E Clarendon St | $ 2,380.84 | | | | | $1,173.80 | $5,392.04 | | $433.11 | $ 9,379.79 |
| | | | | | | | | | | | | $ - |
| 10/31/2023 | | Salt Creek Request | | | | | | | | $ 620,000.00 | | $ 620,000.00 |
| | | - Rose Park Development | | | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
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| | | | | | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
| | | | | | | | | | | | | $ - |
| | | | $4,761.68 | $0.00 | $0.00 | $0.00 | $0.00 | $2,347.60 | $10,784.08 | $620,000.00 | $866.22 | $638,759.58 |

**Village Board**
**12/4/2023**

| | |
|---|---|
| **Item:** | Resolution - Employment Agreement Adjustment - Village Manager |
| **Department**: | Human Resources |

A Resolution Approving Adjustments to the Village Manager's Salary and Compensation

**ATTACHMENTS:**

| **Description** | **Type** |
|---|---|
| Employee Agreement - Village Manager | Resolution |

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING ADJUSTMENTS TO
THE VILLAGE MANAGER'S SALARY AND COMPENSATION

WHEREAS, pursuant to Section 3-101 of the Municipal Code of Arlington Heights, Illinois, 1995, as amended (*"Village Code"*), the Village President and Board of Trustees are authorized to appoint the Village Manager for the Village; and

WHEREAS, the Village has employed Randall R. Recklaus (*"Recklaus"*) as its Village Manager since November 10, 2014; and

WHEREAS, the Village and Recklaus have entered into an employment agreement dated August 29, 2014, as amended on November 10, 2020, and December 6, 2021, for the continued employment of Recklaus as Village Manager through November 10, 2026 (*"Agreement"*); and

WHEREAS, as required by Section 6.A of the Agreement, the Village Board of Trustees completed an annual review of Village Manager Recklaus' performance as Village Manager; and

WHEREAS, pursuant to Section 5 of the Agreement, the Village Board is also required to annually review Village Manager Recklaus' salary and compensation, and may adjust his salary and compensation as it deems appropriate; and

WHEREAS, the President and Board of Trustees have determined that Village Manager Recklaus has satisfactorily performed the job of Village Manager, and, therefore, desires to adjust his salary and compensation to reflect his contribution to the Village; and

WHEREAS, the President and Board of Trustees have determined that it will serve and be in the best interests of the Village to adjust Village Manager Recklaus' salary and compensation, in the manner set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: ADJUSTMENT OF VILLAGE MANAGER'S SALARY AND COMPENSATION. In accordance with and pursuant to Section 5 of the Agreement, the President and Board of Trustees hereby increase Village Manager Recklaus' annual salary, as provided in Section 5 of the Agreement, to $281,701.00, effective November 10, 2023.

SECTION 3: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ___ day of _____, 2023

_____
Village President

ATTEST:

_____
Village Clerk

**Village Board**
**12/4/2023**

**Item:** Full Circle Communities/Grace Terrace - 1519 S. Arlington Heights Rd. - PC#23-007

**Department**: Planning & Community Development Department

## Requested Action

1. Preliminary Plat of Subdivision approval to subdivide the property into two lots.

2. Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.

3. Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.

4. Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1.

## Variations Required

• Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80’ in width where code requires a minimum lot width of 100’ in the O-T District.

• Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.

• Chapter 28, Section 10.7a, to omit the required 10’ x 35’ loading berth.

## Recommendations

A public hearing was held by the Plan Commission on November 8, 2023 where Commissioner Jensen moved and Commissioner Ennes seconded:

A motion to recommend to the Village Board of Trustees, approval of PC #23-007, a Preliminary Plat of Subdivision request to subdivide the property into two lots,

an Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional, Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District, Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1, and the following variations from Chapter 28 of the Municipal Code:

1. Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.

2. Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.

3. Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

This approval is contingent upon compliance of the following:

**Zoning and Property Usage**:

1. Final Plat of Subdivision approval shall be required.

2. The petitioner shall have 24 months from Village Board adoption of an ordinance granting PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original O-T District classification and the Comprehensive Plan designation shall revert back to 'Offices Only'.

3. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development defined income levels.

4. The petitioner is responsible to ensure that the Planned Unit Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.

b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, as applicable, with exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents and people who are employees of Arlington Heights businesses or organizations.

5. The subject property shall be operated in substantial compliance with the draft Tenant Selection Plan dated as revised 2/2021 (subject to IHDA final approval), as well as the draft Grace Terrace House Rules dated as revised 10/31/23. Maximum

occupancy, as outlined in the Tenant Selection Plan, shall be restricted to no more than two occupants per bedroom.

6. The petitioner shall provide the following on-site staffing:

a. One onsite property manager between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).

b. One shared maintenance staff member to be onsite as needed.

c. One onsite service staff member between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).

7. School, Park, and Library contribution (aka 'impact') fees, in accordance with Chapter 29 of the Municipal Code, shall be required at time of building permit issuance for the proposed structure.

8. Compliance with the November 28, 2023, motion from the Design Commission shall be required.

9. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

## Site & Landscaping

10. The proposed site access onto Arlington Heights Road shall be subject to IDOT review and approval.

11. As part of Final Plat of Subdivision approval, the petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall prohibit the property owner of Lot 2 from objecting to the future establishment of a Special Assessment for construction of the cul-du-sac abutting Emerson Street.

12. Prior to Final Plat of Subdivision approval, the petitioner shall revise the landscape plan to increase the height of the Spartan Juniper to 6' tall at time of installation, substitute the shade trees along the northern property line with evergreen trees, and adjust the tree spacing as needed for optimal growth, to the satisfaction of the Village.

## Parking & Access

13. The parking variation shall apply only to the proposed use.

14. Should a parking problem on the property exist, as determined by the Village, the petitioner shall provide additional onsite parking, or alternatively, shall arrange for shared parking with the abutting property to the south, either of which shall be to the satisfaction of the Village.

15. As part of Final Plat of Subdivision approval, the petitioner shall continue to refine the proposed cross access easement at the north of Lot 1 and on Lot 2. The easement shall be designed to provide, in general, the following:

a. A paved vehicular connection between Lot 1 and Lot 2, to be approximately 26' wide and in a location as approved by the Village of Arlington Heights, to be implemented at the discretion of the Village of Arlington Heights at such time when Lot 2 is developed.

b. The portion of this easement located on Lot 1 shall be for the benefit of Lot 2 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).

c. The portion of this easement Located on Lot 2 shall be for the benefit of Lot 1 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).

Roll Call Vote: Commissioners Jensen, Lorenzini and Acting Chair Drost voted in favor, and Commissioners Ennes, Cherwin, Green, Sigalos voted against. Motion failed.

**ATTACHMENTS:**

| **Description** | **Type** |
|---|---|
| PC Staff Report - 11/8/23 | Report |
| PC Minutes 11/8/23 - DRAFT | Minutes |
| Public Comments | Exhibits |
| Public Notice | Exhibits |
| Grace Terrace_Preliminary Security Plan | Correspondence |
| Aerial | Exhibits |
| DC Motion 11/28/23 | Exhibits |
| DC Minutes 11-28-23 Draft | Minutes |
| DC Staff Report - 11/28/23 | Board or Commission Report |
| DC Exhibits - REVISED - 11/28/23 | Exhibits |
| DC Minutes 10/24/23 | Minutes |
| DC Staff Report 10-24-23 | Report |
| HC Minutes 9/20/23 | Minutes |
| HC Staff Report 9-20-23 | Report |
| Inclusionary Housing Plan | Exhibits |
| VB Early Review Minutes 5-1-23 | Minutes |
| Justification for Variations | Correspondence |
| Project Narrative | Correspondence |
| Architectural Plans - Original | Exhibits |
| Rendering - Original | Exhibits |
| Neighborhood Meeting Summary | Exhibits |
| Plat of Survey | Exhibits |
| Engineering Plans | Exhibits |
| Fire Truck Exhibit | Exhibits |
| Grace Terrace House Rules - DRAFT | Exhibits |

| | |
|---|---|
| Grace Terrace PSH Tenant Selection Plan - DRAFT | Exhibits |
| Landscape Plan | Exhibits |
| Market Study | Exhibits |
| Photometric Plan | Exhibits |
| Preliminary Constructing Staging Plan | Exhibits |
| Preliminary Plat of Subdivision | Exhibits |
| Traffic & Parking Study | Exhibits |
| Tree Preservation Plan | Exhibits |
| Department Comments - Round 1 | Exhibits |
| Department Comments - Round 2 | Exhibits |
| Department Comments - Round 1 Petitioner Response | Exhibits |
| Department Comments - Round 2 Petitioner Response | Exhibits |
| Department Comments - Round 3 | Exhibits |
| Department Comments - Round 3 Petitioner Response | Exhibits |

*VILLAGE OF ARLINGTON HEIGHTS*

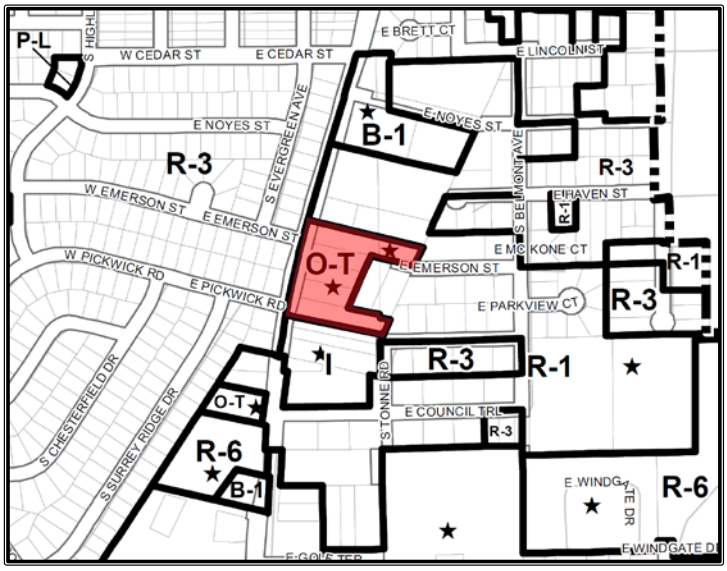
# STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 23-007*
***Project Title**: Full Circle Communities PSH (Grace Terrace)*
***Address**: 1519-1625 S. Arlington Heights Rd.*
***PIN**: 08-10-300-012, 08-10-300-056, 08-09-401-003, 0809-401-014 thru -016, 08-09-401-022*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: November 8, 2023*
***Date Prepared**: November 3, 2023*

***Petitioner**: Jordan Bartle*
*Full Circle Communities*
***Address**: 310 South Peoria Street #500*
*Chicago, IL 60607*

***Existing Zoning**: O-T: Office Transitional Zoning District*
***Comprehensive Plan**: Offices Only*




***SURROUNDING LAND USES***

| Direction | Existing Zoning | Existing Use | Comprehensive Plan |
|---|---|---|---|
| **North** | R-1, One-Family Dwelling District | Vacant Land | Offices Only |
| **South** | I, Institutional District | Senior Housing/Memory Care | Offices Only |
| **East** | R-1, One-Family Dwelling District | Single-Family Homes | Single-Family Detached, Offices Only |
| **West** | R-3, One-Family Dwelling District | Single-Family Homes | Single-Family Detached |

*Requested Action:*

1. Preliminary Plat of Subdivision approval to subdivide the property into two lots
2. Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.
3. Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.
4. Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1.

*Variations Required:*

- Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
- Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
- Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

**Project Background:**

The subject property is currently vacant land and approximately 3.93 acres (171,059 square feet) in size. The southern side of the site is occupied by an existing dry bottom stormwater detention facility that serves the Gardens of Arlington Heights development, which was approved as a Planned Unit Development (PUD) in 2013 and developed as a 46-bed memory care facility. This portion of the subject property also contains a drive aisle and curb cut onto Arlington Heights Road, as well as the aforementioned detention basin. In 2016, an office development was proposed on the subject property, which received preliminary zoning entitlements from the Village Board. The developer of that project had purchased the southern piece of land from the memory care facility (that includes the curb cut and stormwater detention area) with the intent to incorporate that land into their office development. The office development never moved forward with final approval and construction.

The petitioner, Full Circle Communities, is proposing a 25-unit, three-story permanent supportive housing development (to be called Grace Terrace) with all units supported by rental assistance. Twenty of the units (80%) would be one-bedroom units and five of the units (20%) would be two-bedroom units. The facility would be built to accommodate individuals with disabilities and units would not be leased unless at least one adult member of the household qualified as disabled. Furthermore, disabled veterans would be given preference for tenancy and supportive services would be offered to all building residents. Out of the 25 units, 22 would be rented to households earning 30% of the Area Median Income, and the remaining three units would be rented to households earning 60% of the Area Median Income. A total of 41 parking stalls, including 8 ADA accessible stalls, would be located towards the rear of the building. Access to the site would come from the existing curb cut and drive aisle located on the southern end of the property, as well as a newly proposed curb cut on the northern side of the property.

**Zoning and Comprehensive Plan**

Full Circle Communities is proposing subdivision of the subject property into two lots. Lot 1 would contain roughly 3/4's of the site and include the proposed development; Lot 2 would be left vacant for the immediate future, with the ability to sell to a new owner for development (in conjunction with the vacant 5-acre parcel to the north) at a future date. The petitioner has requested Preliminary Plat of Subdivision approval, and if approved, a Final Plat of Subdivision would be prepared and presented for approval at a future date. The proposed development will require PUD approval to allow for the 25-unit permanent supportive housing facility, and three variations are required based on the proposed site plan.

As a result of the previously proposed office development from 2016, the subject property is currently zoned O-T, Office Transitional District. The site is classified within the Comprehensive Plan as Offices Only, which correlates to the existing zoning as a suitable site for office development. Attached to this report are maps depicting both the existing zoning and Comprehensive Plan designations.

Per code, the proposed use is classified as a *Care Facility, Intermediate*, which according to Chapter 28, Section 2.15.33 of the Village of Arlington Heights Municipal Code, is defined as: "*A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide, but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these*". Given that the facility is designed for individuals with disabilities and would be providing services to these individuals on a regular basis within a designated space inside the building, the Intermediate Care Facility classification is the most appropriate for the proposed use. Intermediate Care Facilities are classified as permitted uses within the I, Institutional District.

In order to obtain the necessary zoning for the proposed permanent supportive housing facility, Lot 1 would need to be rezoned from the O-T, Office-Transitional District into the I, Institutional District. The Comprehensive Plan would need to be amended to reclassify Lot 1 from Offices Only to Institutional. Lot 2 would remain in the O-T District and continue to be classified as Offices Only on the Comprehensive Plan. The primary differences between the O-T District and I District are summarized in the table below:

| | O-T District | I District | Grace Terrace |
|---|---|---|---|
| **Maximum Allowable Building Height** | 30' (two stories) | 45' (four stories) | 35'-9" (three stories) |
| **Maximum Floor Area Ratio (FAR)** | 80% | 100% | 25.60% |
| **Maximum Building Lot Coverage** | 40% | 40% | 8.25% |
| **Minimum Required Setbacks** | | | |
| **Front** | 25' | 25'-35' * | 90' |
| **Side** | 12' ** | 25'-35' * | 53.3' |
| **Side** | 12' ** | 25'-35' * | 167.5' |
| **Rear** | 30' ** | 30'-40' * | 94' |

* Depends on the number of stories proposed

** Certain exceptions apply, see relevant Code section

The I District classification allows for taller buildings heights than the existing O-T zoning, however, it requires greater building setbacks to mitigate for the taller heights. The I District allows for a wider range of uses that generally produce a lower parking demand and traffic generation than the uses permitted within the O-T District. The Staff Development Committee is supportive of the requested rezoning into the I District for Lot 1, however, the SDC recommends a condition of approval to require the zoning on the property to revert back to O-T and the Comprehensive Plan to revert back to Office Only should the proposed development not begin construction within 24 months of approval.

**Permanent Supportive Housing Use**

Permanent Supportive Housing (PSH) is a housing model that promotes and integrates independent affordable living with on-site supportive services for building residents. These services could include assistance in general life skills, job training, counselling, or other special services as determined by the needs of the specific individual. Through the provision of services, the PSH facility is designed to assist residents in achieving stability, independence, and an increased quality of life. Full Circle Communities has partnered with the Anixter Center as the lead service provider, which is a Chicago-based organization that specializes in services for individuals with disabilities.

Grace Terrace would have a dedicated property manager onsite during regular business hours (9:00am-5:00pm Monday-Friday), as well as a dedicated services staff member during the same times. There would be a regional property manager and a maintenance staff member onsite as needed, as well as additional service provider staff. The facility would provide interior and exterior cameras that can be accessed remotely, with entry into the building secured via key fobs. Occupancy would be restricted to two individuals per bedroom and the petitioner has provided a draft of the House Rules and a draft of the Tenant Selection Plan, which documents outline who is eligible to lease a unit within the building and the rules of conduct while living at the facility. The Staff Development Committee has recommended a condition of approval that would require operation of the facility to be in substantial compliance with these documents, and the facility and must provide, at a minimum, a dedicated onsite property manager and a services staff member during regular business hours. The development shall be required to be deed restricted so that the units remain as affordable housing for individuals with disabilities in perpetuity.

In evaluation of the PSH use proposed on the subject property, the Staff Development Committee focused on four primary areas of review:

- The compatibility of a PSH facility in relation to the uses and zoning of surrounding properties;
- The South Arlington Heights Road Corridor Plan;
- The Comprehensive Plan and viability of the existing zoning on the property, and;
- The 2024-2025 Strategic Priorities for the Village as set by the Village Board.

*Compatibility of Proposed Use:*

The Gardens of Arlington Heights memory care facility abuts the site to the south. That development is considered an institutional use and is located within the I, Institutional zoning district. Grace Terrace, as an institutional use, is compatible with the Gardens memory care facility.

To the north of the subject property is vacant land that is zoned R-1, One-Family Dwelling District and classified within the Comprehensive Plan as Offices Only. That site is not ideal for single-family uses and if/when a development is proposed for that site, a rezoning will likely be necessary. The most likely uses for that site are office or low-density townhomes. The proposed permanent supportive housing facility would function as a good transition between the memory care facility located to the south and the vacant land to the north.

Immediately abutting the site to the east are two single-family homes. Opposite from the subject property and on the other side of Arlington Heights Road are single-family homes. As an institutional use that generates a low level of traffic and with the building proposed constructed towards the center of the site with generous setbacks to the east and west, along an extensive landscape buffer to the east, the proposed use will be compatible with the single-family uses on either side.

Staff has coordinated with the Arlington Heights Police Department to inquire about the impact of an existing PSH located in the Village (Hearts Place), which was approved in 2017 and consists of 18 rental units for individuals with disabilities. Out of the 18 units at Hearts Place, four units (22%) are rented to households earning 30% of the Chicagoland Area Median Income (AMI), and the remaining units (78%) are rented to households earning 60% AMI. With exception to a singular call for police service involving a firearm, over the last five years Hearts Place has not generated any additional demand on law enforcement services when compared to standard multi-family residential developments.

*South Arlington Heights Road Corridor Plan:*
The subject property is part of the South Arlington Heights Road Corridor planning area, which outlined key development standards for consideration relative to the subject property:

- Height: The subject property should be developed with a structure up to 2 floors.
    - ***The height of the proposed structure, at 3-stories tall, is not compatible with the height recommendations within the Plan. The 2-story building height recommendation within the Plan was meant to align with the 2-story height restriction of the O-T District.***
- Landscaping: Extensive landscape buffering should be provided along the rear of the property adjacent to the single-family homes.
    - ***The petitioner has worked with staff to provide a layered landscape buffer along the east (rear) side of the site that is adjacent to the single-family homes. This buffer consists of a 6-foot-tall solid fence, 22 new evergreen trees planted at 8' in height, 67 evergreen trees planted at 6' in height, three shade trees, the preservation of five existing trees, and numerous shrubs, native grasses, and perennials. The proposed development complies with this standard.***
- Cross Access Agreements: Development of the subject property should establish cross access with neighboring properties to promote interconnectedness.
    - ***The petitioner has provided the necessary cross access easements on the Preliminary Plat of Subdivision. The final language and provisions for these easements will be refined as part of any Final Plat of Subdivision approval. The proposed development complies with this standard.***
- Land Usage: Site is appropriate for medical or professional offices and institutional uses such as care facilities.
    - ***The proposed use, as an Intermediate Care Facility, is compatible with the land use recommendations within the Plan.***

*Comprehensive Plan and Existing Zoning:*
The Comprehensive Plan designates this site as Offices Only, which corresponds with the existing O-T zoning on the property. Staff Development Committee notes that market demand for new office developments is weak. There is moderate demand for smaller build-to-suit medical offices, but the site has sat vacant with the existing O-T zoning for close to seven years without movement towards this type of development. In 2018, the Village received an inquiry regarding a car wash that was interested in the site, and later that year from a bank with three drive-through lanes

proposed on the southern half of the site. Both of these development concepts would have required, at a minimum, a rezoning and special use permit; however, neither development concept moved forward.

*2024-2025 Strategic Priorities of the Village*:
In September of this year, the Village Board approved nine strategic priorities meant to serve as guiding principles for the Village over the next two years. The Grace Terrace development is compatible with two of these priorities:

- Priority #6: Continue to embrace diversity, equity, and inclusion efforts with an emphasis on creating a sense of belonging and engagement within the community and Village Government
- Priority #9: Seek, maintain, and expand attainable housing within the community.

**Early Review**
On May 1, 2023, the petitioner appeared before the Village Board for an Early Review. Minutes from this meeting are included in the packet that has been provided to the Plan Commission.

**Conceptual Plan Review Committee**
On May 10, 2023, the petitioner appeared before the Conceptual Plan Review Committee. Questions at the meeting related primarily to the affordability levels within the proposed development, the ability of the development to pull from the local population for tenants, the expected property taxes, the existing PSH developments within Full Circle Communities portfolio, and the Village's vision for development on the subject property. The minutes from this meeting are attached.

**Neighborhood Meeting**
On August 18th, the petitioner sent out letters to all households within an approximately 1,000' radius of the subject property inviting them of an informational neighborhood meeting where they could learn about the project and provide any concerns or questions they may have. The neighborhood meeting occurred on September 5th, and the petitioner has provided a summary of that meeting, which has been included in the packet transmitted to the Plan Commission.

**Housing Commission**
On September 20th, the Housing Commission discussed the proposed development with regards to compliance with the Inclusionary Housing regulations. The Housing Commission found that the petitioner's proposed affordability plan complied with the requirements of the Inclusionary Housing regulations and voted 4-0 in favor of a recommendation of approval. The staff report and draft meeting minutes from this meeting are included in the materials that have been provided to the Plan Commission.

**Design Commission**
On October 24th, the petitioner appeared before the Design Commission for review of the building architecture and exterior appearance of the structure. Due to certain unresolved issues with the building design, the Design Commission voted to continue the project, which is expected to reappear before the Design Commission on November 28th. The draft meeting minutes from the October 24th meeting are provided within the Plan Commission documents, and any approval of this development shall be subject to compliance with the recommendation that will be made by the Design Commission when they re-review this project.

**Site Design & Landscaping**
The site layout and building location has been designed to place the PSH structure towards the center of the site, preserving a 90' front yard setback along Arlington Heights Road and a 93' to 120' rear yard setback to the east. Access to the site utilizes the existing curb cut on the southern end of the site, and the newly proposed northern access has been designed to align with Emerson Street on the opposite side of Arlington Heights Road. The project conforms to all bulk, height, and setback regulations of the I District with exception to two site related variations and one parking variation. Specifically, the following site-related variations are required:

- ***Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.***
- ***Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.***

Variations shall only be approved when they conform to the following criteria as outlined with the Municipal Code:

- **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.**

Relative to the lot width variation for Lot 2, the SDC is supportive of this variation and notes that while the proposed lot is 20% less than the minimum required lot width as outlined within the O-T regulations, the lot size is approximately 260% larger than the minimum size required for an O-T zoned lot (36,286 square feet proposed where the minimum requirement is 10,000 square feet). Additionally, while the lot itself does not meet the minimum width requirements, there is potential for that lot to be incorporated into future development of the vacant land to the north, which would negate its substandard lot size.

With regards to the variation to waive the requirement for a loading berth, the SDC notes that the site includes 28' wide drive aisles on the north and south sides of the building, which allows extra room for a delivery/refuse truck to park on the side of the drive aisle while preserving at least 9.5' travel lanes for two-way traffic to pass. The petitioner has noted that there is an approximately 17.5' deep paved access area adjacent to the interior trash room, which would allow a delivery/refuse truck to pull in with minimal encroachment outwards into the adjacent drive aisle. With two points of ingress/egress to the site, vehicles have two options for travel should one of the drive aisles be occupied by a loading vehicle. The Staff Development Committee is supportive of this variation.

The petitioner has submitted a Tree Survey & Preservation Plan, as well as a Landscape Plan indicating compliance with all landscape requirements. A dense and layered landscape screen, consisting of evergreens for year-round screening, is proposed along the east property line adjacent to the single-family homes. A total of 255 new trees will be planted on the property, and existing trees that are in poor condition (or within the building footprint) will be removed. With exception to the invasive buckthorn trees that will be removed, a total of 126 trees will be removed from the site and 22 trees will be preserved. The Staff Development Committee supports the proposed landscape plan; however, certain minor modifications may be needed at time of Final Plat of Subdivision approval, including modifications to the spacing of certain trees, the substitution of shade trees along the northern property line with evergreen trees, and the increase in planting height of the Spartan Junipers to 6' in height.

Per Code, all dead-end streets must terminate in a cul-du-sac, and Emerson Street to the east of the subject property does not conform to this requirement. Accordingly, a portion of Lot 2 must be dedicated as public Right-of-Way to accommodate for a future cul-du-sac. However, sufficient land for the cul-du-sac will not be available until the property to the east (318 E. Emerson Street) is also subdivided and redeveloped, which would require a portion of that site to be dedicated as Right-of-Way as well. While the petitioner has provided their portion of the land necessary for the future cul-du-sac, it is unknown if or when the property at 318 E. Emerson Street will be subdivided. Until that occurs, the cul-du-sac cannot be constructed. A condition of approval is included below, which would require the petitioner to enter into an Estoppel Agreement that would prohibit any future owner of Lot 2 from objecting to a Special Assessment in the future, which would be proposed only when all of the necessary Right-of-Way has been dedicated to allow for construction of said cul-du-sac.

**Traffic and Parking**

The petitioner has provided 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, and parking. As outlined above, the

proposed site would include 41 parking stalls where 51 stalls are required by code. The table below outlines the parking requirements for the site:

| Tenant | Use | SF | # of Units | Parking Ratio | Parking Required |
|---|---|---|---|---|---|
| Full Circle Communities PSH (Residential) | Multi-Family | N/A | 25 | 2 per unit | 50 |
| Full Circle Communities PSH (Office) | Office | 180 | - | 1 per 300 SF | 1 |
| | | | | PARKING REQUIRED | 51 |
| | | | | PARKING PROVIDED | 41 |
| | | | | *SURPLUS / (DEFICIT)* | (10) |

The following variation is required:

- ***Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.***

Parking demand at PSH facilities is generally less in comparison to standard market-rate multi-family developments. In comparison to Hearts Place, which was also approved for a parking variation, Grace Terrace provides the following:

| | Parking Provided Per Bedroom | Parking Provided per Unit | Parking Required Per Code |
|---|---|---|---|
| **Hearts Place** | 1.27 | 1.83 | 2 per unit |
| **Grace Terrace** | 1.36 | 1.64 | 2 per unit |

The proposed parking supply at Grace Terrace is similar to what has been provided at Hearts Place, and staff is not aware of any parking problems associated with the Hearts Place development. Grace Terrace is located across the street from one of Pace's "On Demand" service zones, which provides a reservation-based, shared-ride service within Arlington Heights and Rolling Meadows. Pace Bus Route 208 is located on Golf Road approximately ¼ mile to the south of the subject property. The petitioner has provided a detailed response outlining how Grace Terrace conforms to the necessary criteria for variation approval, which response is included in the packet provided to the Plan Commission. The Staff Development Committee concurs that the approval criteria have been met, however, a condition of approval is included below, which would require the petitioner to obtain a shared parking agreement with the property to the south, or provide additional onsite parking spaces, should a parking problem occur on the site at the discretion of the Village.

With regards to traffic, the proposed use is anticipated to generate approximately 31 new trips during the peak morning travel hour and 31 new trips during the peak evening travel hour. By way of comparison, the medical office development approved on the subject property in 2016 (but never constructed) was estimated to generate 64 morning peak trips and 89 evening peak trips. The study concludes that given the low estimated traffic to be generated by the development, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes generated by the development.

**RECOMMENDATION**

The Staff Development Committee (SDC) reviewed the request for Preliminary Plat of Subdivision approval to subdivide the property into two lots, Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional, Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District, Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1, and the following variations from Chapter 28 of the Municipal Code:

1. Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.

2. Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
3. Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

The Staff Development Committee recommends **APPROVAL** of the application subject to the following conditions:

**Zoning and Property Usage**:

1. Final Plat of Subdivision approval shall be required.
2. The petitioner shall have 24 months from Village Board adoption of an ordinance granting PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original O-T District classification and the Comprehensive Plan designation shall revert back to 'Offices Only'.
3. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development defined income levels.
4. The petitioner is responsible to ensure that the Planned Unit Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:
   a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.
   b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, as applicable, with exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents and people who are employees of Arlington Heights businesses or organizations.
5. The subject property shall be operated in substantial compliance with the draft Tenant Selection Plan dated as revised 2/2021 (subject to IHDA final approval), as well as the draft Grace Terrace House Rules dated as revised 10/31/23. Maximum occupancy, as outlined in the Tenant Selection Plan, shall be restricted to no more than two occupants per bedroom.
6. The petitioner shall provide the following on-site staffing:
   a. One onsite property manager between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).
   b. One shared maintenance staff member to be onsite as needed.
   c. One onsite service staff member between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).
7. School, Park, and Library contribution (aka 'impact') fees, in accordance with Chapter 29 of the Municipal Code, shall be required at time of building permit issuance for the proposed structure.
8. Compliance with the November 28, 2023, motion from the Design Commission shall be required.
9. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

**Site & Landscaping**

10. The proposed site access onto Arlington Heights Road shall be subject to IDOT review and approval.
11. As part of Final Plat of Subdivision approval, the petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall prohibit the property owner of Lot 2 from objecting to the future establishment of a Special Assessment for construction of the cul-du-sac abutting Emerson Street.
12. Prior to Final Plat of Subdivision approval, the petitioner shall revise the landscape plan to increase the height of the Spartan Juniper to 6' tall at time of installation, substitute the shade trees along the northern property line with evergreen trees, and adjust the tree spacing as needed for optimal growth, to the satisfaction of the Village.

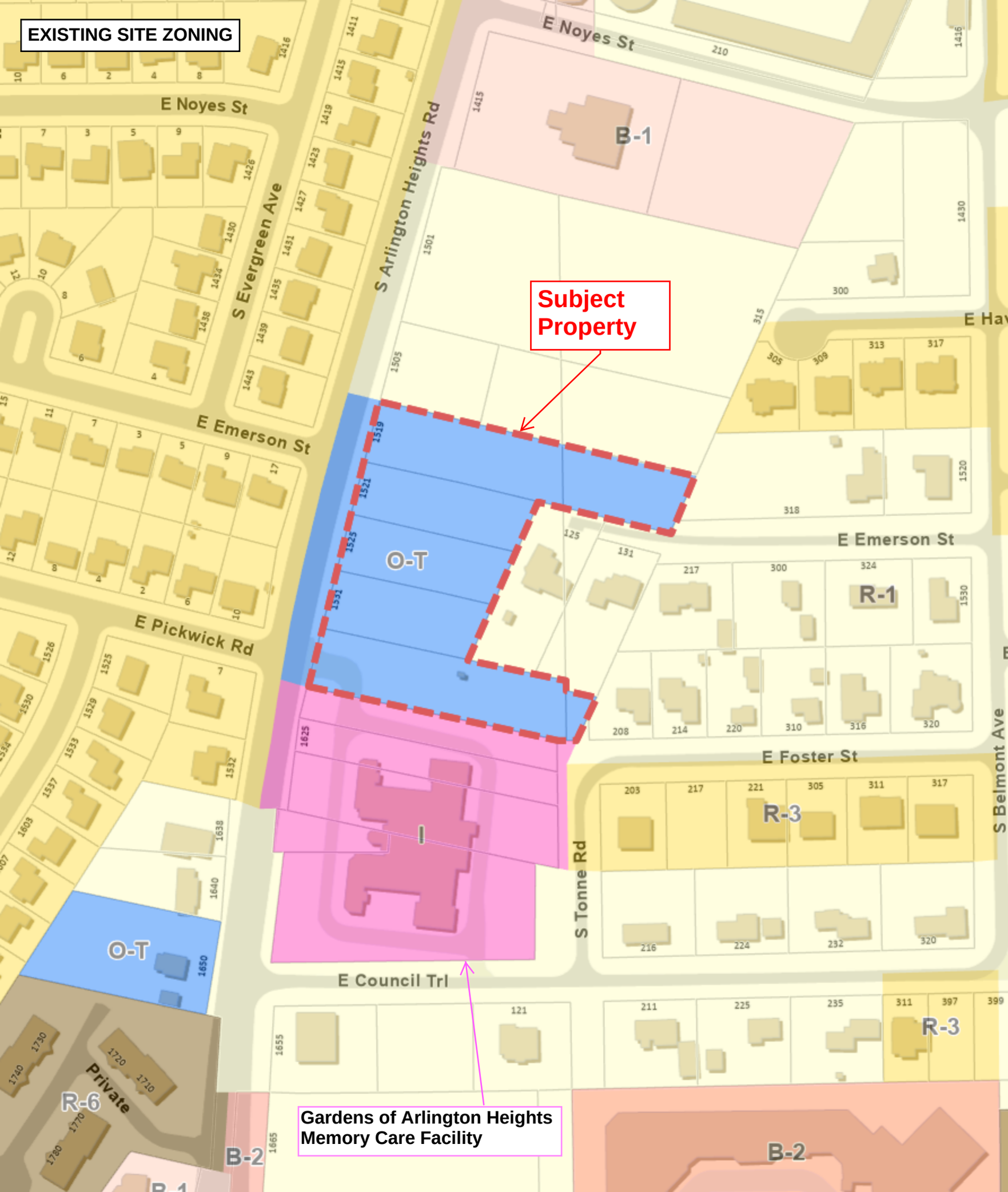
**Parking & Access**

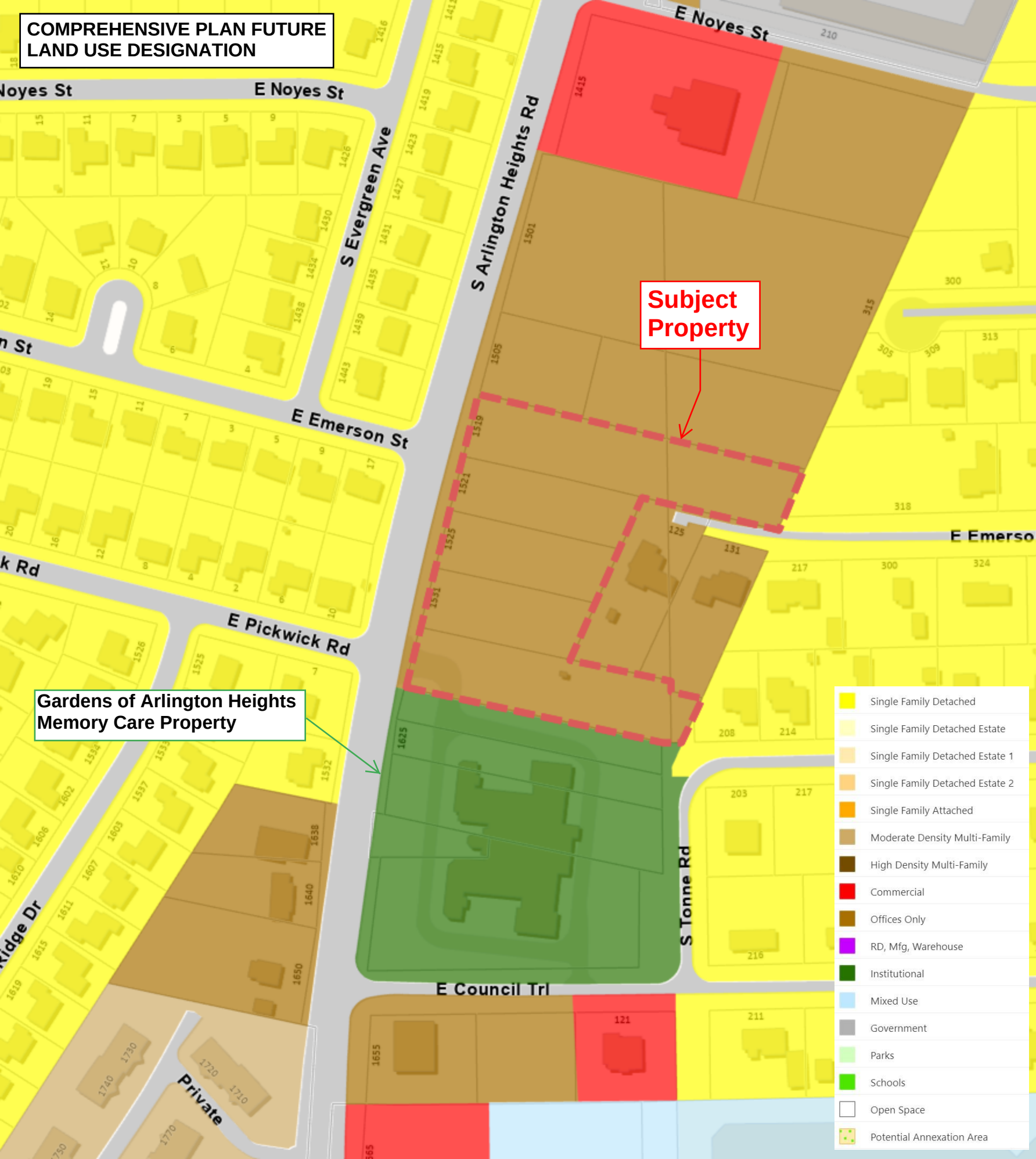
13. The parking variation shall apply only to the proposed use.

14. Should a parking problem on the property exist, as determined by the Village, the petitioner shall provide additional onsite parking, or alternatively, shall arrange for shared parking with the abutting property to the south, either of which shall be to the satisfaction of the Village.
15. As part of Final Plat of Subdivision approval, the petitioner shall continue to refine the proposed cross access easement at the north of Lot 1 and on Lot 2. The easement shall be designed to provide, in general, the following:
    a. A paved vehicular connection between Lot 1 and Lot 2, to be approximately 26' wide and in a location as approved by the Village of Arlington Heights, to be implemented at the discretion of the Village of Arlington Heights at such time when Lot 2 is developed.
    b. The portion of this easement located on Lot 1 shall be for the benefit of Lot 2 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).
    c. The portion of this easement Located on Lot 2 shall be for the benefit of Lot 1 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).

_____ November 3, 2023
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads


EXISTING SITE ZONING
Subject Property
Gardens of Arlington Heights Memory Care Facility
E Noyes St
S Arlington Heights Rd
S Evergreen Ave
E Emerson St
E Pickwick Rd
E Council Trl
E Foster St
S Tonne Rd
S Belmont Ave
B-1
O-T
I
R-1
R-3
R-6
B-2
Private


COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION
E Noyes St
S Evergreen Ave
S Arlington Heights Rd
E Emerson St
E Pickwick Rd
Subject Property
Gardens of Arlington Heights Memory Care Property
S Tonne Rd
E Council Trl
Private
Single Family Detached
Single Family Detached Estate
Single Family Detached Estate 1
Single Family Detached Estate 2
Single Family Attached
Moderate Density Multi-Family
High Density Multi-Family
Commercial
Offices Only
RD, Mfg, Warehouse
Institutional
Mixed Use
Government
Parks
Schools
Open Space
Potential Annexation Area

PLAN
COMMISSION

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

RE: FULL CIRCLE COMMUNITIES/GRACE TERRACE -
1519 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-007
REZONING, PLANNED UNIT DEVELOPMENT,
COMPREHENSIVE PLAN AMENDMENT, PLAT OF SUBDIVISION, 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 8th day of November, 2023 at the hour of 8:05 p.m.

MEMBERS PRESENT:

GEORGE DROST, Acting Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner
HAILEY NICHOLAS, Assistant Planner
MICHAEL LYSICATOS, Assistant Director of Planning and Community Development

ACTING CHAIRPERSON DROST: Our next agenda item is the Full Circle Communities/Grace Terrace.

Is the Petitioner here?

MS. O'CONNOR-BROOKS: Yes.

ACTING CHAIRPERSON DROST: All right, welcome to our hearing. I'm going to ask you to identify yourself. Are there going to be any other individuals on this project, this petition that will be testifying?

MS. O'CONNOR-BROOKS: Yes.

ACTING CHAIRPERSON DROST: Okay, would you bring them up and I'll swear you guys in? All right, please hold up your right hand.

(Witnesses sworn.)

ACTING CHAIRPERSON DROST: You're all sworn in, so you can take your seat, and then the Petitioners, after you identify yourself, please identify yourself, spellings, and if you wish to give your addresses.

MS. O'CONNOR-BROOKS: Sure. Thank you so much for having us tonight. My name is Emma O'Connor-Brooks. That's E-m-m-a O'-C-o-n-n-o-r - B-r-o-o-k-s.

MS. REYES: My name is Denise Reyes, that's D-e-n-i-s-e R-e-y-e-s, and we are here today on behalf of Full Circle Communities to present to you Grace Terrace, a 25-unit permanent supportive housing development here in Arlington Heights.

ACTING CHAIRPERSON DROST: Good.

Before you start, I just want to make sure, all notices have been given, Sam?

MR. HUBBARD: They have.

ACTING CHAIRPERSON DROST: We're legal, so we can continue in that regard. Then, have you read the blue sheet that we have that is the list of the conditions?

MS. REYES: We do have the copies.

ACTING CHAIRPERSON DROST: Okay, and do you have issues with those conditions?

MS. O'CONNOR-BROOKS: We spoke with Staff. There are some minor modifications that I assume Staff will go through.

MR. HUBBARD: Yes.

ACTING CHAIRPERSON DROST: Yes, and we do have some markups on one of the latest versions of it.

MS. O'CONNOR-BROOKS: Okay, great. Thank you.

ACTING CHAIRPERSON DROST: All right, so please proceed, Ms. Reyes.

MS. O'CONNOR-BROOKS: So, we are here to present Grace Terrace. This is a 25-unit permanent supportive housing facility for persons with disabilities and veterans. I wanted to go over our agenda really quick, introduce ourselves as the developer, how we are responding to community need, and then we'll go into the site itself, its amenities, the plan for our development, the design details, and then introduce our development team, the majority of whom are here with us today, what services we'll be including in the development, our experience overall as affordable housing developers, and the overall community benefit to Arlington Heights.

So, we are Full Circle Communities. We are a non-profit housing developer. We were established in 1999 and we own and manage over 1,500 units across three states, in Iowa, Michigan and Illinois, with an additional 250 approved or under construction. Our mission is to expand access to affordable housing through preservation and development,

thoughtful design, and the provision of targeted supportive services to our residents. We achieve this by dedicating 75 percent of the economics of our portfolio projects to services for our clients.

Full Circle is not just the developer, we are the owner/operator and will be a long-term member of the Village of Arlington Heights. As such, we are committed to the success of this development and committed to being good neighbors here.

So, we're here today after being approached by the Housing Task Force. This is an organization committed to bringing housing opportunities to persons with disabilities in the northwest suburbs. A lot of the members are here with us today as well for support. The task force approached us to build a new construction for permanent supportive housing after successfully helping create Heart's Place which is Arlington Heights' first permanent supportive housing facility that opened in 2019.

Heart's Place currently is fully leased and has an extensive wait list which is over 100 people, and we find this to be true in neighboring areas as well for any facility that services persons with disabilities for permanent supportive housing or similarly established developments. Those include Myers Place in Mount Prospect which opened in 2013, Philhaven in Wheeling in 2017, Midtown Crossing in Des Plaines in 2018. Through working with the task force, we believe that we will help Arlington Heights respond to the ongoing need for this type of housing in the northwestern suburbs. This project also responds to Arlington Heights' consolidated plan for 2020-2024 in response to one of its highest priority needs for affordable housing.

So, our site is located at 1519-1625 South Arlington Heights Road. We consider this site to be in a very high opportunity area as it's within a half mile of local parks, grocery stores, restaurants, health clinics and pharmacies. The streets are also outfitted with sidewalks, so it's very pedestrian-friendly. We also have transit close by.

The Pace bus route 208 is located at Golf and Arlington Heights Road just south of our project, and it's about an eight-minute walk. This bus also connects passengers to Metra Stations as well as CTA stops. Pace also offers an on-demand service for people with disabilities, and one of Pace's on-demand sites is located right across the street and this provides reservation-based, shared-ride service within Arlington Heights and Rolling Meadows.

So, just to put in context where our site is and what's around it, we have a vacant lot to the north of us, and then to the south of us is an existing memory care facility, and then to the east and west sides of our project are single-family homes. The building is strategically positioned between our two site access points. The southern site access point is an existing access that the memory care facility currently uses, and so we'll be using a shared access agreement for that. Then the northern access point, per Staff's guidelines, is aligned with Emerson Street. Then, also just to note, the parking is located to the south and east of the project, and that's for aesthetic concerns to keep it off of the front of the property.

So, just to walk through some of the site data, we are located on 3.93 acres and we have 25 units and 41 parking stalls including eight accessible stalls. Just to note, this is 10 parking stalls under what is required per code, but through our work with the task force as well as our own traffic study, we found that the amount that we're providing on the site will be sufficient for this project use.

Since parking is at the rear, the lobby and outdoor recreation spaces are also located at the rear of the property. This image on the right side is just showing our landscape plan, and I just want to point out that we are providing an extensive landscape buffer

along the east property line, and that's out of concern for the privacy of our neighbors to the east.

So, here is a site section, this is showing our building and it's cutting through our back parking lot and that back landscape buffer that I just mentioned, and it's also showing our existing rear neighbor. So, we are providing generous setbacks along both the west and the east sides. Along the east, it's between 95 feet and 123 feet, and that varies because that east lot line is diagonal. Then at the front of the project on the west side, we're providing 90 feet for setback.

So, here's an image showing the proposed project from the northwest. So, if you are driving south down Arlington Heights Road, this is what you would see.

Just to point out a few of our property features, this is an elevator-served building with doors and hallways that accommodate a wider turning radius. It will be universally designed going above and beyond code requirements for accessibility. It is also Enterprise Green Communities certified and will include energy efficient features.

Some of the building and on-site amenities include a community room, a computer lab, laundry, tenant storage space, community gardens, and on-site property management and services. There will be an on-site property manager as well as one to two service providers on site, and there will also be a part-time maintenance staff as needed.

Some of the security features of the building are that we'll have interior and exterior cameras that can be accessed remotely by property management 24-7. There is also an emergency hotline if tenants ever need to reach property management. All tenants and visitors will need to go through the main entry door which will be key fob accessed.

So, this is our southeast rendering. This is a view from the parking lot on the eastern side of the property, and this is just showing that entryway along with our community patio.

So, to take you through our unit mix, we are proposing 20 one-bedrooms and five two-bedrooms. Our one-bedrooms are about 660 square feet, and our two-bedrooms are about 800 square feet. These both meet or exceed Village Code requirements.

There will also be accessible features in the ADA units above and beyond code, with lower counter height shower shelves, lower under-sinks and prep spaces and rocker switches and outlets. Some bathrooms will also feature roll-in showers.

To take you through our targeted population, as Denise mentioned, this is 100 percent permanent supportive housing. What that means is just, the permanent indicates that all tenants will have a lease, so it's not meant to be transitional housing. The supportive element is that there are supportive services offered on site but those are not required as part of tenancy. Just to note that this is independent living, so as I mentioned, services are optional and all tenants will be able to live independently to live on this site.

We also are getting 100 percent rental assistance covered by the Housing Authority of Cook County through project-based vouchers. The target populations are people with disabilities and veterans. Our area median income levels that we're targeting are 30 percent area median income and 50 percent. Just to give you kind of a grounding of what that means in numbers, a 30 percent area median income is $23,000 as an individual and $26,000 as a couple, and a 50 percent area median income is $38,000 as an individual and $44,000 as a couple per year.

So, with that, I will turn it back over to Denise to walk through our project financing.

MS. REYES: So, this project is being financed by the Illinois Housing

Development Authority through their permanent supportive housing program. They are providing the lion's share of the funding. Other finances include state and private grants, private loan, and all of these funding sources have been committed and secured.

To walk you through our timeline, to date we've been working on finalizing and securing all of our funding sources. Now that those are all lined up, we're working through our zoning phase and working toward permitting and having our financial closing with all of our funding sources by Q-1 next year, at which point we will transition over to construction. We expect a 12-month construction phase, at which point we will transition over to Full Circle Management which is our in-house property management to lease up the properties in 2025.

So, our partners in this project include: Cordogan Clark Architects who are here today; our general contractor are Weis Builders; and our civil engineer is CAGE Civil Engineering. All of these partners have experience in building affordable housing, and we've worked with all of them individually in the past. This exact team is also working on completing an affordable housing project in Carol Stream at the moment.

So, in regards to our development experience, we wanted to demonstrate that by highlighting another permanent supportive housing development that we have in our portfolio that is currently in operation. This is Pearl Street Commons, it is located in McHenry, Illinois and opened in late 2018. It's very similar to Grace Terrace, it's a 25-unit permanent supportive housing development for veterans and persons with disabilities. It has universally designed one and two-bedroom apartments and has service provision offering on-site management and case management and advocacy. As I mentioned, it is financed by IHDA's permanent supportive housing program similar to the funding source that we're using for Grace Terrace. Similar to the other projects that I had mentioned earlier, Pearl Street Commons is fully leased and has an extensive wait list. This project was so successful that McHenry County is very happy and has invited us to return to do more affordable housing at an adjacent lot.

These are just some of the interior photos for Pearl Street Commons. The amenities are very similar to what we'll be doing at Grace Terrace as well as similar finishes. The amenities include a computer room, community garden, laundry, a library and a community room.

So, Full Circle partners with service providers to deliver on-site services to all of our developments. At Grace Terrace, we'll have a case manager that will work with the residents to identify the service needs of those residents. An example of those would be: asset management such as job training for employment or financial literacy; case management to help residents retain housing, access benefits and any other entitlement assistance that they may need; socializing and community building among the residents such as planning holiday parties, other events, or maybe starting a community garden; as well as health and wellness such as connecting residents to any healthcare services they may need, or activities of daily life, daily living services.

As I mentioned earlier, Full Circle invests 75 percent of its economics back into the building service provision. That includes our developer fee and ongoing cash flow through operations. We also conduct annual resident services to ensure that the services reflect the residents' needs and their goals.

So, we believe that Grace Terrace responds to the community benefits. Full Circle being the owner/manager, we're going to be a long-standing member of this community and want to be a positive force and a good neighbor. This project creates long-term stability for persons with disability and for veterans. This project aligns with the Village's 2024

consolidated plan, the first priority being affordable housing. We believe that responding to that provides housing stability for persons with disabilities and veterans. It also aligns with the Village's recent 2024-2025 strategic priorities, specifically priority number six, to continue to embrace DEI efforts to create a sense of belonging in the community and within the Village governance, and priority number nine, to seek and maintain and expand attainable affordable housing.

This project also responds to some of the Village's sustainability goals. We will be Enterprise Green Communities certified at the completion of the project and will be utilizing Energy Star efficient appliances.

In regards to the economic investment, we're going to be developing a long-standing vacant lot which will generate more of a tax base. We do pay into property taxes for all of our developments. We're estimating about a $50,000 tax base contribution per year, and we'll be investing $13 million into this project and it will create three permanent jobs in a case manager, a service provider, and maintenance staff.

With that, thank you very much for your time.

ACTING CHAIRPERSON DROST: Thank you, and just a couple of questions on the acronyms that you used. DEI and PSH, can you expand on those so that we have it in the record?

MS. O'CONNOR-BROOKS: Yes. PSH is Permanent Supportive Housing. DEI is Diversity, Equity and Inclusion.

ACTING CHAIRPERSON DROST: Okay, just for the record. Thank you.

MS. O'CONNOR-BROOKS: Thank you.

ACTING CHAIRPERSON DROST: I'm going to ask for the Staff report now. Sam Hubbard is on. Thank you.

MR. HUBBARD: Thank you, Chair Drost.

Okay, so as you've heard, the subject property is at 1519-1625 South Arlington Heights Road that is currently O-T district which is an Office-Transitional Zoning District. The O-T District is primarily intended for low intensity uses, mostly business and professional offices, along with medical offices, and then some additional low intensity uses such as a photography studio or a travel agency. Currently, it is designated as appropriate for offices only in the Comprehensive Plan which aligns to the current zoning of O-T.

The specific zoning actions that the Petitioner is requesting would be a preliminary plat of subdivision approval to subdivide the property into two lots. Final plat of subdivision approval would need to be reviewed by the Plan Commission at a future date once the final plat and final engineering plans have been submitted. Additionally, the Comprehensive Plan clearly designates the site again as offices only, and so in order to align with the proposed zoning into the I District, Lot 1, the southern lot which is the lot that would contain the permanent supportive housing facility, would be reclassified in the Comprehensive Plan from offices only to institutional. Again, that southern Lot 1 would need to be rezoned from the O-T District into the I Institutional District, and all developments within the I District have to obtain PUD approval, and so that would be another part of the request this evening. Additionally, there are three variations that are being requested as part of this project, and I'll get into those further on in the report.

So, here are two aerials of the site, one perspective and one overhead aerial. You can see the subject property is bounded by the red line, and to the south is the existing Gardens of Arlington Heights facility, that's a memory care facility. That site is zoned I, that's in the Institutional Zoning District, and that's also classified as suitable for institutional

uses on the Comprehensive Plan. To the east of the site, there are two single-family homes, and then farther east is a predominantly single-family neighborhood within the R-1 Zoning District. Directly north of the property is a vacant piece of land in the R-1 Single-Family Zoning District. To the west across Arlington Heights Road are single-family homes in the R-3 Zoning District.

We believe the requested rezoning is compatible with the zoning to the south which is also in the I District, again, there's a memory care facility that's an institutional use currently. The proposed use is a permanent supportive housing facility which is classified as an interim care facility per code, which is allowed in the I District. It really has a strong residential component to it although it does couple that residential component to the services provided and supports for those residents. We believe that that would be a good transition between the institutional use to the south and then the vacant land to the north which is currently in the R-1 District but probably not suitable for single-family uses. That property most likely would be developed with an office type use or potentially some moderate density multi-family. So, we view the rezoning as appropriate as a transition between the two.

Relative to the single-family to the east and to the west, given the characteristics of the proposed development, the generous setbacks, good site access, a low traffic generating use, and strong landscape buffers, we believe that the proposed land use could be compatible with the surrounding single-family uses as well.

Some of the general characteristics of the development: again, it's a 25-unit permanent support housing development for individuals with disabilities, there will be an affordable component for all units, it will be disability neutral, and preference would be given to potential tenants that are veterans.

Relative to landscaping and tree preservation, there are 116 trees on the site that will be removed, but that doesn't include any buckthorn trees which are an invasive species and probably not appropriate for the site anyways. Approximately 255 new trees will be planted as part of this development, and 22 of the existing trees that are in good condition and appropriately sited will be preserved. On the east side of the site adjacent to single-family homes, there will be a six-foot tall privacy fence, and to provide for year-round screening, 67 evergreen trees will be planted along that eastern property line. Many of those trees will be planted at eight feet in height which is above and beyond code requirements which require a minimum of six-foot tall at time of installation.

The landscape plan does comply with all code requirements subject to two modifications both of which the Petitioner has agreed to make. One is relative to increasing the height of some of the junipers that are proposed up to six feet in height. Additionally, they will need to substitute some of the deciduous trees proposed on the north property line with evergreen trees.

Overall, this development conforms to the height, density, building lot coverage, minimum unit size and floor area regulations of the I District; however, there are three variations requested. There are also some infrastructure obligations that the developers will need to implement. They will be extending a water main through the site. The dry bottom detention basin at the southeast of the site will be expanded. They will install one underground detention vault and they will be re-striping part of the median in Arlington Heights Road to allow for a dedicated left-hand turn lane into the newly proposed entrance on the northern side of the site, and that will be for southbound traffic on Arlington Heights Road to make a left into the development.

So, we really tried to focus our analysis on this proposal relative to

the land use, and we found that it was compatible to a lot of the existing policies and plans within the Village. It is compliant with our Inclusionary Housing Regulations. Additionally, it is compatible with many of the aspects of the South Arlington Heights Road Corridor Plan, specifically in relation to landscaping. The plan called for, on this particular site, a dense landscape screen on the east side adjacent to those single-family residential homes, which the Petitioner has worked with us to provide. One of the other components of the corridor plan was the establishment of cross access agreements between the properties to the south and the properties to the north. The Petitioner is working to provide those; they will be refined and finalized as part of final plat of subdivision approval should this project move forward with the Village Board.

Additionally, relative to the land use, the South Arlington Heights Road Corridor Plan designated this property as suitable for medical or professional offices as well as institutional uses such as care facilities. As this facility is classified as an intermediate care facility per code, it is compatible with that recommendation within the plan. Then the proposal is also compatible to some of the 2024-2025 strategic priorities established by the Village Board. The Petitioner went through both of those relative to opportunities for embracing diversity, equity and inclusion, as well as priority nine, seeking, maintaining and expanding attainable housing within the community.

We did take a look at some of the public safety implications of this development. As you've heard, Arlington Heights does have one permanent supportive housing development called Heart's Place. We reached out to the Police Department to inquire into the number of calls for service that have come from that facility, and with exception to one isolated incident, the police have documented that this facility, the one in Arlington Heights, the Heart's Place facility generates a similar number of calls for service as would be in a standard multi-family residential development.

Additionally, the Petitioner has provided a tenant selection plan which outlines some of their screening criteria for potential tenants, so all tenants would be subject to that plan. Background checks on tenants would be required. Certain background histories will prohibit those tenants from being selected for lease of these units, and per their tenant selection plan, I should note that sex offenders would be prohibited from occupying or leasing any unit within this facility.

This graphic shows the proposed plat of subdivision. The larger lot to the south which makes up about three-quarters of the site, this is where the permanent supportive housing facility would be located. Lot 2 to the north would be left vacant at this time, and a portion of that land would need to be dedicated for a right-of-way for a potential cul-de-sac in the future.

There is one variation that is required, and that's relative to the width of Lot 2. The O-T District, which is the current zoning of Lot 2 and that will not be changed, it requires a 100-foot wide lot. Lot 2 is proposed at approximately 80 feet in width, so it needs a variation. We are supportive of this variation request. The lot size exceeds the minimum lot size requirements for an O-T lot by about 260%, so while it does not have the necessary width, it is quite a bit larger than what would be required by code. Additionally, given that the land to the north of this property is undeveloped, the creation of this lot and leaving it vacant will allow for a potential opportunity for this lot to be incorporated into whatever future development will occur to the north. As part of that, if it is incorporated into that development, that would negate the small lot width here as it would be part of a larger overall development. So, we are supportive of that

variation request as well.

Here's a colored rendering of the front of the building as viewed from Arlington Heights Road. I would mention that the Design Commission did initially review this project for architecture back in October. That discussion was continued until a future meeting which is likely to occur on November 28th. This was to give the Petitioner some additional time to refine some of the colors, materials and architectural components of the building. I would point out that they are proposing a hipped roof here which we do feel is respective of the residential character of the neighborhood to the east and west. The former Autumn Leaves facility/current Gardens of Arlington Heights Memory Care facility to the south also has a hipped roof in many areas and does not have a flat roof, so we feel that from an architectural standpoint, this will be complementary to the existing structures in the vicinity.

Here's the proposed site plan. A few things I want to point out, and the Petitioner mentioned this as well, but the building is sited central to the site which preserves a 90-foot setback on the front and to the west adjacent to Arlington Heights Road. The I District would require a minimum setback here of 30 feet, so it does exceed code requirements there. To the east, it provides about a 93-foot setback on the southeast, and on the northeast about 120-foot setback. So, that does provide a generous area of setback from the single-family homes to the east in this location.

They are requesting a variation to waive the code required loading berth. We are supportive of this request. I would note that a vehicle could park here adjacent to the small loading area on the side of the building. That would allow at least 9.5 feet on both sides, or on the north side of this vehicle to allow for a two-way traffic to occur or pass. So, we are supportive of this variation. This drive aisle here is 28 feet in width which exceeds code requirements and allows for that 9.5 feet dual travel lanes to the north of any vehicle parked adjacent to the side of the building. Additionally, there are multiple exits into and out of the site, so if for some reason access through that side was hampered, they could proceed to the southern route for ingress and egress to and from the site.

Here is the engineering site and grading plan. Per the request from Staff, the Petitioner did incorporate a second entrance into the site which aligns directly with Emerson Street across Arlington Heights Road. On the north side of Arlington Heights Road, here is where the additional left turn lane will be striped into the median to provide dedicated access into the site. Again, they are utilizing the existing site access to the south and that is benefiting the memory care facility to allow that access as well, so it does comply with those shared access provisions of the South Arlington Heights Road Corridor Plan. They will provide, again, as I mentioned, future access to the north, and that will be refined as part of final plat of subdivision approval, but the eventual goal is to have a future connection to the north which will provide better connectivity between all of these development sites on the east side of Arlington Heights Road.

I'll just touch on some of the infrastructure that's going to be put in. I mentioned the water main which will be extended in this location. They are constructing an underground detention vault which will be located here, and then they are going to be expanding the existing dry bottom detention area at the southeast of the site. There will be storm sewers with inlets on the rear of the property and along the east side of the property that will lead to the underground detention vault or to the dry bottom detention basin. So, it will capture runoff from the parking lot, the runoff from the rear of the site and on the front, and divert most of it to this dry bottom detention basin which eventually drains to the southeast.

Again, here's the landscape plan. It does show the generous area of landscaping at the east of the site. I already talked about some of the preservation and conditions on landscaping, so I'll move on traffic and parking.

This is the final variation requested by the Petitioner this evening. It is to provide 41 parking spaces on the site where code requires 51 parking spaces. We did do a comparison to the Heart's Place development which also received a variation to reduce the parking requirements per code. Code would require two parking spaces per unit; Heart's Place provided 1.83 parking spaces per unit which translates to 1.27 parking spaces per bedroom. Relative to the Grace Terrace proposal, that would equate to 1.36 parking spaces per bedroom and 1.64 parking spaces per unit. So, we feel this is generally in line with what was provided at Heart's Place. We are not aware of any parking problems that have occurred at Heart's Place, so we do believe that the parking here will be acceptable.

Relative to traffic, generally speaking, this use is going to be a low expected traffic generator. In 2016, there was a medical office development approved for this site, and that was going to provide almost twice as much expected traffic during peak hours compared to the Grace Terrace expected traffic volumes. So, again, with great site access, with shared access between this site and some of the neighbors, we don't believe that there will be any undue traffic burden from this development.

That being said, we are supportive of the application subject to, I think 14 or 15 conditions as outlined in the Staff report. I'm happy to go through any of these in detail. I will note there were some changes that we were requested by the Petitioner, and the Staff Development Committee is comfortable with those changes. The first one relates to condition number 3, removing the word 'deed', so the original condition would have required this development to be deed restricted to remain in perpetuity as an affordable housing development for individuals with disabilities, meeting all HUD defined income levels. We're taking out the word 'deed', so rather than have it, you know, have a specific document on the deed and a deed restriction, it will be restricted via the PUD. Additionally, some of the Petitioner's lenders will also be requiring this restriction as well, so we feel comfortable with eliminating that single word.

Relative to condition 6(c), that had required one on-site service staff member between standard business hours, 9:00 to 5:00, Monday through Friday. These services are going to be provided by a separate agency that Full Circle will be partnering with, so they don't really have direct control over the staffing hours and when those staff will need to be there. Additionally, there will be times where the staff may need to work evenings or weekends, and in those instances they won't be there during the normal business hours. So, they did request that we modify the condition to state that case workers and service providers will be on site as needed and they will need to provide estimates for these minimum hours that will need to be reviewed and approved by the Village.

Finally, relative to condition 14, should a parking problem on the property exist, as determined by the Village, the Petitioner shall provide additional on-site parking to meet code requirements as needed. “To meet code requirements as needed” is the additional language added, and we are comfortable with that additional language. So, again, we are supportive of the application and recommending approval subject to these 15 conditions.

ACTING CHAIRPERSON DROST: Yes. So, green is in, red it out.

MR. HUBBARD: Correct.

ACTING CHAIRPERSON DROST: Thank you. Thank you, Sam.

Is there a motion to approve the Staff Committee report or Staff

report?

COMMISSIONER LORENZINI: So moved.

COMMISSIONER CHERWIN: I'll second.

ACTING CHAIRPERSON DROST: Okay, second.

Those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Any opposed, same sign.

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, the Staff report is added to the record, thank you. So, now we're going to get to the Commissioners.

Any initial comments, Commissioners, on this project? I'll start with Commissioner Cherwin.

COMMISSIONER CHERWIN: I think I'll reserve until we hear from the public.

ACTING CHAIRPERSON DROST: Good, thank you.

Commissioner Sigalos?

COMMISSIONER SIGALOS: I don't have any yet. I'd like to hear the public comments.

ACTING CHAIRPERSON DROST: Commissioner Ennes?

COMMISSIONER ENNES: I have a couple that I would like to address prior to comment. Ms. Reyes and Ms. Brooks, if you could come back up, I'd appreciate it. I have a couple of questions I'd like you to clarify. Can you define disabilities and veterans? Are veterans military veterans?

MS. O'CONNOR-BROOKS: That's correct, yes.

COMMISSIONER ENNES: And when you use the term disabilities, what does that mean?

MS. O'CONNOR-BROOKS: Yes, so it's defined by the Americans with Disabilities Act, and I can read you the actual definition. Let me pull it up here.

COMMISSIONER ENNES: Okay.

MS. O'CONNOR-BROOKS: I apologize, I just don't want to mis-speak for you.

I'm so sorry, I know it's in here. I can summarize it. So, it's any individual that is perceived to have a physical disability or mental disability and also individuals that have had long-standing disability. So, for example, somebody who is in remission from, you know, a long-standing disease.

COMMISSIONER ENNES: I don't understand, though.

MS. O'CONNOR-BROOKS: So, I apologize, I wish I have the definition in front of me.

MR. HUBBARD: I have it here if you want. I can read it out.

MS. O'CONNOR-BROOKS: Oh, great. Thank you, Sam, yes.

COMMISSIONER ENNES: Thank you, Sam.

MR. HUBBARD: A person with a disability is someone who has a physical or mental impairment that substantially limits one or more major life activities, has a history or record of such impairment, or is perceived by others as having such an impairment.

COMMISSIONER ENNES: Thank you.

MS. O'CONNOR-BROOKS: Thanks, Sam.

COMMISSIONER ENNES: In the documentation information we originally received, I noted that there was a provision that said preference would be given to Arlington Heights residents and/or employees of Arlington Heights businesses. Yet in both the Staff report and in your comments, I didn't hear anything about that mentioned. Is that still a condition?

MS. O'CONNOR-BROOKS: No. So, we went through this at the Housing Commission and they did grant us an exception to that ordinance as our funding sources do not allow for local preferences. It's a Fair Housing Act violation.

COMMISSIONER ENNES: Okay, that's disappointing to hear because we've been told at other hearings that Arlington Heights residents would be given preference, and I subsequently hear they don't have any preference.

MS. O'CONNOR-BROOKS: Yes, just to be clear, we have, it was never part of our plan to give priority to a specific zip code. We will be marketing the site base list which is how people will become tenants at the property, through a site base list. That gets approved through the Housing Authority of Cook County, and we'll be marketing that locally with local groups in Arlington Heights. We do find at most of our properties that most tenants are from the community. They have grown up there or have family in the area.

COMMISSIONER ENNES: That's interesting. I think you mentioned that the project will be green certified?

MS. O'CONNOR-BROOKS: Yes, Enterprise Green certified.

COMMISSIONER ENNES: Is that the same as LEED certified?

MS. O'CONNOR-BROOKS: No, it's a different organization, but similar concept.

COMMISSIONER ENNES: Okay, let's see, I think I had one other question. What is the housing task force that recommended to you that you provide additional housing here in Arlington Heights?

MS. O'CONNOR-BROOKS: They're an advocacy organization that advocates for adults with disabilities for housing for them.

COMMISSIONER ENNES: Who does that consist of? Is that like a local political group? Is that a not-for-profit organization? What is that?

MS. O'CONNOR-BROOKS: Some of them are here tonight so I'm sure they'd be happy to speak to you during the public comment, but it's an advocacy organization, so it's a not-for-profit organization.

COMMISSIONER ENNES: Okay, thank you, that's what I had for you.

Sam, I do have a couple of Staff questions. One, with the landscaping, you mentioned 116 trees would be removed excluding buckthorn? Does that mean all buckthorn are gone or they're going to be left?

MR. HUBBARD: Yes, I believe they'll all be taken out, yes.

COMMISSIONER ENNES: Okay. Okay, let's see.

ACTING CHAIRPERSON DROST: Yes, on that point, the number and including the buckthorn which you didn't count?

MR. HUBBARD: Right, 116 plus the buckthorn, yes.

ACTING CHAIRPERSON DROST: So, it's a little confusing, but yes, so it's buckthorn and the 116.

MR. HUBBARD: Yes.

ACTING CHAIRPERSON DROST: Good.

COMMISSIONER ENNES: And then with this Lot 2, why would we approve

a variance to cut off 20 feet to make Lot 2 deficient for a future Office-Transitional development?

MR. HUBBARD: I think the hope is that that lot is going to be incorporated into whatever development takes place to the north. As a standalone site, it's probably not ideal for just a single office tenant. It's possible, we do have office developments on lots that are less wide than that.

COMMISSIONER ENNES: It's pretty long and narrow for an office development.

MR. HUBBARD: Right, I mean, it's not ideal, it isn't, but again, I think the hope is that at some point this will be incorporated into the redevelopment of those properties to the left.

COMMISSIONER ENNES: But certainly you're left with one mark against it by having it deficient.

MR. HUBBARD: As a standalone lot, yes, it's not ideal, but combined with the other ones, then it shouldn't present any problem.

COMMISSIONER ENNES: Okay, is a representative from your developer/owner/operator here?

MS. O'CONNOR-BROOKS: We are the developer/owners and operators.

COMMISSIONER ENNES: You are, okay.

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER ENNES: So, you mentioned you have 1,500 units. That's quite an impressive number in three states. The last time you came before us, you mentioned, one of the gentlemen mentioned that you pay property taxes, and my area of expertise is in property taxation. I have a question about the property taxes, because again, you've stated in this project that you will pay property taxes.

MS. O'CONNOR-BROOKS: Correct.

COMMISSIONER ENNES: So, with all these properties that you've been operating and managing, do you not go on and appeal them based on your subsidized income, not based on market rents?

MS. O'CONNOR-BROOKS: Actually, we're going to have our President and CEO answer this question.

MR. WILMOTH: Hi, Joshua Wilmoth, J-o-s-h-u-a W-i-l-m-o-t-h.

COMMISSIONER ENNES: And were you sworn in originally?

MR. WILMOTH: I was, sir.

COMMISSIONER ENNES: Okay.

MR. WILMOTH: President and CEO of Full Circle Communities. Thank you for the opportunity.

Under Illinois law, I mean, you sound like you wanted technical data, so under Illinois law, affordable housing is to be valued based upon the income approach. That is the way that assessors are to identify the value. So, every year we go to the assessor and we show them what our operations were, and then the assessor determines the value. We don't appeal them, we just have a conversation with the assessor about what the operating expenses are, and then they determine the fair market value or ultimately the equalized assessed value based upon that conversation.

COMMISSIONER ENNES: And you have other the properties right in the immediate area now?

MR. WILMOTH: We have several properties that are in Cook County, and

then we have properties that are more akin to what we're proposing here. Again, the example was given in Downtown McHenry for Pearl Street Commons, and we do have some properties in the western suburbs as well.

COMMISSIONER ENNES: I just wanted to mention to you, in 2022, the Elk Grove-Arlington Heights surrounding area real estate assessments went up 30 to 40 percent. That's probably not a surprise to you. But for the taxpayers in this area, if you're going to be coming in with kids who are going to go to the schools in these units and they're going to be appealed, they're not going to be appealed or adjusted? Is this a newer law in Illinois that allows for a special assessment or classification for affordable housing?

MR. WILMOTH: Yes, and the numbers that we've been providing to you already take into account the Cook County requirements for the special assessment program and the LIHTC valuation program. So, that $50,000 per year and trending up is our best estimate and our tax attorney's best estimate at what this property will look like when put back on to the tax rolls.

To your earlier point about children living in this property, that is certainly something that will be allowed. It is also true that at again the similar property in McHenry, we have two I believe, two children living in that 25-unit building. So, we don't anticipate that this will be a substantial drain on the school's resources.

COMMISSIONER ENNES: So, okay, that's something I wasn't aware of.

MR. WILMOTH: Thank you.

COMMISSIONER ENNES: Okay, because my concern being the impact to the surrounding properties. Those people who are already getting large tax increases, if you're valued at or below market value rate compared to other apartment buildings in the area, not as much of their educational tax expense would be getting paid, but thank you.

MR. WILMOTH: No, I absolutely appreciate that. Again, as my colleagues had pointed out, we are a longstanding member of the communities in which we develop. We intend to own in perpetuity. We want the Village to succeed, we want this property to succeed, we want the residents and the neighbors to succeed. That is why as a non-profit, we are so invested in not just the development work that we do but the services that we bring to our residents to connect them to the rest of the community and ensure that we truly are a part of the fabric of the community. So, thank you for the opportunity.

COMMISSIONER ENNES: That's all I have.

ACTING CHAIRPERSON DROST: Yes, thank you, that's helpful.

Commissioner Jensen?

COMMISSIONER JENSEN: Not yet.

ACTING CHAIRPERSON DROST: No?

How about Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes, George, I do, thank you. A couple of questions. So, the question I'm interested in and I'm sure a lot of people here are also, so you have a tenant selection program?

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER LORENZINI: So, obviously, the first thing, or one thing you look at is the income of the tenant. Then the next thing would be if they qualify under the ADA act for disabilities, but also you said if they're ADA labeled, you also rent to veterans, but there again, there's an income limit on that, okay. So, but if you have a two-bedroom and you're renting to a disabled person and one other person could be living there, right? It's not the same?

MS. O'CONNOR-BROOKS: That's correct, yes.

COMMISSIONER LORENZINI: Okay, and this is very negative to say, but how do you know, how do you ensure that the person you rent to is the one that is living there?

MS. O'CONNOR-BROOKS: We have proactive on-site property management, and so they're aware of all tenants that are living in the property at the time. There is a limit on overnight guests which is also outlined in the tenant selection plan.

COMMISSIONER LORENZINI: Okay, and the setback, why is the building so set back so far from Arlington Heights Road? Because if you moved it a little further to the west, you'd be farther away from the homes in back of it or to the east of it.

MS. O'CONNOR-BROOKS: Yes, that was in coordination with Staff. I know that there's also some utility easements that apply, so I can't speak to the technical aspects. We do have our civil engineers here if you would like them to speak on that, but it was in coordination with Staff.

COMMISSIONER LORENZINI: That's all right; it's good enough. I understand also that you can't give preference to Arlington Heights residents, that's pretty typical of government programming, but when the place is built and you start renting it out, do you advertise to people or how do you get your tenants?

MS. O'CONNOR-BROOKS: Yes, so we market it locally. So, we'll work with local organizations such as the task force group to reference people to what's known as a site base list. That's site base list is what we provide to the Housing Authority of Cook County who then verifies incomes and that they meet all qualifications such as having a disability. Then that list then comes back to our property management and we vet who goes into the building ultimately, but all of it gets marketed locally.

COMMISSIONER LORENZINI: Also during the presentation, it was mentioned that some of the units are ADA equipped?

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER LORENZINI: All of them are or just some?

MS. O'CONNOR-BROOKS: Yes. So, our property is disability neutral, meaning it's not targeting any type of disability. So, there is not really a one-size-fits-all for apartment features, so we try to provide a wide range of accessibility features. Some of those are what's known as Type A or ADA units, and those have, you know, more physical, universally designed features. But other units are adaptable.

COMMISSIONER LORENZINI: Okay, and also a service provider was mentioned. Could you, what's that --

MS. O'CONNOR-BROOKS: Yes, it's Anixter is the service provider. So, we partner with another, a third-party service provider.

COMMISSIONER LORENZINI: And what is their role?

MS. O'CONNOR-BROOKS: Sorry?

COMMISSIONER LORENZINI: What is their role?

MS. O'CONNOR-BROOKS: So, their role is to provide services to tenants. So, I'll pass this back to Denise. Actually she talked through some of this.

MS. REYES: So, they'll provide case management and other services to connect the residents to the community or other resources that they may need, and we'll coordinate those services based on the residents' needs and goals overall.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Commissioner Green?

COMMISSIONER GREEN: I'll wait for the public.

ACTING CHAIRPERSON DROST: Good, and I'll wait for the public, too.

We are going to open the meeting to the public now. I notice we have pretty much of a full house.

How many of you expect to be commenting on this project? Okay, so there's about 10 or so, which is good.

So, what I'm going to do is this. We'll maybe start with, I see people that have badges on there, yes, is that sort of an infinity group here that would be in support of the project, and others that might have concerns about the project. So, we can basically start to my right and we'll work on those that want to speak row by row, and we'll just keep tabs on who's concerned about the project or who might be in favor of the project. We'll mix it up that way.

So, if I could start over on the right, is there anybody in the first row that would like to speak? For those of you that are subsequent speakers, we're going to go through the same drill. So, your name, and address if you want to provide the address, and spell your name to the court reporter, okay? Thank you.

**PUBLIC COMMENTARY FOR PC #23-007**

MR. BRADY: Well, good evening. My name is Hugh Brady, H-u-g-h, B-r-a-d-y. I live at 272 Jules Road in Inverness, and I am the co-President of the Housing Task Force that's been previously mentioned. I'll tell you a little bit about the task force.

We're an all-volunteer non-profit that works to be the catalyst to create permanent supportive housing for people with mental illness and other disabilities. We don't seek to own or operate a project; instead, we want to bring together developers, municipal officials, community groups, legal men and woman voters. We've worked with a group called Arlington Heights Faith in Action to create a critical mass to create a project such as this, and then we step back and let things roll.

We've so far worked to build five buildings, permanent supportive housing apartment buildings for people with disabilities. This would be our sixth. When we first got started, 11-12 years ago now, we had a project that never happened up on the north side of Arlington Heights where Heart's Place is right now. The Village at that time required the developer to do a market survey to see if there was a need for this type of housing. All the task force folks were initially part of NAMI, the National Alliance on Mental Illness with the local chapter here and in Barrington and in Skokie and Schaumburg. We all knew there was a need for this type of housing, but the Village wanted a formal study. They came to the conclusion within a five-mile radius of this site which is approximately where Buffalo Grove High School is now, there was a need for 973 apartments of this type.

So, our task force so far has worked to create 187 which is 19 percent of the need, and if these 25 are built, then that would bring us up to 22 percent of the need. So, we're going to stick around and work to create more housing of this type because there is a tremendous need. Thank you.

ACTING CHAIRPERSON DROST: Good, thank you. So, summarizing that, there's agency representatives that are in support of facilities to create some inclusivity; is that fair? And this is, the membership, how many members do you have in your organization?

MR. BRADY: Well, we don't --

ACTING CHAIRPERSON DROST: Tell us a little bit about it.

MR. BRADY: I mean, we're an all-volunteer organization so we don't have an official membership list. We don't collect dues and anybody who wants to show up and help out is a member. So, I think there's about, what, about 40 people on our list maybe.

ACTING CHAIRPERSON DROST: All right, so there is a representative number.

MR. BRADY: So, it's not a huge group. Again, you know, with most volunteer groups, there's about 10 or 12 of us that do most of the work.

ACTING CHAIRPERSON DROST: Army of one.

MR. BRADY: And the rest of us show up from time to time to, you know, encourage.

ACTING CHAIRPERSON DROST: Good. We just want to get sort of a sense, we want to get a sense of who you represent, what's your constituency and how that interacts with our community.

MR. BRADY: Yes, and so in terms of our officers, we're a 501(c)3 non-profit incorporated and all that. So, we have a board of directors of 12 people, and officers, two of our officers live in Arlington Heights.

ACTING CHAIRPERSON DROST: Okay, that's helpful.

MR. BRADY: I live in Inverness. One of our board members lives in Inverness. One lives in Skokie, one lives in Bannockburn, one lives in Park Ridge. Did I miss anybody?

ACTING CHAIRPERSON DROST: Yes, no, we just want to get a texture, you know, but the important thing that we want to hear is that there are people in our community, our specific community that are active in your organization.

MR. BRADY: Right.

ACTING CHAIRPERSON DROST: Thank you, all right.

MR. BRADY: Oh, another one lives in Palatine.

ACTING CHAIRPERSON DROST: All right. Well, I'm sure you'll find -- good. Good, good, good, thanks.

Anybody else in that front row? Please come forward, state your name.

MS. SALLY MODELLE: Hi, good evening. I'm Sally Modelle. My daughter Emily is here, Emily is a resident of Arlington Heights. We have long ties to Arlington Heights. She went to Miner School, she worked at that nice Goodwill down the street for 10 years. She will be on the list.

Those of us who have family with needs for housing in the future, we know about these things. We pay attention, we are on the list. The people from Arlington Heights that need it, you know, we're fine, too. If you build it, they will come.

We wanted to express our gratitude to you for considering this. It's a much needed project and to partner with a very responsible organization like Full Circle here. Thank you for giving us an opportunity to meet some prospective neighbors. We chatted with them, with the people coming up on the elevator. We'd love to chat with you later, those of you who live near the building.

Emily, do you have anything to say? Just say hi. Just say you'd like to live in one of the housing.

MS. EMILY MODELLE: I'd like to live in the housing.

MS. SALLY MODELLE: Okay, thank you.

ACTING CHAIRPERSON DROST: Yes, thank you, that's great.

Anyone else from the second row? Yes, come forward.

MR. GEIER: Hello, my name is Philip Geier, G-e-i-e-r. I live at 226 South Vail in Arlington Heights. I am the Vice President of the Housing Task Force. I am retired now, but I have 30 years of service into mentally ill people, in case management, counseling and substance abuse services. I have seen over the years there's a great need for this kind of housing to make these people have a chance to live their best lives.

ACTING CHAIRPERSON DROST: Yes, thank you.

Anyone else in the second row? Yes, please come forward, and you can queue up if you want in the second row. That will save a little time. Yes?

MS. GRAINAWI: Hi, Lorri Grainawi. Do you want me to spell it?

ACTING CHAIRPERSON DROST: Yes.

MS. GRAINAWI: L-o-r-r-I, G-r-a-i-n-a-w-i.

ACTING CHAIRPERSON DROST: Thank you.

MS. GRAINAWI: Yes, I'm the co-President. Oh, I live in 227 South Vail Avenue in Arlington Heights. I'm the other co-President of the Housing Task Force, and I've been working on this for about 11 years.

One of the things that we do as the Housing Task Force is we create welcome baskets for all the new residents, and it's all the essentials. So, we provide dishes and dish towels and sheets and all kinds of things. So, as part of that, I've had the opportunity to meet some of the residents as they're moving in.

Also, at Heart's Place, this past year they created a mural in their front hallway that all the residents participated in. It's really beautiful. I was invited along with anybody else that wanted to work on it to come and help, so again, I had the opportunity to meet with people and, you know, just emphasize that while this housing is open to everybody, people want to live in their own neighborhoods. I mean, that's why we wanted to do this.

Those of us that have loved ones that need housing, they need some type of supportive housing, you know, we want our family members to be close to us, and other people feel the same way. So, you can't choose but people choose for themselves. Thank you.

ACTING CHAIRPERSON DROST: Yes, thank you.

Our next commenter?

MR. HELLNER: Good evening. How are you, Mr. Drost?

ACTING CHAIRPERSON DROST: Good, fine.

MR. HELLNER: My name is Mark Hellner, M-a-r-k, H-e-l-l-n-e-r. I live at 357 South Belmont. My wife and I have lived here in Arlington Heights for over 27 years. I have three connections in one sense to the subject matter. I have no connections to this particular project and developer.

The three connections are these. For several years, I was a member of the Arlington Heights Housing Commission and chaired the Housing Commission for a few years. So, we dealt with affordable housing a lot, as you guys know, and the need is incredibly large. I was around when we approved, the Housing Commission approved Heart's Place to my great pleasure. It's a beautiful facility if you haven't been there.

Secondly, we're parents to a disabled adult son. He would not qualify to live in this place because his disabilities are too significant to permit him to live on his own, but I'm in support of this project because, as I've mentioned, the need is very profound. With respect

to our son, for example, we've been looking for several years for an appropriate place for him to live, and most of them are multi-year waiting lists. So, anybody in this situation or facing this situation, 25 housing units is not a lot. I think all of us would agree that it's a small facility. It's going to wait a long time most of the time to get an appropriate spot for our child.

The third connection that I have is that I've been a lawyer, this is my 47th year as a lawyer. For the last 35 or 36 years, I have worked in some capacity with the Center for Disability and Elder Law. I think from 1986 to 2012 if my memory serves me, I was a volunteer attorney for them and virtually all the work back then was in housing and mostly for people who have disabilities. I ultimately was the Executive Director of the Center for Disability and Elder Law. I retired. All of the clients were low income, all of the clients were either senior citizens or people with disabilities. So, for seven or eight years, basically, I full time helped people trying to find housing who face this situation. Initially, it was from a grant from the Illinois Attorney General's Office which was full time housing issue because the grant was restricted, and I will tell you that the problems are profound in finding houses of this kind.

Ironically, this afternoon a man showed up at my house, I don't know how he knew where I lived but he did, 84 years old, he's being evicted from his apartment for 18 years. He's of low income, Social Security income only. His present rent is 75 percent of his Social Security income and he may be homeless next month. I told him I'd try to help him. I don't know what I can do, but I'm going to try, and that's not atypical of the clients that the Center for Disability and Elder Law represents.

So, for all those reasons, I think it's just incumbent upon you guys to support this project enthusiastically and unanimously. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

All right, next? Anybody else in row two? Three? Raise your hand and then queue up. Okay, in row three?

MS. NABORS: My name is Beth Nabors, B-e-t-h, N-a-b-o-r-s. I've been a resident of Arlington Heights since 1967. I challenge anybody in the room to have more residency than I. I went to school at St. James Grade School, I went to St. James Junior High, and I went to St. Viator's High School.

I have watched Arlington Heights grow and transition over all of the years. I remember when this building was a tiny building, and now it's the Taj Mahal. I have watched all of the wealth in Arlington Heights expand and expand and expand, and I have watched all of the middle income individuals and low income individuals disappear.

I run an agency that serves the homeless population, one of the largest non-profits here. I do it with relationships with faith-based locations, 23 of them, and we have 70 sister churches that feed into our organization. I have 2,500 volunteers. I support this program wholeheartedly.

I am the agency that serves the adult mental health population that have nowhere to live after their parents passed away. I am the organization that serves people that do not have medical insurance, do not have an ability to pay. This is needed in tenfold. In tenfold. I know that you see the people that I serve walking all over Arlington Heights. All of my residents are from the northwest suburbs of Cook County. I don't serve anybody from outside of the northwest suburbs of Cook County. I serve over 1,000 individuals a year.

I used to serve all homeless individuals. Now I'm at 62 percent of prevention. 62 percent of who I serve are prevention, keeping people in their homes. So, I implore you to support this one hundred percent, this and many future projects. Thank you.

ACTING CHAIRPERSON DROST: Thank you. Yes, what's your current title right now?

MS. NABORS: I'm the Executive Director of JOURNEYS, The Road Home, and I live at 815 East Olive Street, Arlington Heights.

ACTING CHAIRPERSON DROST: Just want to get that in the record.

MS. NABORS: I'm the big boss.

ACTING CHAIRPERSON DROST: Yes, we know the Nabors. You're a good neighbor, too. All right, so anybody else in number three row?

MS. MICKO: Hi, my name is Morta Micko, M-i-c-k-o. This is my mother Selena.

MRS. MICKO: Selena Micko, M-i-c-k-o.

MS. MICKO: We live at 125 East Emerson Street in Arlington Heights. It's that house that's the first one, the first residential home.

MRS. MICKO: If you can put that map here; we can definitely show you where we live.

ACTING CHAIRPERSON DROST: Yes.

Do you want to put that slide up if you can, Sam?

MRS. MICKO: It's going to be easier.

MS. MICKO: Perfect, so that's our house, yes. That first one.

ACTING CHAIRPERSON DROST: Right.

MS. MICKO: We've lived here for 34 years. This is also our community. We just want to also share our support for this project, like it's a great project. We understand the necessity for it.

We do have some concerns. My parents have groundwater, so it's a private well water. So, we wanted also to express our concern about that and ask, you know, what will be done to protect our well water, our groundwater during construction and, you know, of course kind of after. We do appreciate also the parking, you know, the proposed plan for the parking runoff as well. So, that was one thing that we wanted to say.

We also want to express a concern about the parking lot and the light interference, so the light pollution, you know, kind of how, we understand that there will be a privacy fence that will be built but there is not much that we can do about light interference. So, we wanted to kind of also express that as well, so what we can do to kind of prevent light pollution or limit it.

Let's see here. We also wanted to ask about the potential effects that this will have on our property value as well. Then we did have some concerns about, you know, kind of the retaining pond as well and how that's going to be insured and what's going to be done to kind of prevent like kids drowning, things like that.

MRS. MICKO: I don't know how those, the stuff there putting the water against the mosquitoes, I know this, and how it's going to, you know, have influence on the water we are using from the well --

MS. MICKO: True, yes. That's a good --

MRS. MICKO: -- because it's very close.

MS. MICKO: We also wanted to, you know, kind of express the same concern actually that you had expressed before, why the building is so far back. My dad had a really, you know, great question as well, why isn't it turned the other way, you know, which, you know, that's the plan. But, you know, why kind of go so far back on the lot, you know, and what

the reasoning is for that. I think the answer was something about staffing. We just want that kind of clarified a little bit more.

So, let's see here. Anything else? I think that's all we have.

ACTING CHAIRPERSON DROST: Good.

MRS. MICKO: One more question, I'm sorry.

ACTING CHAIRPERSON DROST: Yes, certainly.

MRS. MICKO: If the fence is going to be, because, you know, you can see so clearly where we are living, and we are a neighbor with this facility from memory care, the people living there, it's so quiet, and it's a fence and they didn't put enough trees which was in the plan. Even if we were complaining in City Hall, they never put more trees bordering with us. So, if we can see how many trees, if 200 something trees is going to be planted, how it's going to look on our side. That is important because they promised before and they didn't do it right.

ACTING CHAIRPERSON DROST: Yes, so we've got some questions here on engineering, the water detention, runoff water settling, the issue of landscaping and then the setback. I think the setback was discussed in the Staff report.

MR. HUBBARD: I can certainly touch on that.

ACTING CHAIRPERSON DROST: Why it was set back from Arlington Heights Road. If we can address those while we still have them in our memory, you know?

MR. HUBBARD: If you look at the aerial here, you'll see this is the memory care facility. That's approximately 90 to 100 feet set back from Arlington Heights Road. So, to keep this development consistent with that rather than to put it, you know, much closer to the street which would not be quite as compatible with the neighboring structures, we asked that it be set back a little bit farther to be more compatible with the building alignment already in place here.

MRS. MICKO: Yes, but this property, the memory care, they have a much bigger area and they still have a lot of green in the back. So, they could put --

ACTING CHAIRPERSON DROST: Yes, screening.

MRS. MICKO: -- whatever it is in the center.

ACTING CHAIRPERSON DROST: The ambient light --

MR. HUBBARD: Yes. So, relative to the landscape plan, we can certainly touch on that. I mean, it's a little bit hard to see here but, you know, you can zoom a little bit. So, this is the area where a lot of these evergreen trees are going to be planted. They're going to save some trees up at the northeast corner that are in good condition, and then the evergreen trees, they've worked with us to kind of plant kind of a dense line and row of these trees along this property line to provide for that year-round screening.

Relative to photometrics and light levels, there are restrictions in the code relative to the level of illumination that each property can generate and produce at a neighboring property line. The development here did conform to those requirements, above and beyond those requirements. We did take into consideration, you know, the lights on this site, and they had been proposed, I think maybe around 28 feet on the building and the Petitioner has worked with us to lower the heights on the building slightly which should help to decrease any, you know, spillover onto the neighboring properties.

ACTING CHAIRPERSON DROST: What's that? Oh, groundwater? This is their engineer.

MR. HUBBARD: Sure. Yes, I don't know if your engineer wants to tackle that one.

MS. WELP: Hello, Claudia Welp with CAGE Engineering at 2200 Cabot

Drive in Lisle.

Yes, so we have an extensive stormwater plan where we are collecting all of the stormwater that's run off from the site into the storm system which will go into the ponds.

MRS. MICKO: What I'm afraid, when it's going to be concrete all around and then we are not going to have water at all.

MR. MICKO: Your property is going higher, the property --

MS. WELP: Yes, so the property is much higher, you're right, than the adjacent site.

MR. MICKO: -- all water --

COMMISSIONER ENNES: Discussion comes from up here.

ACTING CHAIRPERSON DROST: Yes. Why don't you come forward? You're part of the family, the Micko family?

MRS. MICKO: Yes.

ACTING CHAIRPERSON DROST: So, and what we're going to do is if we can kind of, you know, keep it concise because there's generally the approach in the Engineering Department and in our Planning Department, the idea is not to invade other adjoining properties. Nothing is going to be worse off than what it is now, so that's our cardinal rule here.

MS. WELP: Yes, so we have to follow not only the Village of Arlington Heights stormwater code, we also follow, I apologize, the Metropolitan, the MWRD. So, we have multiple codes that we have to follow to ensure that we are not draining any of our site onto your site. We're not allowed to drain off onto your sites. So, we collect all the water from our site, the additional runoff that you're talking about from the pavement will be collected.

MR. MICKO: It --

ACTING CHAIRPERSON DROST: Yes.

MS. WELP: Yes.

MR. MICKO: It will --

MS. WELP: Yes, see all of our --

ACTING CHAIRPERSON DROST: If you could speak into the microphone?

COMMISSIONER GREEN: Speak into the microphone.

MS. WELP: All of the green lines in there is storm sewer, and all the circles are inlets. So, all of those will collect all of the stormwater from our site, every bit of it, into those storm sewers which then lead to the stormwater detention pond. The stormwater detention pond is not going to be wet all the time, it's dry bottom which means it's not going to fill and stay with water. It has to drain down within, I think it's 92 hours max, so it's not going to have standing water in it. It is meant to filter out.

MR. MICKO: Right now, example, if no any concrete there, okay?

MS. WELP: Correct.

MR. MICKO: We have a lot of water under our building already.

MS. WELP: Correct.

MR. MICKO: If this whole thing, all area will be concrete --

MS. WELP: Correct.

MR. MICKO: -- how will you collect all the water from our side which is the most --

MS. WELP: Yes, so we put together an entire stormwater report that calculates all the additional pavement that we're adding in. That is all calculated and collected, all

of that storm sewer size with calculations and programs to make sure that it can collect a hundred-year storm from that property which is not an everyday storm that you're going to see. It's going to have more stormwater than what's out there now. If you see water running on your site, it's because there's no stormwater out there. So, now we're going to have a storm sewer out there now that's going to collect all this water --

MR. MICKO: Everywhere --

MS. WELP: -- everywhere in that property is going to be collected and will come into that detention pond.

ACTING CHAIRPERSON DROST: And to assure you, our Engineering Department has those records that you can then study rather than, you know, having the discussion here. The general rule, you know, is that you're not going to be worse off, and you can access those through our Planning Department. So, if you have more questions, those can come up at subsequent hearings. So, I want to be respectful of the time, you know, I know you've got specific questions and you're basically, you know, on the front line, but notwithstanding, let's not do our homework here.

MRS. MICKO: Thank you.

MR. LYSICATOS: To the Chair?

ACTING CHAIRPERSON DROST: Yes?

MR. LYSICATOS: If we want to just keep the pace going, we'll mark down any of the questions.

ACTING CHAIRPERSON DROST: Yes, that's fine.

MR. LYSICATOS: We'll let the public kind of run through, make their comments and then we will provide answers, us or pull up their professionals for testimony, just to keep it moving along in that direction.

ACTING CHAIRPERSON DROST: Yes, exactly, thank you.

MR. LYSICATOS: Thank you.

ACTING CHAIRPERSON DROST: Commissioner Lysicatos. So, yes, we practice it a lot, but put that in the record to Commissioner, not Commissioner, but the Assistant Planning Director. Thank you.

All right, anybody else on that side? Yes, sir. Come forward.

MR. BENTLEY: Hello, my name is Thomas Bentley, B-e-n-t-l-e-y.

ACTING CHAIRPERSON DROST: Pull up the mic a little bit. You're so tall.

MR. BENTLEY: Yes, that's --

ACTING CHAIRPERSON DROST: Yes, you need to --

MR. BENTLEY: It can work for you or against you.

ACTING CHAIRPERSON DROST: Yes.

MR. BENTLEY: You know, one of the things that I was concerned about was, Commissioner Ennes, you brought up about the taxation. I, you know, that was one of the things I was going to ask about and I actually was surprised that they were paying taxes on it which is a good thing. So, I would still ask the Commission to dig a little deeper and just, you know, because you're going from, you're taking a property that's going to be, you know, an income-producing property to, you know, other use that's not going to, you know, pay taxes. But they are going to pay some taxes, I would ask that you look a little deeper into that.

To your point of the taxes, I'm up 63 percent, 63 percent. So, I'm wondering if at some point you're going to build a facility for me so I can still live in Arlington Heights, you know. So, I want to, you know, I'm sympathetic to all this stuff but I'm also, I want to

keep living here in Arlington Heights. I've been here 40 years, I always wanted to live in Arlington Heights when I was younger. I finally made it out of 37th Place and Pine and I just couldn't wait to get out and come out here. Anyway, so I love Arlington Heights, been here 40 years, love to be here the rest of my days, but at 63 percent, if you keep doing that to me, I'm gone. So, I'm not happy about that.

Anyway, I will say that this development group is organized and they answered a lot of the questions for sure. There's still other ones that I would like the Commission to take another closer look at. For example, it essentially favors veterans. Perfect, love it, I'm in line with veterans, good.

Then, you know, people with disabilities, you know, my concern is, you know, not my concern but I would question just what, they had actually, they kind of answered that with their tenant selection which is a good idea. I would ask the Commission to look deeper into that, just what the threshold is going to be, you know, because people with disabilities, I looked that up, you know, from Social Security and the definition was, what was it, you had to prove you cannot do or engage in any gainful activity due to medical condition. So, that's considered disability to be eligible as far as Social Security is concerned. So, I'd like, you know, I'd like that to be something that's considered, you know, by the Commission.

That was it. I think that, I would like to, you know, if this is going to be permanent which that's what they're asking for, it's permanent, so I'd like to have some permanent rules in place, too. Wouldn't that be fair to ask? I don't know, I'm just, I'm asking you to take a look at that. That's it. I just, I'll say that and no beefs, okay. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Ms. Brooks, do you have comments, because we're not subject to the definition for Social Security, it's ADA, right?

MS. O'CONNOR-BROOKS: That's correct.

ACTING CHAIRPERSON DROST: Come to the --

MR. BENTLEY: I didn't say we were, I just --

ACTING CHAIRPERSON DROST: No, I'm just kind of clarifying this because I want to get some, you know, focus here.

Okay, yes, sir?

MR. BURNTON: Hello, my name is Carl Burnton. I live at 416 South Belmont in Arlington Heights. It's Burnton, B-u-r-n-t-o-n. I've lived in this town for 40 years. My kids have grown up and I now have 12 grandchildren who live in this area.

The area you're talking about, my grandkids go to the parks, they play soccer games, they ride their bikes. It's a residential neighborhood immediately to the east of this facility. I heard someone say the crime rate is similar to multi-residential complexes or something, words to that effect. I guarantee you the crime rate is a lot more than it would be two blocks over on Belmont Street and Pine Street residential areas.

This complex is not consistent with the pattern of the people who live to the east of there. We've got individual residential family housing and you're putting in something that is not going to be kids, you said there's only going to be like two children. So, the people are going to not have the same demographics as the people who live in the neighborhoods. So, the crime rate is something I'm concerned about.

Today, just walking to mail a letter over here in front of City Hall, in front of the Police Department, there was a person with a mental disability standing in front of the police station screaming and they wouldn't let him into the building. My wife and I knew to go to

the other side of the road and avoid this individual. Would my grandkids going downtown to get an ice cream cone know that? I don't know.

So, you go to the train station, you see so much people with disability. There is no doubt there's a need for help with people with disabilities. We've got more now in our world than ever before. But I question whether this is the right place for something like this, and I just call upon your Committee in this and in the future, don't let a desire to do some good and do something that ultimately takes us down.

I don't want to bring the problems of Chicago to Arlington Heights. I don't want, because of do-gooderism, to make us San Francisco or Chicago and have their problems. I've seen a deterioration in our downtown in the last couple of years, and I want you to make sure that you're doing your jobs to make sure that that doesn't happen. When I hear, well, it's crime consistent with multi-residential complexes, I don't want crime that's not going to be consistent with my neighborhood. I know there's crime in multi-residential complexes, I don't want that.

So, if that's what this is going to bring, I don't want it. I appreciate the need for this, but put it somewhere where it's not in a residential neighborhood. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Next? Yes, oh, I think the lady in the back. You can queue up, just so I get a sense of who's coming up, and then we want to try to keep it brief. If there's some repetitive things, you can refer to another, any of the individuals that preceded you to support that position.

Go ahead. Please, name?

MS. SCHOOT: Okay, hello, my name is Michella Schoot, M-i-c-h-e-l-l-a, S-c-h-o-o-t, and I'm a resident of 7 East Pickwick Road, Arlington Heights which is exactly right across from the proposed location. So, I am going to read something and I'm going to share my experience.

So, the ADA ensures that people with disabilities including people with addiction to alcohol have the same rights and opportunities as everyone else. These protections also apply to people who experience prescription drug use disorder and opioid use disorder. There's a reason why I read that, because I have experienced that, helping a family member find a home and finally was so happy because he got approved at an apartment building that accepts people with disabilities. From the outside, you would never really, I was shocked at what I had discovered.

The building was beautiful, landscape was perfectly manicured. The one thing that surprised me was the property manager, which was mentioned earlier, there's not going to be any property manager that is 9:00 to 5:00 and it's going to be a contracted company, so it's not going to be from Full Circle. So, that was my experience. So, to get there, I had to make an appointment with that person at a specific time to see the apartment for a disabled family member. I went inside and I was surprised that the property manager wouldn't even take the elevator. So, we took the stairs to the third floor, he showed me the apartment and, you know, we chatted for a bit and he seemed so uneasy and he was in a rush. So, I didn't read anything of it, I mean, these are people with disabilities, right?

So, we came out and then he saw a gentleman outside waiting for the elevator. He said hello, and then he said Michella, let's take the stairs. The guy was waiting for the elevator. Before, I accidentally said thank you so much for showing me the property, it's clean, I think my family member would be so happy here, he stopped me and he said, Michella,

I'm going to ask you to have your family member live somewhere else. I like you, I've only met you, I like you, you seem to be nice people, but the floor where I looked at the property, the person that was waiting for the elevator was on drugs. The other apartment on the same floor, there was another person that was also on drugs and they had people coming in visiting them and actually buying drugs from them. There were fights, police were called multiple times.

So, I had already experienced that and I am very supportive of giving support to families or people with disabilities, people with actual disabilities. Unfortunately, there's no way to vet or say who is disabled or not because, like I said, the ADA described that people who are addicted to alcohol or drugs are also on disability. So, with that being said, I'm going to also share my sentiment and my concern because we will be the ones that are affected. We live right across the street from it.

The crime, it's so easy to say we can't really predict what's going to happen when the building is up, right? We can just say, well, we contacted the police and the crime rate is similar to a regular apartment building, but can we really say that that will be the crime rate when that building is finished? I mean, that is very, very important. I mean, we've lived here for over 15 years. We're from Chicago. I came from the Philippines and so happy to be living in Arlington Heights, and now after discovering that, I do not only feel unsafe for me and my family, but also at the same time I feel for the actual people with disabilities like them who are actually going to be living in that building.

One thing that I also, and they can address this later on, that I wanted to, I also did some research on Full Circle, and Full Circle as a charitable organization was rated one star, poorly rated by Charity Navigator. So, one big effect on that was their accountability finance, so anybody can research that. So, that's one thing on that.

I mean, I have a long list of concerns, but my main concern is really safety and crime. That is something that we already, because I don't know if, I mean, you guys are long residing individuals of Arlington Heights, you're probably familiar of Surrey Ridge neighborhood which is a nice neighborhood. The other side which is Wilke is already experiencing that, there are a lot of apartment buildings there and I have a family friend who had two children sleeping, they now moved to Wheaton because they were sleeping and they heard what would have been a sound of just someone like dropping something heavy. It turned out to be a gunshot that went through their window and they found the bullet shells on their floor. That prompted them to move. They lived in Arlington Heights on the Wilke side. We will be now closed in from Wilke and then Arlington Heights.

I'm going to echo; I would like to really continue to live in Arlington Heights, but --

ACTING CHAIRPERSON DROST: I think we all would.

MS. SCHOOT: Yes.

ACTING CHAIRPERSON DROST: Just, I don't want to, for time purposes, I think we're getting the message that your anecdotal information is on public safety and issues that --

MS. SCHOOT: Correct.

ACTING CHAIRPERSON DROST: -- I think have been addressed in some respects in the presentation. But those are noted.

MS. SCHOOT: Yes, I mean, it has been addressed, but it hasn't really been addressed directly.

ACTING CHAIRPERSON DROST: Well, you can't predict the future.

MS. SCHOOT: Exactly, thank you. Thank you for stating that.

ACTING CHAIRPERSON DROST: Okay, thank you. Okay, anybody else out on the right side? Let's go to the left side, my left side. Who in the front row is, anybody else? I see a hand, okay. Come forward, the lady in the, what do they call it, the pumpkin --

MS. GIOLLI: Hi, my name is Phyllis Giolli, G-i-o-l-l-i. I'm at 216 East Council Trail, so I am directly behind the property. I'm actually by the, what is that, I don't know, community --

MR. HUBBARD: The memory care facility.

MS. GIOLLI: The memory.

ACTING CHAIRPERSON DROST: Memory care.

MS. GIOLLI: Yes, because they change names.

ACTING CHAIRPERSON DROST: They do. Autumn Leaves now.

MS. GIOLLI: I am directly behind the memory care. I had no problem having that memory care there, that was one-story high. If you go down Arlington Heights Road, there is office building, medical building, it's all one-story high which blends in with our community. That's my point on that part.

The second, if it's three stories high, do not tell me the light is not going to shine on my property. I'm going to be looking up, and I don't care how tall these bushes are, the building is taller than the trees. It doesn't blend with our property. I've been living there for 20 years, my kids grew up there, and it doesn't blend in at all.

In that community, we pay between $10,000 to $20,000 in taxes for a small home. I'm at 216 East Council Trail, my square footage is maybe 1,800. My taxes are about $10,000. I don't fathom that they pay $50,000 for a huge building like that in front of me, that doesn't even make sense. That property is worth a lot of money in Arlington Heights, why are we using it?

I'm not saying that this organization is not a good organization. I believe in it, I have family members that are handicapped, but it doesn't belong there. You're going straight and then up and straight. It doesn't look right. So, that's my point, and I'm really concerned about the lighting.

ACTING CHAIRPERSON DROST: Yes, thank you.

The lighting, any comment there, Sam?

MS. GIOLLI: It's a three-story building.

MR. HUBBARD: Yes, I mean, again, they meet the standards of the code relative to foot candle readings. You know, we've considered light spillover, that's why we've asked for again evergreen screening on the east side of the property. We've asked that they lower the lights that are mounted to the building.

MS. GIOLLI: The evergreens are not going to be as tall as the building.

MR. HUBBARD: For sure. At time of planting, they will, you know, they'll be six to eight feet in height, so you know, it will take some time.

MS. GIOLLI: Do you think it looks proper from low medical buildings, eye doctor, everything is low and that one is high? Does that even look proportioned to the neighborhood?

MR. HUBBARD: I think that it's complying with code. I think the Design Commission in reviewing it considers the --

MS. GIOLLI: You're not making any profit off of that property, anything. That's Arlington Heights property. That makes no sense at all. That's all I have to say. Thank

you.

ACTING CHAIRPERSON DROST: Thank you.

Yes, come forward.

MR. MOENS: Thank you, Chair Drost. My name is Keith Moens, M-o-e-n-s. I'm a resident of Arlington Heights.

I would highly encourage the Plan Commission to recommend approval of this project as stated to the Board of Trustees. This project would just begin to address the chronic shortage and need for supportive housing in our community. Once again, please approve this project or recommend approval to the Board of Trustees. Thank you, Chair Drost.

ACTING CHAIRPERSON DROST: Thank you.

Anybody else who has a comment? Yes. Yes, that's okay, you could stand up and get ready to --

MS. WACY: Hi, I'm Linda Wacy, 603 Winter Drive, Mount Prospect, Illinois.

I am Chair of the Faith in Action team. We have a member of, a group of seven churches, Arlington Heights churches, and we represent this faith community that supports this project.

I was talking recently to a member of First United Methodist Church on Euclid, and she was telling me, asking me a number of questions about this project. She said, well, you know, the reason why I'm asking these questions is because I have a family member who lives with the parents, and she talked about how concerned she was that when the parents get too old and it's not that far away, what's going to happen to this disabled child. That's a real concern for a lot of people. Where do they go when mom and dad die?

So, this is a wonderful solution, this independent living, and the care and support of the case management and stuff is available to them. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

The lady in the front.

MS. LEVIN: Hi, my name is Jan Levin, L-e-v-i-n, and I live at 1483 Chippewa Trail in Wheeling, Illinois. I have a daughter that's 32 years old and she lives in Philhaven which is right around the corner from us since it's been built and she is far from a criminal. I know there have been some undesirables there as there is in any kind of place you live, you're always going to find someone, but the advantage of being in an apartment complex if there's a person like that, they can evict them, and that has happened to people that have been there.

I also want people to realize not everyone with a disability is going to be a criminal. There are plenty of people out there that don't have disabilities that are criminals. Thank you.

ACTING CHAIRPERSON DROST: Thank you.

Anybody else? Yes, the lady in the midsection there, the middle row.

MS. BOURSEAU: My name is Sandy Bourseau, B-o-u-r-s-e-a-u. My claim to fame is I'm a fifth generation resident of Arlington Heights. But the reason I wanted to say something, I've had the pleasure of being at Heart's Place a couple of times, helping with the mural painting one of the times I was there. I would strongly encourage all of you to take a few minutes and visit there, go out to the place, you'll see the atmosphere there.

I think Arlington and the other towns have done this the right way. By doing these small 25-unit buildings, it's a community and it becomes part of the surrounding

community. So, I encourage you to think of it that way. I know, I have seen all the changes in Arlington which many of you have, and it's difficult for people. We called the first high rise a monstrosity, and I think there was a name for City Hall, too. Now, I live at 151 West Wing Street in one of the high rises. So, thank you for your time.

ACTING CHAIRPERSON DROST: Yes, well, thank you.

Is there anybody else?

(No response.)

ACTING CHAIRPERSON DROST: All right. Well, what I'm going to do is close the public portion of the meeting and then reserve the rest of the comment to our Commissioners. I'd like to make a statement, too. Everybody loves Arlington Heights. We as Commissioners, we do have lives and we do participate in the community. We're not oblivious to issues that have been brought up, both from the standpoint of the need for affordable housing and for public safety just as examples. So, we do, and we do this voluntarily, and so we're strongly connected with the community.

So, I just want to set that as sort of a floor that we're not against anything or for anything specifically. We want to be reasonable and open-minded about our deliberation.

So, Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just a few areas to touch on. I think that, I'm fairly confident that most of the technical issues on water runoff, lighting, and positioning the building and so forth will be handled adequately by the Village Staff and the various departments, the Building Department and so forth. So, I'm not too concerned about that.

But I would like someone to address the issue, two issues, one that was raised on crime rates. With Heart's Place and other facilities, what does the crime rate profile look like compared to the general population and so forth? Are you having a lot of criminal activity at Heart's Place, for example?

MR. HUBBARD: Are you asking the Staff?

COMMISSIONER JENSEN: No, I'm asking the Petitioners, whoever would speak for the Petitioners. Because that was an issue, we're worried about the crime rate. So, what is your experience with crime rate with the facilities you have? You have 1,500 of these units, right, across the country.

MS. O'CONNOR-BROOKS: Yes, I just want to clarify that we do not own or operate Heart's Place. So, but we do have data on our own crime rates within our facilities.

COMMISSIONER JENSEN: That would be fine, yes.

MS. O'CONNOR-BROOKS: Yes, and Denise will speak to that. I think she's just pulling up her notes here.

MS. REYES: Well, first, I'd like to say that for this property, we're going to have cameras in the interior and exterior of the property. There's going to be, to access the property, all persons that live there will have a key fob access, and all visitors will need to go through the front entry which is visible to property management. So, all of that will be monitored, and we do have a 24-hour security phone line for residents to be able to reach property management staff after hours.

I think there was a bit of a mis-communication I think for one of the previous comments that we didn't have someone on site. We would have a property manager on site during regular business hours. We will be partnering with a service provider to provide advocacy and service provision to the residents. That will be separate from our in-house property

management.

So, properties that we've acquired have seen like a significant drop in emergency response activity due to our proactive property management which includes frequent visits that we host to the community. We have local police departments that interact in positive ways, and we maintain positive relationships with our elected officials and encourage our residents and surrounding community to join us in forming block clubs, watch groups, and reaching out to any proper channel when suspicious activity is observed or reported. Our property management staff will follow our tenant selection plan and will appropriately respond to any activity that is not allowed.

COMMISSIONER JENSEN: Okay, the other area I'd like to have you touch on is there was at least some comments that sort of equate addiction and people who are still addicted with being disabled. So, what is your screening with respect to the issue of addiction?

MR. WILMOTH: Thank you again for the opportunity. So, our tenant selection criteria not only has to adhere to federal guidelines, I'm sorry I seem to be too loud, so they not only have to adhere to federal guidelines, and in subsidized housing or housing with project-based federal assistance like we're contemplating here, that means that anybody who has a history of production or distribution of controlled substances is federally prohibited from receiving a rental subsidy. So, those would be people who would not be eligible to move on site. If that happened while they were on site, they would be evicted and would not be eligible to move into any future federally assisted housing.

In addition, we are subject to the local ordinances including Cook County's Just Housing Act, so we do provide a three-year criminal history. Pursuant to that requirement, we pair up any criminal background that we identify with the applicant who is making that application. So, if somebody is coming to us with a background, with a case manager who's referring them into this property because they have suffered from substance abuse in the past or are currently dealing with substance abuse but are seeking rehabilitation, then that might be a qualifying factor in allowing them to find a place to live stably and avoid their prior substance abuses if that was of concern.

The last thing I will point out is that because this is federally assisted, even though recreational marijuana is legal in the State of Illinois, we cannot allow the use of marijuana on our property because of our federal subsidies. So, there cannot be, you know, possession or use of any controlled substances on our properties, and our tenant selection plan encourages that, and our financing partners mandate that.

COMMISSIONER JENSEN: Great. Well, that helps clarify that. Before you sit down, you're the one I want to ask and for the other thing --

MR. WILMOTH: Okay.

COMMISSIONER JENSEN: -- because I did look up on Charity Navigator and you are rated at 58 percent which is quite low. I thought you might want to elaborate on why it's such a low rating, and the primary component of that has to do with financial accountability.

MR. WILMOTH: I appreciate that. So, unlike, this is nuanced, but unlike many non-profit organizations, we do not fund raise or grant write for our day-to-day operations. The 25 percent of the economics that we generate on building and operating and managing these properties is what keeps our organization overhead going. The rest of that, the 75 percent is what we contribute to provide services for our residents at our properties.

What that means is we don't go to McArthur Foundation or other organizations like that. We don't host annual galas. We don't solicit mailing lists or do those

types of calls, which means that I'm, as an Executive Director or President or CEO, incredibly bad at looking at what our rating scores are where people would want to give us money. Because we're going to the state; we're going to the federal government; we're going to other community development organizations and saying we need these resources to put these together; we are not fund raising or grant writing.

That being said, Guide Star does allow for folks to present their financial information, and all of that information is publicly available on Guide Star. Guide Star is a place where I do post our information. I wasn't familiar with Charity Navigator. So, I don't know where we are at Guide Star right now, but I do know that you can find our financial information publicly available.

COMMISSIONER JENSEN: I think Charity Navigator basically wants to make sure that the preponderance of money that you have, that comes into you goes into the facility. You've already indicated that 75 percent goes into the facility. It sounds like the way they would rate things probably isn't adequate for the kind of organization you have, but I did want to get that in the record because the issue was raised.

MR. WILMOTH: I appreciate that. Thank you, sir.

COMMISSIONER JENSEN: That's all I have.

ACTING CHAIRPERSON DROST: Okay, Commissioner Lorenzini?

COMMISSIONER LORENZINI: Thank you, Chairman.

So, my question is if there is a key fob, they live there, if a guest is coming over, how do they get in? What's the process for them getting in?

MS. O'CONNOR-BROOKS: They would have to be let in by one of the tenants that lives at the property. As I mentioned, as part of our tenant selection plan and house rules, guests are limited to, I believe it's one guest per bedroom. So, if you have the two-bedroom, you'd have a maximum of two guests. So, guests are very limited and controlled on site, and our property management is very proactive in knowing who lives on site and who doesn't.

COMMISSIONER LORENZINI: Okay, so before I ask this next question, I'm going to tell you I had a sister who had serious disabilities, so I appreciate what you're doing. It's a great thing, but let's say a scenario evolves where a person who doesn't have a record for dealing drugs decided to start doing it, under that scenario, how will that person be identified or caught so they could be evicted?

MR. WILMOTH: In that hypothetical, there are any number of ways that could be identified. So, one of the first ways that it might be observed is through the property manager who is again seeing the residents in this building day in and day out, who might notice some behavioral changes. That might spark them to having a conversation directly with the resident, or it might have them going to our service provider partner and saying, you know, I noticed something a little off in my last interaction, didn't seem like the way it normally is. Would you mind doing a check-in just to see how they're doing? Have you seen anything different? That gets them talking amongst the staff who are engaged in keeping these people safely and stably housed. So, that's one way it might be observed.

Another way it might be observed is that if there is something happening on the property, we see it on the cameras or we would get reports of it from another resident. If that is the case, then we would do our investigation. If there were any legal entanglements, then of course we would involve the local investigators and police.

Then that is the last way that we might find something out is that one

of our residents turns out to have an involvement with the legal system, at which point because we are listed as an address, we generally ask all of the police departments that we work with to keep us notified of any incidents that either occur on or near our property, or with people who give our property as their address. Sometimes we find that that is a false address, sometimes we find that that is true, but we can then either help with the investigation or we can help ensure that the resident is stabilized and well managed while the investigation continues. So, those are any number of ways that we could identify that.

COMMISSIONER LORENZINI: All right, thank you for that. That's all I had. Thank you, Chairman.

ACTING CHAIRPERSON DROST: Commissioner Green?

COMMISSIONER GREEN: I have an easy question for you, Sam. On the corridor plan, what was the Village proposing for the heights of the building along this stretch of Arlington Heights Road?

MR. HUBBARD: The recommendation in the corridor plan was for two-story buildings which aligned with the recommendation for office uses, potential in the O-T zoning which restricts heights to two stories.

COMMISSIONER GREEN: Okay, because that particular stretch of Arlington Heights Road, after listening to the residents with the scale of the single-family neighborhoods, is very low. It's very low for the stretch from Central going past the property. Okay, that's it for now. Thank you.

ACTING CHAIRPERSON DROST: Yes, Commissioner Ennes?

COMMISSIONER ENNES: Personally, I don't like the orientation of the building. I look at the adjoining building to the south and what I don't like is the parking lot is so close to that residence. You'll have people coming and going all times of the day, closing doors, going in, talking in the parking lot, you know, really close to that house. You look at the property to the south and there is parking in the back but there's also parking up in front, and the residences are, I don't know how many feet, but across the road.

Have you looked into, did any of your original drafts have the parking in the front of the complex?

MS. O'CONNOR-BROOKS: We're going to have our architect on record.

COMMISSIONER ENNES: Okay.

MS. THOMPSON: Therese Thompson, Project Manager with Cordogan Clark. I live in Chicago, I'm not an Arlington Heights resident. T-h-e-r-e-s-e, T-h-o-m-p-s-o-n.

We did actually have an early scheme that had parking in front of the building where, and this was also working back and forth with Staff over a period of time. We had a drive aisle that crossed the site between the building and Arlington Heights Road that had parking on it, but because we also needed access for the Fire Department from the back of the building, we needed to have a drive aisle around the back of the building or at least part of the back of the building. So, the decision was made to move the parking to the back of the building and eliminate the drive across the front and that was --

COMMISSIONER ENNES: You have to drive all the way around the building now, right?

MS. THOMPSON: No, not quite, no. It actually makes a U around the building.

COMMISSIONER SIGALOS: But there really is no front.

COMMISSIONER ENNES: There's no front drive.

MS. THOMPSON: Right, there's no drive across the front.

COMMISSIONER ENNES: Okay, so the Fire Department doesn't have access in the front?

MS. THOMPSON: They do via, and it doesn't show on the architectural site plan, and maybe Claudia with CAGE can speak to this. There's like a little dogleg off the parking lot at the south -- no, it's not? Okay, thank you.

MS. WELP: So, we were required by the Fire Department to make the width of the lane 26 feet. So, that's where they come in and they can access the FTC which is set in the northwest corner of the building. So, they needed access specifically on that side, that gives them access to that FTC location. So, that entire lane is a fire lane that's 26 feet wide.

COMMISSIONER ENNES: So, I'm not understanding something here. You say you moved the parking and stuff to the back so the Fire Department would have access which takes away access to the front of the building for a fire truck.

MS. THOMPSON: Yes, that wasn't entirely, that was a component of the change was to eliminate the need to have access all the way around. Because of the way the driveway along the north end curves around the building, that provides access that we couldn't get if the lane didn't go around the building. I don't know that I'm able to explain it right without, you know, an ability to sketch on the image, but it was a component, it was one reason.

The other was to minimize the amount of paving which also minimizes the amount of stormwater or reduces the amount of stormwater detention that's needed. It's generally good practice to not have parking on the front of the building.

COMMISSIONER ENNES: In this case, we have a resident who's maybe, what, 80 feet, 60 feet from, what do you project to make? Some 50-60 residents in this building? You have 25 units, most of them are one-bedroom which could have two people, and five units that can have four people.

MS. O'CONNOR-BROOKS: Yes, that's right.

COMMISSIONER ENNES: So, about 60 people.

MS. O'CONNOR-BROOKS: Yes.

COMMISSIONER ENNES: So, obviously, they're not all going to have cars, but if 30 of them have cars, that's 30 people coming in and going, slamming doors, and you've got a house right there. Are there enough pines in there to break down that noise? They're 6', 8"; it's going to take 25 years for these things to, or 10 years before these people have some relief from the noise and the light.

MS. THOMPSON: The evergreen, go to the landscape plan. The evergreen barrier along the east lot line and actually along the north lot line, north of the detention area is, you know, as I think Sam described it, you know, so Staff has requested densely layered in that the evergreens are staggered. So, it's not like a row of evergreens. Even at the time of planting, while the height may not have been achieved, there will still be a very robust acoustical presence from those evergreens in addition to the fence.

The parking itself is actually, at its closest point to that lot line, I think about 22 or 24 feet, and then actually towards that house at the north end, it's closer to 44-46 feet. So, the parking is actually quite a distance still, and in addition to the evergreens we have other landscaping. It's all softscape from the parking all the way to the fence.

COMMISSIONER ENNES: The fence, is that wood?

MS. THOMPSON: Right now it's proposed as PVC wood look, you know, painted wood look, PVC solid privacy fence.

COMMISSIONER ENNES: Okay, thank you very much.

ACTING CHAIRPERSON DROST: Yes, Commissioner Sigalos?

COMMISSIONER SIGALOS: Well, I'm really torn. I really understand the need for housing for the handicapped people, I certainly understand it, but I do have some concerns that what I hear as handicapped definition also includes alcohol and drug addicts. That concerns me very much.

I'm also, again, I don't know the history of Full Circle, but somebody mentioned they have a low, very low, one star rating, so that's another concern I have.

Then as far as the lighting, as a three-story building, the photometrics typically, correct me if I'm wrong, Sam, but they measure the lighting like say from parking lot lights which are maybe 15 feet tall or whatever down, but when you have a three-story building, they have windows that could be emitting light and that wouldn't be shown on our photometric plan. So, I am concerned for that, and also auto headlights in the parking lot.

So, I'm not sure this is the right place for this building. I do understand the need for handicap facilities, but I'm really kind of torn by it. Then, also the fact that there's not going to be a staff member on site, it says, I think it was from normal working hours, and now that's not going to be, it's going to be as needed. I don't know what that definition means, as needed.

MS. O'CONNOR-BROOKS: The staff member for our property manager would be on site during regular business hours. The staff that won't be necessarily there all the time or as needed is for the service provision. That's a third-party and they will set their hours according to the needs of the residents.

COMMISSIONER SIGALOS: They're there until, what, 5:00 o'clock? You're saying regular business hours, but what happens at night?

MS. O'CONNOR-BROOKS: So, we have a 24-hour phone line for residents to be able to reach our property managers in case of emergency. We also have cameras in the interior and exterior of the building which our property management staff can access 24 hours a day.

COMMISSIONER SIGALOS: Okay, they'll be able to call a property manager, how long is that going to take for somebody to get there? I mean, it depends on where that property manager lives.

MR. WILMOTH: That's correct, it does depend on where that property manager lives since we haven't identified the property manager for this property and I can't tell you exactly how long that would be. That being said, I can say that our closest example to this, our deal in McHenry Downtown called Pearl Street Commons has one on-site manager, one on-site maintenance person, and I believe three service providers from one organization and one or two service providers from another organization, all of whom are on the property throughout the day. So, our offices are generally open from 9:00 to 5:00, sometimes we do swing hours late to accommodate residents who might have a job and that may need to start a little bit late. Sometimes we have Saturday hours if that's what our residents have identified as a need. Then the service providers are there to meet with their clients and to meet with the residents throughout the day, night, weekend, et cetera.

COMMISSIONER SIGALOS: Okay, well, again, I'm just concerned with what appears to be a lack of case worker or property managers on site and the location of this in a residential area. I don't like the fact that it's a three-story building where everything housed there is one story. So, I'm a little torn if this is the right place for this facility. I understand the

need, that we need these types of housing but I'm not sure this is the right place. Thank you. That's all I have.

ACTING CHAIRPERSON DROST: Thank you.

Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, just to follow-up on some of the things that were discussed before I guess, a little clarification. I guess one thing that wasn't brought up, Terry, you talked a little bit about the tax base and that was brought up a little bit, right? So, we're artificially suppressing the value of this property by having a below-market income stream on it. So, what is the delta about on that? Do we know what a market rate building might bring at that site compared to this? I mean, that's total speculation, I mean, right now with Cook County, I guess it's throw a dart against the wall, would that be the best analysis?

COMMISSIONER ENNES: We obviously have a problem with property taxes in Cook County. The huge increase that's just occurred has been a result of the fact we had two years of COVID where nothing was selling and all of a sudden we have all that pent up demand that came out and people were paying whatever was being asked for homes in the area of northwest suburban Chicago Metropolitan area. Prices went up and our new assessor brought them up like he's promised to do that.

COMMISSIONER CHERWIN: Right.

COMMISSIONER ENNES: Now, comparing it to an office building, you know, an office building like that, you're talking about $200 a square foot for the building plus land value, this is a large piece of land that's going to have surplus sitting there and I think we're creating a parcel, too, that will be very difficult to sell. Now, if you have the lot to the north, you know, you're in a great position to buy that.

COMMISSIONER CHERWIN: So, it's not an insignificant delta with this building.

COMMISSIONER ENNES: You know what? My biggest concern is if there are people that are using the school system that --

COMMISSIONER CHERWIN: Or any social services, honestly, I mean, right? The library, the Fire Department, the police.

COMMISSIONER ENNES: Well, the biggest part of the tax is schools.

COMMISSIONER CHERWIN: Right.

COMMISSIONER ENNES: And so, if we're subsidizing that, that goes on to the neighbors, but --

COMMISSIONER CHERWIN: Of course.

COMMISSIONER ENNES: -- if as the development has said there's very few kids there, then that isn't as, to me it's not as big an issue. We've got a vacant piece of land sitting there that if it gets developed is going to be bringing in more tax dollars than it was.

COMMISSIONER CHERWIN: Right.

COMMISSIONER ENNES: Which that's great, but we have two other things, by approving this, we're allowing the county and the Federal Government, HUD, to come in and control this property in perpetuity in our town and tell us what's going to happen to us, we're out of the ballgame. I don't like that.

COMMISSIONER CHERWIN: Yes. Anything in perpetuity is usually a bad idea.

COMMISSIONER ENNES: Yes. Yes.

COMMISSIONER CHERWIN: That's why there's a rule against it, right,

George?

ACTING CHAIRPERSON DROST: Well, not anymore.

COMMISSIONER CHERWIN: Not anymore, right. Historically.

ACTING CHAIRPERSON DROST: It's within the statutory elimination.

COMMISSIONER CHERWIN: Right, but there was a rule.

ACTING CHAIRPERSON DROST: There was, and that was Lord Norfolk.

COMMISSIONER CHERWIN: So, okay, and then what about maintenance on this building? So, if we're talking, I was interested in the delta people brought up between, the difference between a market property development and a below-market development property, you know, and some of the issues that creates. How do you fund maintenance to this? Because this is very prominent, right, it's right out the South Corridor. Arlington is investing a lot in the South Corridor, it wants to improve these properties, so we want to make sure that a building that's going in, if the income is significantly lower than a market building, how do you afford the maintenance on the building and how is it going to be kept up in the first place?

MR. WILMOTH: Do you know the number one expense for a market rate developer on an ongoing basis? Serving their debt.

COMMISSIONER CHERWIN: Right.

MR. WILMOTH: We have a grant, so we can charge that much less for our rents and still provide the same level of quality of operation, the same level of quality of maintenance and upkeep as our market rate competitors because we don't have to serve that debt that they have to serve.

COMMISSIONER CHERWIN: Okay, so it's a debt or preferred financing, okay. The other issue that was brought up went back to, I think this is what Terry just mentioned, there was mention about preference to veterans. Is that a real preference or is that just kind of a nice thing to say? I mean, what's the, how do we help our veterans in this process?

MR. WILMOTH: I don't know what you mean by a real preference. It's embedded in our tenant selection criteria, and what that means is that somebody who applies who identifies so, it's based upon my read and please everybody correct me where I'm wrong, we're already saying that this building is going to be reserved for use by households with a person with a disability. So, if you are applying to this building, you must demonstrate that you have a disability in order to even be selected to live in one of the units. While you're going through that application process, if you've identified that you are a veteran, then you will move up on the list in advance of somebody who has not identified that they are a veteran.

Now, we have to verify veteran status. We do not verify discharge status, but we do verify that you have served. So, anyone who has served would have a preference to live into the building over somebody who has not served. In terms of making it meaningful and making it real, that is why we prepare our services to meet people where they are, to explicitly work with veterans who may not want to live in a veterans exclusive property but want to live in a blended community, veterans who might feel like they're disengaged from the VA because the VA got them there in the first place or the government did. We can act as the group that is helping to keep them stable and stably housed while not necessarily taxing the use or the needs of the VA system but also happily connecting people with the VA system if they're engaged.

So, all of this is by way of saying we do not have a one-size-fits-all approach to our services. We do not have a one-size-fits-all to who the veterans are who move into our buildings. All of our buildings have a preference for veterans, all of our buildings have

veterans who live there, and all those veterans get the services that they need as they decide.

COMMISSIONER CHERWIN: And in that selection process, you folks mentioned that it gets submitted. You have a list essentially, so you said we want to prioritize our marketing to the low income community. But at the end of the day, you're going to send that list out to Cook County and they're going to make the final decision. What is your, is that incorrect?

MR. WILMOTH: Yes, let me -- I'll walk you through the process if that would help.

COMMISSIONER CHERWIN: Summarize it though.

MR. WILMOTH: Yes, summarize, okay. So, people who are interested in this property, right now the people who are interested in this property are people who are in this room or have met us talking about it or have seen articles in the Daily Herald that you all have been covered, et cetera. We have not advertised this, this is not something that we're marketing. This is just a development that we are trying to bring into Arlington Heights.

Our marketing efforts, you've seen them so far. They are engaging with community members. So, we're going to soon, as the project moves ahead, put an interest list sign-up sheet on our website. People who are interested can call our office, they can go on to our website, and they could say I'd like more information as it's available. As we have more information, we'll send that to them. The next thing we'll do is we'll say, hey, applications are going to be available on this thing. We'll send that to people who have already identified that they are interested in our property.

Once that application date occurs, they will apply to us. We will do an initial screening to make sure that they programmatically qualify. We will then send them to Housing Authority of Cook County who will determine if they income qualify for the Cook County assistance. Then Cook County will send the list back to us and say these are the people who you have already screened, who we have already screened, and now you may start making offers for them to move in.

So, there will be multiple points where we are doing the screening and we are the final ones to say that, yes, you do qualify to live here or not. The Housing Authority of Cook County just has to tell us that they are also eligible for rental assistance.

COMMISSIONER CHERWIN: Okay, so then Cook County's only role essentially is to vet people to make sure the qualify on the income basis, nothing else.

MR. WILMOTH: Correct.

COMMISSIONER CHERWIN: All right, and then let's see. Oh, yes, on this setback thing, Sam, and I made this question for you. We go back to the setback, you know, that's like the issues we've brought up before about the proximity to the eastern boundary and all that stuff. I mean, I'm sympathetic to that as well, I'm concerned about it. I guess we have this enormous setback on there, you know.

Is that going to be an issue if that's essentially meticulously maintained and it's, you know, I don't know if it is going to be meticulously maintained, but if it's not that's a huge like green space without a whole lot of landscaping or anything and it's just, it kind of looks, I don't know. I mean, it might look nice in the drawings, it might look nice in year one, but I don't know in year 10 how it's going to look to have all that. Has there been any consideration to that?

MR. HUBBARD: The green space in front of the building?

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: I mean, it will be maintained. As you know, there's going

to be foundation plantings, perennials at the base of the building, there will be some trees, but mostly it's going to be lawn in front.

COMMISSIONER CHERWIN: I know, that's my issue. I mean, I guess maybe the Petitioner can say, you're going to have, right, landscaped every week just like it would be --

MS. O'CONNOR-BROOKS: Yes. Yes, we maintain all of our buildings including the landscaping.

COMMISSIONER CHERWIN: Okay. All right, I believe those are the only follow-ups I had. Yes, thank you.

ACTING CHAIRPERSON DROST: Yes, thank you.

Any follow-ups here, Commissioners?

COMMISSIONER ENNES: Sam, you mentioned that because of utilities, it was part of the reason, aren't the majority of the utilities, sewer and what, on the west side of Arlington Heights Road when we were talking about putting more of utilities, power lines and stuff underground? Wasn't that the issue?

MR. HUBBARD: I don't recall mentioning utilities as one of the reasons for the building location. I know there are utilities running through the site which has prevented it I think from being farther north. I don't know about utilities in the front of the site that would prohibit it, but maybe, you know, the Petitioner is aware of something that I'm not.

COMMISSIONER ENNES: Okay, maybe I misheard you before.

ACTING CHAIRPERSON DROST: Yes, Commissioner Jensen.

COMMISSIONER JENSEN: Just a follow up on the offset. I got the impression from the presentations that it was actually the Village Staff that wanted to encourage that large 90-foot setback. Is that correct, a correct impression or not? They said in discussion with you, that you arrived at that.

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: So, I guess the question is how important is it to have the front line up across all the buildings which is what you were looking at? You're looking at, you know, how well that line up is with the memory care units there. Is that a real problem if it doesn't line up? If you basically make, you know, you move it further to the center of the property which gives a little relief to the folks, you know, who are worried about it being on the property line, so is that something you're flexible on or is that something you're pretty rigid on in terms of Staff's view?

MR. HUBBARD: Well, I mean, if we're, I mean, we could take a look at something different if we're talking about, you know, five or 10 feet, maybe that's acceptable. If we're talking about, you know, 30 or 40 feet, I don't know if that's going to have the same appearance. You know, I think anything that's built here, whether it's this development or an office development, an office development is going to have more traffic, going to have more parking demand, it's probably going to have parking lots, you know, that are extending further back. The office building that was approved originally had parking areas that extended kind of further back into those legs of the development, bringing it even closer to the single-family homes.

So, we felt this was a reasonable location for the building, reasonable location for the parking, in combination with the setbacks and the landscaping. We think it's reasonable, yes.

COMMISSIONER JENSEN: Well, I guess my question comes down to when we go before the Board and the same people come in and lodge their same issues, this will

be one of the issues, how flexible is Staff in giving, you know, in terms of moving that to some degree? Whether five feet, 10 feet, 20 feet, is there any flexibility? Because I think it will come before the Board at some point.

ACTING CHAIRPERSON DROST: Sure.

MR. HUBBARD: Yes, that's something we'd have to discuss at a department level.

COMMISSIONER GREEN: And if I could throw my two cents in there?

ACTING CHAIRPERSON DROST: You can.

COMMISSIONER GREEN: I agree with Staff that the setback with the memory care is important just to promote a visual line. The obvious problem is, of course, the memory site is a much bigger site. So, when you line up the fronts, which I think is important in this case, you just push everything closer to the residential. It's not the same size lot.

So, I don't think you want to bring this building forward because it's three stories. The point I was making was that this whole two or three-block area is all one-story stuff, and the corridor plan is limiting it to two stories, not three.

COMMISSIONER JENSEN: For the O-T.

COMMISSIONER GREEN: Yes, yes.

COMMISSIONER JENSEN: But this is Institutional.

COMMISSIONER GREEN: And that's, it fits the whole three-quarters of a mile there. So, that's the point I was making before, if that helps you.

COMMISSIONER JENSEN: Right.

COMMISSIONER ENNES: Bruce, but the memory care setback which --

COMMISSIONER GREEN: Is about the same, yes.

COMMISSIONER ENNES: Is about the same, but it has parking in front.

MRS. MICKO: Can I say something about this? Can I say something about the memory care?

ACTING CHAIRPERSON DROST: No.

MR. HUBBARD: Public comment is closed.

ACTING CHAIRPERSON DROST: The public comment --

MRS. MICKO: I'm sorry to interrupt, but you're talking about the parking. For one second. It's no cars there.

ACTING CHAIRPERSON DROST: Into the microphone. Into the microphone, because he needs to --

MRS. MICKO: Okay, Selena Micko again, M-i-c-k-o. We're talking about the parking on this memory, it's no cars there. It's sometimes one, two cars. Nobody is visiting much those people who are living there, you know, it's no problem, even if with much more parking spots, it's no cars there. So, I just want to say about that.

ACTING CHAIRPERSON DROST: Okay, and that was not a comment, it was a witness, so we're good.

MR. WILMOTH: I just wanted to, if I may, just to put it on the record, there was a comment earlier about the number of people who might be living on the property and the number of cars that might be going through. Again, this is, we have this experience with Pearl Street Commons, 25 units. There are 28 people living on the property, that's the property where there are two children. So, if you do the math, there's one two-person household where neither of them is a child. Everyone else is living individually or two people and their children. There are 45 parking spaces I think that we had to provide. There are seven that are used.

So, when we're talking about the traffic, when we're talking about the attractive nuisance of lights and noise and doors slamming and things of that nature, I just wanted to give you a sense of scale. We're talking about less than 30 people probably and less than 10 cars.

ACTING CHAIRPERSON DROST: Okay, thank you.

All right, any other questions, Commissioners?

(No response.)

ACTING CHAIRPERSON DROST: Yes, I'm not going to, I don't have any specific questions, just the general issues of the engineering, the landscaping, and most importantly I think the public safety issues and tenant selectivity that, you know, comes with this. I'm just looking at it from the standpoint of the experience that Full Circle has and it's never a perfect answer, never a perfect solution, but there is a need. So, that's my statement.

Is there anybody that wants to put forth a motion, Commissioners?

COMMISSIONER JENSEN: I'll make the motion.

ACTING CHAIRPERSON DROST: Okay, thank you.

COMMISSIONER JENSEN: I'd like to make a motion.

**A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-007, Preliminary Plat of Subdivision approval to subdivide the property into two lots; an Amendment to the Comprehensive Plan to reclassify Lot 1 from offices only to institutional; Rezoning of Lot 1 from O-T Office-Transitional District to the I Institutional District; Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1; and the following Variations:**

1. **Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80 feet in width where code requires a minimum lot width of 100 feet in the O-T District.**
2. **Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.**
3. **Chapter 28, Section 10.7A, to omit the required 10 feet by 35 feet loading berth.**

**This recommendation is subject to the following conditions:**

**<u>Zoning and Property Usage</u>**

1. **Final Plat of Subdivision approval shall be required.**
2. **The Petitioner shall have 24 months from Village Board adoption of an ordinance granting PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original O-T District classification and the Comprehensive Plan designation shall revert back to offices only.**
3. **All units within the development shall be restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all housing and urban development defined income levels.**
4. **The Petitioner is responsible to ensure that the planned unit development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's**

**Inclusionary Housing Guidelines, including, without limitations, the following:**

**a. Providing, at a minimum, three actual on-site units (a minimum of 10 percent of the total units) in perpetuity in the planned development in compliance with Section 7-1707(B)(3) of the Village Code.**

**b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, as applicable with exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents and people who are employees of Arlington Heights businesses or organizations.**

**5. The subject property shall be operated in substantial compliance with the draft tenant selection plan dated as revised 2/2021 (subject to IHDA final approval), as well as the draft Grace Terrace house rules dated as revised 10/31/23. Maximum occupancy, as outlined in the tenant selection plan, shall be restricted to no more than two occupants per bedroom.**

**6. The Petitioner shall provide the following on-site staffing:**

**a. One on-site property manager between standard business hours (approximately 9:00 a.m. to 5:00 p.m., Monday through Friday);**

**b. One shared maintenance staff member to be on site as needed; and**

**c. Case workers and service providers, as needed. The Petitioner shall provide estimates for the minimum hours for review and approval by the Village.**

**7. School, park, and library contribution (a.k.a. 'impact') fees, in accordance with Chapter 29 of the Municipal Code, shall be required at time of building permit issuance for the proposed structure.**

**8. Compliance with the November 28, 2023, motion from the Design Commission shall be required.**

**9. The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.**

**<u>Site and Landscaping</u>**

**10. The proposed site access onto Arlington Heights Road shall be subject to IDOT review and approval.**

**11. As part of Final Plat of Subdivision approval, the Petitioner shall enter into an estoppel agreement with the Village, which agreement shall prohibit the property owner of Lot 2 from objecting to the future establishment of a special assessment for construction of the cul-de-sac abutting Emerson Street.**

**12. Prior to Final Plat of Subdivision approval, the Petitioner shall revise the landscape plan to increase the height of the Spartan junipers to six feet tall at time of installation, substitute the shade trees along the northern property line with evergreen trees, and adjust the tree spacing as needed for optimal growth, to the satisfaction of the Village.**

**<u>Parking and Access</u>**

**13. The parking variation shall apply only to the proposed use.**

**14. Should a parking problem on the property exist, as determined by the Village, the Petitioner shall provide additional on-site parking to meet code requirements as needed, or alternatively, shall arrange for shared parking with the abutting property**

**to the south, either of which shall be to the satisfaction of the Village.**

**15. As part of Final Plat of Subdivision approval, the Petitioner shall continue to refine the proposed cross access easement at the north of Lot 1 and on Lot 2. The easement shall be designed to provide, in general, the following:**

**a. A paved vehicular connection between Lot 1 and Lot 2, to be approximately 26 feet wide and in a location as approved by the Village of Arlington Heights, to be implemented at the discretion of the Village of Arlington Heights at such time when Lot 2 is developed.**

**b. The portion of this easement located on Lot 1 shall be for the benefit of Lot 2 and the properties to the north of Lot 2 (1505 & 1501 South Arlington Heights Road).**

**c. The portion of this easement located on Lot 2 shall be for the benefit of Lot 1 and the properties to the north of Lot 2 (1505 & 1501 South Arlington Heights Road).**

ACTING CHAIRPERSON DROST: Thank you.
Is there a second?
COMMISSIONER ENNES: I'll second it.
ACTING CHAIRPERSON DROST: Okay, any discussion?
(No response.)
ACTING CHAIRPERSON DROST: Hearing no discussion, I'll ask for a vote.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: No, with comment.
MR. HUBBARD: Commissioner Cherwin.
COMMISSIONER CHERWIN: No.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: No.
MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: Yes, with comment.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: No.
MR. HUBBARD: And Acting Chair Drost.
ACTING CHAIRPERSON DROST: Aye.
MR. HUBBARD: So, the motion fails.
ACTING CHAIRPERSON DROST: Okay, the motion fails, but you still have the ability to go before the Village Board of Trustees. Maybe there'll be some refinements that you can assuage some of the concerns. You'll have to talk to our fine personnel here as to what that date would be.
MR. HUBBARD: Yes, we don't have that date, we'll have to coordinate that.
ACTING CHAIRPERSON DROST: No? But though you've been denied, you still have the opportunity to go before the Trustees and then present the story at that point. Anything else?
MR. HUBBARD: Some comments?
ACTING CHAIRPERSON DROST: Comments?

COMMISSIONER ENNES: If I could go first?

ACTING CHAIRPERSON DROST: Oh, yes, that's fine.

COMMISSIONER ENNES: I think it's a much needed project. I've supported affordable housing in the past, sometimes, but not always. I think it is something we need and we need to address it. I don't like the orientation of the building as I mentioned. It would help me a lot if it was flipped with the parking in front, not to bother that neighbor.

My other problem is with the fact that we are granting in perpetuity the use of this property. I have a problem with that. That's not something against you or your proposal or what you guys are trying to do, but it's with having the county and the federal government coming in, and in perpetuity, dedicating a piece of property in our community that we no longer or we'll have very little control over. So, if you understand that, but I think it's a much needed improvement in town. We'd need to provide this type of housing.

ACTING CHAIRPERSON DROST: Yes, other comments?

COMMISSIONER LORENZINI: Yes. My comment is I'm concerned about the height of the building and that could be partially offset by the setback if it wasn't quite as far back from Arlington Heights Road as it is, but there definitely is a need for this throughout, everywhere. So, in cases like this, I kind of go with Staff's recommendation and they generally do a great job with this stuff.

ACTING CHAIRPERSON DROST: Okay.

MR. WILMOTH: Could I ask a clarifying question of Commissioner Ennes?

ACTING CHAIRPERSON DROST: You may.

MR. WILMOTH: When you say that you're granting to HUD and to Cook County in perpetuity, I actually don't know that I understand what you mean. This is real estate that Full Circle as a private company owns and is developing using resources that do have certain time limits on their restrictions, but the longest use restriction is actually what's being codified in the land use that you all proposed which is --

COMMISSIONER ENNES: And I've seen in the other proposals, all units within the development shall be restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development defined income levels. This is giving, this is in perpetuity which means forever. This is giving a limited use to this property in our town.

MR. WILMOTH: And my understanding is that that language was at the request of the Village.

COMMISSIONER ENNES: I don't --

MR. HUBBARD: That was a recommended condition by the Village, and if that's a problem in the future --

COMMISSIONER ENNES: That's a requirement by HUD, right?

MR. WILMOTH: No.

MR. HUBBARD: If it's a problem in the future, it could be amended under an amendment to any approval that would have been granted.

COMMISSIONER CHERWIN: Maybe the question is why is the Village recommending that? And who?

COMMISSIONER ENNES: Yes. Well, I have a problem with that. If it's not the federal and the Village is doing it, I even have more of a problem with it because that's not what we were told at another hearing.

MR. WILMOTH: Yes. No, we're committing to a 30-year use restriction for

the grant funds that we're receiving from the state to just operating as low-income housing.

COMMISSIONER ENNES: But that's not what we're asking or being asked to approve here.

MR. WILMOTH: Correct. Thank you.

COMMISSIONER CHERWIN: One clarification maybe where there was a mention of a lender requirement, there is no lender requirement on perpetuity. Lender use requires that --

MR. WILMOTH: They just make it a conventional bank loan. That 30-year restriction is the longest restriction that we have but for Village-requested restrictions.

COMMISSIONER JENSEN: Sam, could you clarify for us then this concept? Is it something that the Village has to require in perpetuity, or you just want to require in perpetuity?

MR. HUBBARD: No, it was a request from the Village. I mean, essentially what we're asking for is that the development be maintained as a development for disabled persons at affordable levels in perpetuity which is what they are proposing. So, we don't want it to morph into something, you know, 30 years down the road, maybe it's going to be a development non-disabled people at different affordable levels, we don't know, but that's kind of the intent of the condition.

COMMISSIONER JENSEN: But it sounds like it's not a requirement that anyone besides the Village is making. So, I mean, Terry, does that, I don't know if that answers any of the questions you had other than the Village needs to get itself sorted out.

COMMISSIONER CHERWIN: Yes, and who with the Village has the glass that can see beyond 30 years as to what's the appropriate use --

ACTING CHAIRPERSON DROST: That's exactly right. I mean, it's forever-forever, you know.

All right, anymore, was there another comment?

(No response.)

ACTING CHAIRPERSON DROST: Okay, so anyway, this petition hearing is closed. So, you'll have to go back to our Village Planning Department to get the next set of instructions to go before the Trustees.

Is there any other business that's the next agenda item?

MR. HUBBARD: Other than general public comment?

ACTING CHAIRPERSON DROST: Yes, any public comment? We usually reserve some time for it.

(No response.)

ACTING CHAIRPERSON DROST: Okay, seeing none, the public comment period is over.

COMMISSIONER JENSEN: I move adjournment.

ACTING CHAIRPERSON DROST: I'll call for adjournment.

COMMISSIONER ENNES: Second.

ACTING CHAIRPERSON DROST: Those in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DROST: Those opposed?

(No response.)

ACTING CHAIRPERSON DROST: Hearing none, we're adjourned.

(Gavel pounded.)

(Whereupon, at 10:39 p.m., the public hearing on the above-mentioned petition was adjourned.)

STATE OF ILLINOIS )

) SS.
COUNTY OF KANE )

I, RON LeGRAND, SR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2023.

_____
NOTARY PUBLIC

**The following attachments includes all public comments received by the Planning Department or forwarded to the Planning Department as of 9:30am on 11/29/23 in relation to PC #23-007 – Full Circle Communities (Grace Terrace) PSH**

## Hubbard, Sam

**From:** [redacted]
**Sent:** Tuesday, November 28, 2023 5:45 PM
**To:** [redacted]
**Cc:** Hayes, Thomas; Grasse, Nicolle; Baldino, Richard; Bertucci, James; Dunnington, Wendy; LaBedz, Robin; Schwingbeck, Tom; Shirley, Scott; Tinaglia, Jim; Recklaus, Randall; Hubbard, Sam
**Subject:** Permanent Supportive Housing/Full Circle PC23-007

Good Morning--

I am contacting you in regards to the proposed Permanent Supportive Housing 25 unit project located at 1519 S. Arlington Heights Road.

I have thought long and hard about my feelings regarding this project. Everyone wants to support the less fortunate but often times that support wanes when a project includes their own neighborhood. I, too, felt that response, however, I waited to respond to the proposal until I was certain my opinion was not biased based on my own personal benefits. As I analyzed the situation, I have come to believe my thoughts are not self-centered but rather are based on what is best for our community.

I am certain you have heard numerous times about travel safety and congestion on Arlington Heights road already. I will not beleaguer that point other than to suggest the children that will live in that complex will be riding bikes and traveling near a very busy roadway. And while it has been suggested that the housing will support veterans and the disabled, we all know that our system would not allow such discrimination to occur to the detriment of other low income families. So, yes, the area selected needs to address the safety of children.

My concerns, however, are with the effect this complex will have on the local schools, including enrollment numbers and the services necessary to serve the additional students. While I realize school funding is not an issue for your board, the additional taxation to provide those services to the children is relevant to residents. We already have one permanent supportive housing facility in the immediate area and, as a consequence, I implore you to check with the local schools to determine whether the schools are able to handle another influx of children without hiring additional employees. Research has proven that children from low income families, in general, have greater need for supportive services, if for no other reason than to meet state testing standards. On the other hand, should a different location in Arlington Heights be chosen for this facility, schools in that area may not be as stressed to the limit with the extra services needed and, therefore, no additional personnel need be hired at additional expense.

My other concern for this proposal stems from what I witnessed when I previously lived in Oshkosh, Wi. In Oshkosh (a city a bit smaller than Arlington Heights), an area was established with subsidized housing. While it was thought to be economically positive for bus routes among other things, it was found to create a host of other issues. Ultimately, a constant police presence was found to be a necessity and a police office was established in the complex. Should a similar situation occur, can Arlington Heights justify and afford to fund this? Again, if the permanent supportive housing was located in a different area of Arlington Heights without the concentration of two subsidized projects in such close proximity of each other, additional police presence may not be necessary.

Before you vote to approve the zoning change and the project, I ask you to check with both the local school system AND the police department for current crime statistics in the area. Can this area withstand the additional influx of people?

Thank you for listening.

Teri Leach
1528 S. Douglas Ave.
Arlington Heights
847-363-5151

[redacted]

**From:** Michella Schoot [redacted]
**Sent:** Thursday, November 16, 2023 1:20 PM
**To:** Hayes, Thomas <thayes@vah.com>
**Cc:** Recklaus, Randall <rrecklaus@vah.com>; Perkins, Charles <cperkins@vah.com>
**Subject:** Re: Re-zoning of 1519-1635 S AH Road

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Good Afternoon Mayor Hayes,

I am emailing you again as I believe it is imperative that you are aware of what me and my neighbors have additionally found regarding the above proposed project by full circle communities.

As I have already mentioned in my comments before the planning commission on November 8, in my emails to you as well as my comments during last Monday's committee of the whole, I personally have full account to how a hud funded property is operated through my past experience by helping a family member and it was a terrible experience that I couldn't let my family member live there. I wouldn't be able to sleep at night knowing what I knew.
With that being said, to have full account on the properties built and established by full circle, I spoke to my neighbor and they have decided they would visit the facilities full circle have built. And, just like my experience, it is accurately similar.

Here are our findings:

1. The property manager is only at the property 3 times a week and sporadically at that. Even the property manager that they spoke to said this isn't a good place (of course, it's a hud funded property).

2. There are a lot of crimes to that facility per the property manager and according to the neighbors of the property and a few building residents they spoke to as well.

3. According to a few residents of the property, they are not happy. One 25 year old with disability in particular stated he wasn't happy. He said the 27 unit property is loud and during the summer, it gets really hot as the a/c doesn't work properly, and if they open the window, they hear loud noises of screaming and fighting by neighbors within the property.

4. After they built the 27 units, they only had 14 occupied, so they opened the program to other people outside the area and with disabilities of alcohol and drug use/exposure which then opened for more criminal activities. Again, what one

would get from a hud funded property. Currently, they still have 4 units available that they couldn't fill. Per my experience, that is usually because those units are on the floor where the criminal activities are more present.

5. According to the neighbors outside the property, they are not happy with reasons such as the neighborhood is loud, property taxes have gone up, heightened criminal activity, lowered their property values and have had neighbors move out of the area.

Again, these are just a few points we have found among the rest I've already informed you on. It is important to tell you as my neighbors and I are very disappointed that the village even allowed this without deeper investigation. Just calling our police dept and asking about criminal activity of a similar property and listening to how good full circle communities' ideal scenario painting is not the correct way of vetting this. Of course, that said company will do nothing but paint a pretty picture, they're not paid to have our backs. But that pretty picture is nothing but an ideal and a facade.

Our village planning Dep't should've done extensive research like what we are doing.
We entrusted our village leaders and public servants to do that for us as we are busy raising our family and trusted them to do so. We decided to live in Arlington heights and pay a hefty property tax for that reason but we feel that Dep't has let us down. Randall, you're the village manager, we are very disheartened that we and our neighborhood are put in this situation. That we are left to fight for our neighborhood when our village leaders/public servants should've done so.

I was raised being taught that when one has to make a decision that will affect the lives of many, the best way to make that decision would be to put yourself in their shoes, with that, would you still make that decision.

I leave you with these questions, given what we have uncovered, if you were us, is this a situation you would want for your neighborhood? Would you bring a hud funded property in your own neighborhood? Would you live next to a hud funded property?

Thanks for your time.

On Nov 9, 2023, at 6:05 PM, Michella Schoot [redacted] wrote:

Mayor Hayes,

I am writing this email to you as me and my husband, along with other neighbors and resident in Arlington Heights attended the plan commission meeting last night in response to full circle community's rezoning request to build a three story apartment building for affordable housing to people with disability. Our concerns and stand were heard by some of the commissioners but my point to this email is that we feel disheartened and concerned by what we have heard from the staff presentation last night.

You see, when we moved to our house over 10 years ago, our property was very exposed along Arlington heights and we wanted to fence it for privacy. However, we were denied the license to do so as it would ruin the aesthetic of ah rd. So we decided to just plant hedges for privacy. What disheartens us as your constituents are the following:

1. We weren't allowed to fence our property but the ah zoning Dep't is willing to change the aesthetic on the side of ah rd by the proposed rezoning to build a 3 story low income apt building. The area is intended by the village for single or low level office buildings.
2. AH staff mentioned that they have reached out to ah police dept regarding crime of similar (heart's place) and was told that crime is similar to a regular apartment buildings. You see, we have a problem with that because our conversation should be how we can reduce the crime that is now seeping into ah, instead of, well, we have room for it since it's similar to existing crime.

3. We have done research on full circle communities as a charitable organization and according to charity navigator(who rates charitable org through extensive research), they are rate 1 star and at 58% due to accountability and finance. That rating was due to the information obtained from their irs form 990 and not because they don't do fund raisers as how their CEO justified that. It is based on the fact that their program expense ratio is only 44.43% and in 2021 showed a 60M revenue but expenses was shown to be less than 10M and even years prior which should not be the case for a non profit org. I mention that because we were hoping that our village and the Dep't entrusted to vet these kind of situations would've done that research as accountability is one of the main thing for an org such as this.
4. They do not provide any tax benefit to your constituents. The possibility of having more crime would go up but they are actually not paying property tax at the standard rate a regular business would as the majority of their "business income" comes from rent collected from low income residents. And since the county taxes property like that based on business income and theirs would be low, they would be paying much less than a regular business, such as a doctor's office, occupying the same lot. Additionally, children would be allowed to live on the property and so since the business is not paying market value property taxes, the other residents would have to subsidize all school services provided to the children. Lastly, as their primary funding source is HUD grants received both directly from HUD and passed through cook county and the state, and given that those grants renew essentially in perpetuity, the property would forever become, in substance, a federally governed parcel that would for the most part prevent the eviction of residents even if they did not abide by the property's rules. If squatters can't be easily evicted, there is no way bad actors would ever be evicted by a HUD funded property even if they threatened the safety of other AH residents.
5. The ADA ensures that people with disabilities, including people with addiction to alcohol have the same rights and opportunities as everyone else. These protections also apply to people who experience prescription drug use disorder and opioid use disorder.This means that people who were exposed to drugs and could possibly still be is allowed in that building. Believe me, I've seen it with my own two eyes while trying to help a disabled family member. Even the property manager of that said building did not want to go there after 5pm.

I could go on with a long list of why we, along with our neighbors, do not agree that the said location is the right project such as this. We certainly recognize the need to help veterans and people with disability and we all want to do good, however, it should be done not at the expense of others such as the single family homes that occupy the majority of this area.

I share this with you as we do not feel as safe anymore because the people that we thought were in charge in making sure the residents' protection is the focus was actually working with that said company in changing the rule that ah had originally set instead of making sure we continue to adhere to said rule and the residents' protection.

We look to our village leaders to have our backs, that's why we are disappointed since at this instance, we do not feel that is the case. We would be living directly across from the proposed property and so our input should have much more weight than people pushing for it that would not have to deal with the aftermath should the building be allowed to be built.

Thank you for your time.

Michella Schoot

---

**From:** Michella Schoot [redacted]
**Sent:** Sunday, September 10, 2023 7:48 PM
**To:** Hayes, Thomas <thayes@vah.com>
**Subject:** Re-zoning of 1519-1635 S AH Road

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Hello Mayor Hayes,

We received a letter in the mail that said a company is going to request the rezoning of the land at 1519-1625 South Arlington Heights Rd from OT to I so that a large apartment complex (for low income) can be built there. We want to formally inform you of our opposition to the rezoning of the land. This will not only destroy the aesthetic of Arlington Heights Rd as it will be sandwiched by different looking buildings along with destroying the landscape of Arlington heights Rd that is distinct to other neighboring villages, this could also lead to more criminal activity than what we are already seeing in Arlington Heights, not to mention, we are directly right across the street from it as the proposed location would be directly across surrey ridge neighborhood, and it would be next to a memory care senior building where people need peace and quite. As a long time resident, we would strongly oppose this change and hope that you will take the side of your current residents.

Thank you for your consideration.

Sincerely,

Michella Schoot
7 E Pickwick Rd
Arlington Heights, IL 60005

Sent from my iPhone

## Hubbard, Sam

**From:** Celina Micko [redacted]
**Sent:** Thursday, November 16, 2023 5:04 PM
**To:** Hautzinger, Steve; Hubbard, Sam
**Cc:** Bill Micko
**Subject:** Full Circle Project for Veteran's and Assisted Living Affordable Housing on Arlington Heights Road

**Categories:** Yellow Category

Some people who received this message don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Sam and Steve,

We are writing to you regarding the proposed project for affordable housing for veterans and persons with disabilities for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. Our property is located directly east of the proposed project; therefore we will be most impacted by it. We hope you take the time to read this, as we have been residents here for 34 years, and we ask that you also share this letter with the other decision-makers who will be approving this project.

1. Our house still depends on **well water**, as we are not currently hooked up to the municipal water system. We are concerned about water contamination during the one-year construction and the paving of a large area, should this project be approved by the city. The Full Circle proposed building is going to be on ground raised above our property ground level, and water runoff and ground disturbance, including the installation of an underground vault water storage, will be very significant. We respectfully request a plan for mitigation of water contamination during the construction, as well as regular water testing during this time. There is need an environmental impact study as to the water source, and possible pollution.
2. As mentioned above, the Full Circle proposed building is going to be on ground raised above our property ground level. As the plan is for a three story building, the lights will be at a much higher level than our house, and the light pollution will be significant, which the 6 ft trees and fence cannot mitigate. We would like to see a detailed plan for the outdoor lighting on the building and the parking lot, and possible revisions to be allowed to alleviate the light pollution.
3. The next concern is about noise from air conditioners. The property will have at least 25 units installed on the roof. We visited other properties, and the neighbors said the noise is considerable during the summer months. As the plan for the building is to be set quite back from the main road, it will be very close to our property.
4. This brings us to the point of the property being set back so far from the road, and too close to our property. This was explained to as more in keeping in line with the neighboring building when looking from Arlington Height Rd, but no consideration was given to our residential property in the east.

We went to the board meeting on 11/08/23 to listen to the proposal, and have several concerns, some of which we expressed during the meeting. We spoke to some other attendees at the meeting, and several of our neighbors who share our concerns.

1. The three story building does not fit aesthetically with the residential single family homes in the area.
2. From the discussion at city hall, crime is similar to other multi-family apartments, but that is definitely higher than the current crime rate in single family neighborhoods. The prospective tenants might also have alcohol or

drug abuse disorders, or mental illness, which can cause an increase in disturbance in a quiet residential area. We visited other Full Circle properties, and talked to residents and neighbors, and learned that this is not just speculation, but a fact of life for them, having to deal with such intrusions on a regular basis. Full Circle said that this property will have full-time staff five days a week during regular business hours, but that was not true of the property we visited, where the staff is there only three days a week. Neither the neighbors nor residents feel save in the building and surrounding area. This will bring property values down.

3. The property will pay approximately $50,000 in annual taxes, which is much lower than if businesses were built there. The average household is paying 15 to 25 thousand in taxes annually, which is hurting a lot of residents, but this property will be not be bringing in almost anything by comparison in size and land area.

We hope you take our concerns into consideration and that the city will not approve this project, because it clearly does not fit in the area, nor is it safe, not to mention the direct impact on our property.

Thank you for your assistance.

Sincerely,

Bill and Celina Micko

125 E. Emerson St.

Bill: [redacted]

Celina: [redacted]

## Hubbard, Sam

**From:** Celina Micko [redacted]
**Sent:** Tuesday, November 28, 2023 7:55 AM
**To:** Hayes, Thomas; Baldino, Richard; Bertucci, James; Dunnington, Wendy; Grasse, Nicolle; LaBedz, Robin; Schwingbeck, Tom; Shirley, Scott; Tinaglia, Jim; Recklaus, Randall; Hubbard, Sam; Hautzinger, Steve
**Cc:** Bill Micko
**Subject:** Added signatures to Petition objecting to Full Circle Project Affordable Housing on Arlington Heights Road
**Attachments:** Petition - Signed Updated.pdf

**Categories:** Yellow Category

Some people who received this message don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mayor, Trustees, Village Manager, and Planning Department,

I'm attaching an updated copy of our petition with additional signatures from our neighbors that also object to the proposed Full Circle building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road.

Please review and contact us if you have any questions.

Thank you,

Celina and Bill Micko

On Sun, Nov 26, 2023 at 11:01 PM Celina Micko [redacted] wrote:

> Dear Mayor, Trustees, Village Manager, and Planning Department,
>
> We hope you had a wonderful Thanksgiving holiday.
>
> We are very concerned by the proposed Full Circle building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. We would like to express our strong opposition to this development and have included a petition signed by other concerned neighbors that will be affected by this project if it is allowed to progress.
>
> Please review this petition and take our concerns to heart when you make the decision regarding this matter. Please let us know if you have any questions or concerns.
>
> Thank you,
>
> Celina and Bill Micko

## PETITION REGARDING FULL CIRCLE COMMUNITIES DEVELOPMENT

Village of Arlington Heights

33 South Arlington Heights Rd

Arlington Heights, IL 60005

Village Board:

Thomas W. Hayes, Mayor, thayes@vah.com

Richard Baldino, Trustee, rbaldino@vah.com

James J. Bertucci, Trustee, jbertucci@vah.com

Wendy Dunnington, Trustee, wdunnington@vah.com

Nicolle Grasse, Trustee, ngrasse@vah.com

Robin LaBedz, Trustee, rlabedz@vah.com

Thomas F. Schwingbeck Jr, Trustee, tschwingbeck@vah.com

Scott Shirley, Trustee, stshirley@vah.com

Jim Tinaglia, Trustee, jtinaglia@vah.com

Village Manager's Office:

Randal R. Recklaus, Village Manager, rrecklaus@vah.com

Planning and Community Development Department:

Sam Hubbard, Development Planner, shubbard@vah.com

Steve P. Hauzinger, Design Planner, shautzinger@vah.com

Design Commission:

Jonathan Kubow, Chair

Ted Eckhardt

John Fitzgerald

Kirsten Kingsley

Scott Seyer

**Re: Opposition to Full Circle for 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road**

Dear Mayor, Trustees, Village Manager, and Planning Department,

We are writing this petition as concerned residents and property owners in the vicinity of the proposed building development at 1519, 1521, 1525, 1531, and 1625 S. Arlington Hts. Road. We would like to express our strong opposition to the said development and outline the reasons for our concerns.

Many of us have lived here for a long time, some as long as forty years, and we raised our children in this neighborhood. We love our community and always appreciated having good schools, beautiful parks, and the feeling of safety.

The proposed multi-family dwelling, three story development, does not fit the aesthetic of our single-family home neighborhood, and currently this area is not zoned for this type of facility.

A multi-family apartment building, will inherently also bring increased traffic, and an increase in crime. The proposed development is meant for persons with disabilities, which also includes people with addictions to drugs and alcohol, which is another cause for concern when considering increase in crime.

We are deeply concerned about the potential negative impact that the proposed building development may have on property values in our community. As property owners, we have invested time and resources in maintaining and enhancing our homes, and we believe that the proposed development could diminish the value of our properties.

We urge you to carefully evaluate whether the proposed development and rezoning contributes positively to the character of our neighborhood. Maintaining the unique charm and identity of our community is crucial for the well-being and satisfaction of its residents.

In conclusion, we appreciate your attention to these concerns and trust that you will carefully reevaluate the potential impact of the proposed development on our community. We believe that by working together, we can find solutions that balance development with the preservation of our neighborhood's character and the well-being of its residents.

Thank you for your time and consideration.

| NAME | ADDRESS | SIGNATURE |
|---|---|---|
| JOSHUA D. SCHOOT | 7 E. PICKWICK RD. A.H. | |
| MICHELLE C. SCHOOT | 7 E. PICKWICK RD. ARLINGTON HTS | |
| Marta Micko | 125 E. Emerson Str Arlington Hts. | |
| Matthew Locchetta | 125 E Emerson St. Arlington Heights | |

| NAME | ADDRESS | SIGNATURE |
|---|---|---|
| BILL MICKO | 125 E EMERSON 60005 ARL. HTS | Bill Micko |
| CELINA MICKO | 125 E. Emerson St. ARL. HTS | Celina Micko |
| Amanoueel Sawa | 1525 S Surrey ridge Dr Arlington Heights IL, 60005 | |
| Noora Adam | 1525 S Surrey ridge Dr Arlington Heights IL, 60005 | |
| Manousos Papadakis | " " | Manousos Papadakis |
| Maria Papadakis | " " | Maria papadakis |
| Sophia Papadakis | 6 E Pickwick Rd | Sophia Papadaki |
| Andreas Papadakis | " " | |
| Michael Wheatley | 10 E Pickwick Rd. Arlington Hts., IL 60005 | M. Wheatley |
| Kristi Wheatley | 10 E Pickwick Rd. Arlington Hts. IL 60005 | K. Wheatley |
| Jeff Lemajeur | 9 E Emerson Arl Hts IL 60005 | J Lemajeur |
| Teresa Michalkowska Materna | 1532 S. Arlington Hts. Rd Arlington Hts. IL 60005 | Teresa M materna |
| JOE Gioli | 216 Council trail | |
| Phyllis Gioli | 216 E Council Trail | Phyllis Gioli |
| Kent Sluga | 203 E FOSTER ST | Kent Sluga |
| Christina Sluga | 203 E. Foster St | Christina Sluga |
| Mark Marshall | 320 E Foster St | Mark Marshall |
| Nica Ruggieri | 320 E Foster St | Nica Ruggieri |
| Grazia Ruggieri | 409 Noyes | Grazia Ruggieri |
| August Weidner | 1523 S Belmont Ave | August Weidner |
| Victoria Weidner | 1523 S Belmont Ave | Victoria Weidner |

| | | |
|---|---|---|
| Barb Gruber | 211 E. Council Tr | |
| Dan Bucini | 324 E COUNCIL TR | |
| Melonie Behrens | 392 E. Council Trl | |
| Jeff Behrens | 397 E. Council trl. | |
| Karla Christerson | 311 E. Council Trail | |
| Susan Hamlink | 399 E Council Trl | |
| Glenn Christerson | 311 E Council Trail | |
| William De Salvo | 311 E. Foster st | |
| Noel De Salvo | 311 E. Foster St | |
| Amy DeSalvo | 311 E Foster St | |
| Irina Mischenko | 316 E. Foster St | |
| PETER MISCHENKO | 316 E. FOSTER ST | |
| Andrew Mischenko | 316 E Foster St | |
| Rudy Jacques | 221 E Foster St. | |
| Maria Ferruzzuolo | 502 E Lincoln St | |
| Nick Imbrogno | 404 E Lincoln St | |
| LESTER SCHERER | 504 E. LINCOLN ST | |
| Arianna Patano | 320 E Foster St | |
| JAY KIM | 317 E. Foster | |

| Name | Address | Signature |
|---|---|---|
| Brandon D. Myers | 1525 S. Belmont Ave. Arlington Hts, IL 60005 | |
| Kaiti Myers | 1525 S Belmont Ave Arl Hts | |
| Judy Kazanow | Ju 318 E Emerson Apt | |
| Emilija Gavranovic | 300 E. Emerson St. | |
| Zdravka Gavranovic | 300 E. Emerson St. | |
| Carolina Singh | 217 E. Emerson St | |
| MANIEER SINGH | 217 E. EMERSON ST | |
| Sarah Kokosoulis | 131 E. Emerson | |
| Paul Kokosoulis | 131 E. Emerson | |
| James Kokosoulis | 131 E. Emerson | |

## Hubbard, Sam

**From:** [redacted]
**Sent:** Tuesday, November 28, 2023 10:45 AM
**To:** Hubbard, Sam
**Subject:** Grace Terrance

**Categories:** Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello, I am writing in support of the development of Grace Terrace. Arlington Heights is a wonderful area and know individuals with disabilities and veterans would be well served living in such a welcoming and vibrant community. It would make me even prouder to be working in Arlington Heights!

Thank you,

Patti O'Connor

Sent from my iPad

## Hubbard, Sam

**From:** Barbara Royce [redacted]
**Sent:** Tuesday, November 28, 2023 12:03 PM
**To:** Hubbard, Sam
**Subject:** Please vote yea Monday

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

- Grace Terrace aligns with the Village's 2020-2024 Consolidated Plan, the #1 priority being affordable housing by creating housing stability for veterans and people with disabilities.
- Grace Terrace aligns with the Village's 2024-2025 Strategic Priorities, specifically priority #6: continuing to embrace diversity, equity, and inclusion by building housing for people with disabilities, and #9: seeking, maintaining, and expanding attainable housing.
- Grace Terrace aligns with the Village's sustainability goals by being Enterprise Green Communities Certified and implementing Energy Star appliances.
- Grace Terrace will be developing long-standing vacant land.
- The proposed site is an amenity-rich area with pedestrian friendly sidewalks that make it accessible to grocery stores, pharmacies, parks and restaurants along with public transit (Pace Bus Line 208).

Sent from my iPad

## Hubbard, Sam

**From:** priscilla braun [redacted]
**Sent:** Tuesday, November 28, 2023 12:09 PM
**To:** Hubbard, Sam
**Subject:** Grace Terrace Project

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard
I am an Arlington Heights resident and I am in favor of the supported housing project Grace Terrace being built in Arlington Heights.
My address is 551 N Ridge Ave Apt 105 Arlington Heights IL

## Hubbard, Sam

**From:** Susan Thomson <[redacted]
**Sent:** Tuesday, November 28, 2023 12:47 PM
**To:** Hubbard, Sam
**Subject:** Grace Terrace - Vote Yes

**Categories:** Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Hubbard,

I live at 822 S. Arlington Heights Road and I support Grace Terrace! The land has been vacant for more years than I can remember. Grace Terrace aligns with our AH village strategic priorities... most especially #6 and #9. Affordable housing is of utmost importance for veterans and our disabled neighbors.

I am also on staff at Southminster Church and a member of our Social Justice Team. I have children on Noyes and on Dwyer south of Central and they are very positive about this project. Please vote YES!

Thank you for your time and consideration.

Sue Thomson
[redacted]

**Hubbard, Sam**

**From:** Donna OConnor [redacted]
**Sent:** Tuesday, November 28, 2023 2:29 PM
**To:** Hubbard, Sam
**Subject:** Grace Terrace

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,



I am a parishioner at St. James Catholic Church in Arlington Heights and am writing in support of the proposed affordable housing development, Grace Terrace, to be located at 1519-1625 S. Arlington Heights Road. Arlington Heights is a lovely, vibrant, community with much to offer residents.
This is a further opportunity to enhance Arlington Heights visibility and vibrancy with a development designed to replace unattractive empty space with a building design complimentary to the village's established, traditional style and to fulfill a much needed source of housing.
I appreciate the board's thoughtful and responsible consideration of this much needed project.

Sincerely,
Donna O'Connor

## Hubbard, Sam

**From:** Austin Mejdrich [redacted]
**Sent:** Tuesday, November 28, 2023 2:46 PM
**To:** Hubbard, Sam
**Subject:** Support for Grace Terrace Project

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Sam,

I hope this message finds you well. I was hoping to voice my support for the Grace Terrace project. As an Arlington Heights resident, I believe deeply in providing more affordable and supportive housing in our fine Village. I hope the project makes it on the upcoming meeting agenda and finds full support from the Village Board.

Sincerely,

Austin Mejdrich
18 E. Northwest Hwy #10
Arlington Heights, 60004

## Hubbard, Sam

**From:** Sandralyn Bourseau <[redacted]
**Sent:** Tuesday, November 28, 2023 5:02 PM
**To:** Hubbard, Sam
**Subject:** Grace Terrace

**Categories:** Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Mr. Hubbard,
Please be sure the Trustees know that this long-time village resident supports the building of Grace Terrace at the location on Arlington Heights road. Currently I live at 151 W. Wing St. unit 307, my condo. Previously I lived at 217 S. Belmont and I grew up on Pine St. all in the village, so I'm familiar with the location. I believe it speaks well of our town and its leadership to provide housing opportunities for those who are disabled. Similar developments have proven to give those who qualify the opportunity to live with dignity. Let's go with this important project!
Sandralyn Bourseau

## Hubbard, Sam

**From:** [redacted]
**Sent:** Tuesday, November 28, 2023 5:39 PM
**To:** Hubbard, Sam
**Subject:** Grace Terrace

**Categories:** Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sam,

I am a resident of Arlington Heights (607 S. Yale) and am writing to urge you to support the Grace Terrace project. Affordable housing is critical to our community and much needed as a way to stabilize housing for many. This permanent supportive housing project geared towards those living with physical or mental disabilities would be a welcome and important addition to housing space in Arlington Heights. Again, I and my household stand in strong support of the Grace Terrace project and urge you to do the same.

Best,

Jill Skwerski

## Hubbard, Sam

**From:** Marilyn Breiding [redacted]
**Sent:** Tuesday, November 28, 2023 8:29 PM
**To:** Hubbard, Sam
**Subject:** Support for Grace Terrace Development

**Categories:** Yellow Category

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Please submit my yes vote for this project.
MARILYN BREIDING

## Hubbard, Sam

**From:** Martin Klos [redacted]
**Sent:** Tuesday, November 28, 2023 9:56 PM
**To:** Hubbard, Sam
**Subject:** Grace Terrace

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard,

My name is Martin Klos. I live at 120 W. Boeger Drive Apt. # 106 in Arlington Heights 60004.

I support the development and build of Grace Terrace. I live in Heart's Place, an affordable, Permanent Supportive Housing building.

What I'm asking the Village Board to do is replicate the success of my building on the South end of Arlington Heights.

Heart's Place had an open house showcasing our mural we painted last June. Trustees Dunnington, Grasse, La Bedz, and Shirley took part in our event. Representative Mary Beth Canty and Senator Ann Gillespie attended as well.

I love living at Heart's Place! My neighbors and I contribute to the local economy and community.

Please do the right thing for all of Arlington Heights by approving Grace Terrace.

Sincerely,

Martin Klos

## Hubbard, Sam

**From:** Paul's iMac 2022 - [redacted]
**Sent:** Wednesday, November 29, 2023 8:32 AM
**To:** Hubbard, Sam
**Subject:** Grace Terrace Support

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr Sam Hubbard, Development Planner, Village of Arlington Heights

My name is Dr Paul Skiba, I am a clinical psychologist and have maintained an outpatient therapy in Arlington Heights for 20 years.
I also worked at Northwest Community Hospital for 15 years in inpatient and outpatient mental health.
I presently work at the Ascension Illinois Alexian Brothers Center for Mental Health, 3436 N Kennicott Avenue, Arlington Heights, a community mental health center serving the mental health, housing, financial, case management, vocational, Medicare, Medicaid, unfunded, and other needs of our clients

I do not tell you my employment resume to boast,

I share this with you because I have been on the front line of listening to the mental health needs of residents in Arlington Heights in multiple contexts for a long time.

Sadly, I have heard many stories of clients being marginalized.

Simply and seriously, housing is a mental health need.

The residents of Arlington Heights need Grace Terrace.

If the Arlington Heights Village Board votes against the Grace Terrace Project, they are voting to marginalize the residents of Arlington Heights.

In President Franklin D Roosevelt's inaugural address, he states , **"We are going to make a country where no one is left out."**

Is the Arlington Heights Village Board going to "leave out" the already marginalized residents of Arlington Heights?

In summary, my vote is for the Grace Terrace Permanent Supported Housing Project.

Respectfully,

Dr Paul Skiba

Licensed Clinical Psychologist
121 South Wilke Road,
Suite 205,

Arlington Heights, IL

[redacted]

## Hubbard, Sam

**From:** Laura S. <[redacted]
**Sent:** Wednesday, November 29, 2023 8:51 AM
**To:** Hubbard, Sam
**Subject:** Grace Terrace

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Mr. Hubbard:

I am a resident of Arlington Heights and feel that it is a great idea for Grace Terrace to be built in order to provide permanent supported housing for those in need.

My name is Laura Schlichtman and I live at 1208 E. Northwest Highway, #2W, Arlington Heights, IL 60004.

Thank you very much in advance for your attention to this important matter. Wishing you a very Merry Christmas and a Happy New Year!

Best regards,

Laura

## Hubbard, Sam

**From:** Mark Hellner [redacted]
**Sent:** Wednesday, November 29, 2023 8:57 AM
**To:** Hubbard, Sam; Arlen Gould; Hugh Brady
**Subject:** Re: Grace Terrace

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good morning Mr. Hubbard: I write to offer my full and enthusiastic support for the Grace Terrace project.

This is a well-designed and very much needed proposal which is wholly consistent with the Consolidated and Strategic Plans of the Village in that it addresses the needs of people with disabilities and veterans who have been inadequately housed.

Simply put, this is the right plan in the right place. Moreover, it will utilize long-vacant land and complement the next door memory care facility.

I commend the Village staff for supporting this well-conceived project.

Mark Hellner
Arlington Heights

Sent from the all new AOL app for iOS

**Hubbard, Sam**

**From:** kevin ray [redacted]
**Sent:** Wednesday, November 29, 2023 9:05 AM
**To:** Hubbard, Sam
**Subject:** Yes for Grace Terrace

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Village Board Member Hubbard:

Please allow the Permanent Supported Housing Project,Grace Terrace to be built.
There is a very strong need for this type of housing and services in our community and it is going to be in an ideal location for those who live there. I will develop a long-standing vacant lot and the site is amenity rich with pedestrian friendly sidewalks allowing residents to fully engage in the community and their lives.

It also aligns with the plans, goals and the morality of the Village of Arlington Heights, where I proudly live–including the Village's 2020-2024 Consolidated Plan (priority #1) and 2024-2025 Strategic Priorities (#6), our Sustainability Goals by being Enterprise Green Communities Certified and implementing Energy Star appliances.

Personally, I feel that the people this plan would serve have the same rights and deserve the same full consideration of any other group that our Village serves.

Thank you for your kind consideration in this vital matter.
Best regards,
Kevin

Kevin Ray, of
1208 E. Northwest Hwy,
Apt 2-E
Arlington Heights, IL
60004

## Hubbard, Sam

**From:** Norma Shilkus [redacted]
**Sent:** Wednesday, November 29, 2023 9:27 AM
**To:** Hubbard, Sam
**Subject:** Grace Terrace

**Categories:** Yellow Category

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Board Members,

Since we are a community committed to inclusion by providing affordable housing to groups such as veterans and the disabled, please vote YES on the Grace Terrace project.

Sincerely,

Norma Shilkus
1116 E. St. James Street
Arlington Hts. IL 60004

# legal notices

to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30

## Divorces

In the Circuit Court of the Nineteenth Judicial Circuit Lake County, Illinois
In Re the Marriage of
Clara Bishop,
Petitioner
vs.
Lakeisha Sessions,
Respondent
Case No. 23 DN 352
The requisite affidavit for publication having been filed , NOTICE IS HEREBY GIVEN YOU, Lakeisha Sessions, respondent, that this case has been commenced in this court by the petitioner against you for Dissolution of Marriage and other relief.
UNLESS YOU file your answer or otherwise file your appearance in this case in the office of the clerk of this court in the Lake County Courthouse, Waukegan, Illinois, on or before November 15, 2023 *A JUDGMENT OR DECREE BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE RELIEF ASKED IN THE COMPLAINT.
Dated: September 6, 2023
/s/ Erin Cartwright Weinstein
Lake County Circuit Clerk
Published in Daily Herald Oct 17, 24, 31, 2023 4606759

## Assumed Names

NOTICE
Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County under Registration No. Y23011116 on October 19, 2023, Under the Assumed Name of
**SHARPE**
with the business located at 1504 W. Raleigh Ct., Arlington Heights, IL 60004
The true and real full name(s) and residence address of the owner(s)/partner(s) is:
Timothy Sharpe
1504 W. Raleigh Ct.
Arlington Heights, IL 60004
/s/ Karen A. Yarbrough
Cook County Clerk
Published in Daily Herald Oct 24,31, Nov 7, 2023 4607104

NEED AN ACCOUNTANT?
Look in the PROFESSIONAL SERVICE DIRECTORY of the DAILY HERALD CLASSIFIED

## Foreclosures

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
DUPAGE COUNTY,
ILLINOIS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
PLAINTIFF,
VS.
MICHAEL ANTHONY ARMSTRONG; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WESTLAKE COUNTRY FOURS CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,
DEFENDANTS.
NO. 23 FC 000607
321 FAIRCHILD COURT UNIT C
BLOOMINGDALE, IL 60108
JUDGE
PRESIDING JUDGE
NOTICE BY PUBLICATION
NOTICE IS HEREBY GIVEN TO YOU,
Michael Anthony Armstrong
Unknown Owners and Non-Record Claimants
defendants, that this case has been commenced in this Court against you and other defendants, asking for the foreclosure of a certain Mortgage conveying the premises described as follows, to wit:
UNIT 98 IN WESTLAKE COUNTY FOURS CONDOMINIUM, IN THE WEST 1/2 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE FOURTH AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 22, 1972 AS DOCUMENT NUMBER R72-50177, AMENDING THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 01, 1972, AS DOCUMENT NUMBER R72-4944, IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.
Commonly known as: 321 Fairchild Court Unit C Bloomingdale, IL 60108
and which said Mortgage was made by,
Michael Anthony Armstrong
Mortgagor(s), to
Mortgage Electronic Registration Systems, Inc. as nominee for CrossCountry Mortgage, LLC
Mortgagee, and recorded in the Office of the Recorder of Deeds of DuPage County, Illinois, as Document No. R2022-011808; and for other relief.
UNLESS YOU file your answer or otherwise file your appearance in this case, on or before November 16, 2023, A JUDGMENT OR DECREE BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE RELIEF ASKED IN THE COMPLAINT.
You have been sued. To participate in the case, you MUST file an official document with the court within the time stated on this Notice called an "Appearance" and a document called an "Answer/Response". The Answer/Response is not required in small claims or eviction cases unless ordered by the court. If you do not file an Appearance and Answer/Response on time, the court may decide the case without hearing from you, and you could be held in default and lose the case. After you fill out the necessary documents, you need to electronically file (e-file) them with the court. To e-file, you must create an account with an e-filing service provider. For more information, go to ilcourts.info/efiling. If you cannot e-file, you can get an exemption that allows you to file in-person or by mail. You may be charged filing fees, but if you cannot pay them, you can file an Application for Waiver of Court Fees. It is possible that the court will allow you to attend the first court date in this case in-person or remotely by video or phone. Contact the Circuit Court Clerk's office or visit the Court's website to find out whether this is possible and, if so, how to do this. Need help? Call or text Illinois Court Help at 833-411-1121 or go to ilcourthelp.gov for information about going to court, including how to fill out and file documents. You can also get free legal information and legal referrals at illinoislegalaid.org. All documents referred to in this Notice can be found at ilcourts.info/forms. Other documents may be available from your local Circuit Court Clerk's office or website. ¿Necesita ayuda? Llame o envíe un mensaje de texto a Illinois Court Help al 833-411- 1121, o visite ilcourthelp.gov para obtener información sobre los casos de la corte y cómo completar y presentar formularios.
PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THE PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
1 N. Dearborn St. Suite 1200
Chicago, IL 60602
Ph. (312) 346-9088
File No. 23-16203IL-970124
I3231032

## Judicial Sales

**Public Notice**
STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT KANE COUNTY, ILLINOIS
TIMBERLAKE ASSOCIATION, Plaintiff, and MICHAEL J. SAMUELSON,LILIANA DURAN, et. al., Defendants.
Case No.: 22FC684
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 18, 2023, the Sheriff of Kane County, Illinois will at 9:00 a.m. on November 16, 2023 at Kane County Sheriff's Office, 37W755 Route 38, St. Charles, IL 60175 sell at public auction to the highest bidder, as set forth below, the following described real estate: PARCEL 1: LOT 2 IN BLOCK 3 OF TOWNE CLUB, UNIT ONE, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINICPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT #1225546 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
PARCEL 2: EASEMENT FOR ENJOYMENT AND INGRESS AND EGRESS AS ESTABLISHED IN DECLARATION RECORDED JANUARY 9, 1973 AS DOCUMENT #1251582 MADE BY HAWAIIAN VILLAS INC. AN ILLINOIS CORPORATION FOR THE BENEFIT OF PARCEL ONE OVER BLOCK 18 AND PART OF BLOCK 19 OF TOWNE CLUB,UNIT ONE, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT #1225546 AS FULLY DESCRIBED IN THE AFORESAID DECLARATION IN THE CITY OF AURORA,KANE COUNTY, ILLINOIS.
Parcel Number: 15-17-104-007
Said property is commonly Known as 1063 Cascade Drive, Aurora, Kane County, Illinois. Sale terms: 10% down of the highest bid by certified funds at the close of the sale payable to the Kane County Sheriff. No third-party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. Failure to pay the remaining balance within 24 hours shall result in the forfeiture of the 10% down payment. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. This property is located within a common interest community and the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. For information, contact Plaintiff's attorney:
Libby F. Vassmer
COSTELLO SURY & ROONEY, One Lincoln Centre, Suite 1670, Oakbrook Terrace, Illinois 60181
Telephone No.: 630-690-6446, Facsimile No.: 630-690-5454
Published in Daily Herald Oct. 10, 17, 24, 2023 (4606488)

## Name Changes

STATE OF ILLINOIS
CIRCUIT COURT
COOK COUNTY, IL
For Change of Name
Request of: Tyrone Sims Jr
Case No. 2023CONC001522
There will be a court date on my Request to change name from:
Tyrone Sims Jr
to the new name of:
Grayson Hunter Hayes
The court date will be held on December 29, 2023, at 9:30 a.m., at 50 West Washington Street, Chicago, Illinois, in Courtroom # Zoom
/s/Tyrone Sims Jr
Petitioner
Dated: October 4, 2023
Published in Daily Herald Oct 10, 17, 24, 2023 4606499

STATE OF ILLINOIS
CIRCUIT COURT
COOK COUNTY, IL
For Change of Name
Request of:
Samantha Milagros A Isenbarger
Case No. 20232003378
There will be a court date on my Request to change my name from:
Samantha Milagros A Isenbarger
to the new name of:
Samantha Milagros Vassileva
The court date will be held on:December 5, 2023
at 10:00 a.m.
at 5600 Old Orchard Road
Skokie, IL 60077
Cook County
in Courtroom # 0202
/s/ Samantha Milagros A Isenbarger
Petitioner
Published in Daily Herald Oct. 10, 17, 24, 2023 (4606470)

LEGAL NOTICE
IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS
Publication Notice of Court Date for Request of Name Change (Adult)
Request of:
David Alessandro Castro
Case No. 2023MR284
There will be a court date on my Request to
Change my name from:
David Alessandro Castro
To the new name of:
David Alessandro Parra
The Court date will be held on December 1, 2023 at 1:30 p.m., at
100 S. Third St., Geneva, Kane County, Illinois in Courtroom #250.
/s/ David A. Castro
Petitioner
Published in Daily Herald Oct. 10, 17, 24, 2023 (4606451)

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## Foreclosures

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
COUNTY OF KANE, STATE OF ILLINOIS
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RM5,
Plaintiff(s),
vs.
ISIDRO ARROYO, VIRGINIA ARROYO, UNKNOWN OWNERS, AND NON-RECORD CLAIMANTS,
Defendant(s).
Case No. 23 FC 453
PUBLICATION NOTICE
The requisite Affidavit for Publication having been filed, notice is hereby given to you: ISIDRO ARROYO, VIRGINIA ARROYO, NON-RECORD CLAIMANTS and UNKNOWN OWNERS, Defendants in the above entitled suit, that said suit has been commenced in the Circuit Court of Kane County, Chancery Division, by the said Plaintiff, against you and other Defendants, praying for foreclosure of a certain Real Estate Mortgage conveying the premises described as follows, to wit:
LOT 7 IN BLOCK 21 OF SUBDIVISION OF OUTLOT "B" OF THE SUBDIVISION OF OUTLOT "A" OF GOLF-VIEW HIGHLANDS ADDITIONS TO MEADOWDALE UNIT 5, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.
Tax Number: 03-12-256-007
commonly known as 417 BLACKHAWK AVE, CARPENTERSVILLE IL, 60110;
and which said Real Estate Mortgage was made by ISIDRO ARROYO AND VIRGINIA ARROYO, and recorded in the Office of the Kane County Recorder as Document Number 2006K098670; that Summons was duly issued out of the said Court against you as provided by law, and that the said suit is now pending.
Now, therefore, unless you, the said named Defendant, file your answer to the Complaint in the said suit or otherwise make your appearance therein, in the office of the Circuit Court of Kane County, located at 540 S. RANDALL ROAD, ST. CHARLES, IL 60174, on or before November 9, 2023, default may be entered against you at any time after that day and a judgment entered in accordance with the prayer of said Complaint.
LAW OFFICES OF IRA T. NEVEL, LLC
Attorney for Plaintiff
Ira T. Nevel - ARDC #6185808
Timothy R. Yueill - ARDC #6192172
Greg Elsnic - ARDC #6242847
Aaron Nevel - ARDC #6322724
Andrew Chu - ARDC #6285924
175 North Franklin St. Suite 201
Chicago, Illinois 60606
(312) 357-1125
Pleadings@nevellaw.com
KP
# 23-01767
I3230639 (4606371)

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## Name Changes

STATE OF ILLINOIS
CIRCUIT COURT
COOK COUNTY, IL
For Change of Name
Request of:
Schuyler Elizabeth Handy
Case No. 2023CONC001548
There will be a court date on my Request to change name from:
Schuyler Elizabeth Handy
to the new name of:
Schuyler Handy Lei
The court date will be held on January 4, 2024, at 9:30 a.m., at 50 West Washington Street, Chicago, Illinois, in Courtroom # Zoom
/s/Schuyler Elizabeth Handy
Petitioner
Dated: October 11, 2023
Published in Daily Herald Oct 17, 24, 31, 2023 4606756

## Judicial Sales

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
LAKE COUNTY, ILLINOIS
OLD NATIONAL BANK, successor by merger with FIRST MIDWEST BANK,
Plaintiff,
v.
JAMES KEISTER, JR., Independent Executor of the Estate of CYNTHIA I. KEISTER, Deceased; UNKNOWN HEIRS AND DEVISEES OF CYNTHIA I. KEISTER, Deceased; "UNKNOWN OWNERS" and "NON-RECORD CLAIMANTS,"
Defendants.
No. 2023 FC 0260
PROPERTY ADDRESS:
10789 W. Talmadge Ave.
Beach Park, Illinois 60099
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 14, 2023, the Sheriff of Lake County, Illinois, will at 9:30 a.m. on November 14, 2023, at the LAKE COUNTY COURTHOUSE, 301 Washington Street, Second Floor, Waukegan, Illinois 60085, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:
THE WEST HALF OF LOT 1 IN BLOCK 34 IN F.H. BARTLETT'S SHERIDAN ROAD PARK BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER AND PART OF THE NORTH WEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 279383, IN BOOK "P" OF PLATS, PAGE 56 AND 57, IN LAKE COUNTY, ILLINOIS.
Common Address: 10789 W. Talmadge Ave.
Beach Park, Illinois 60099
Permanent Index No: 04-33-108-004
The real estate is improved a single family home.
The judgment amount was $107,442.94.
Sale terms: Ten Percent (10%) down by certified funds; the balance, by certified funds, is due within 24 hours. The subject property is subject to real estate taxes or special assessments and is offered for sale without recourse to Plaintiff. The sale is further subject to confirmation by the Court.
Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection. Prospective bidders are admonished to check the Court file to verify all information.
For information, contact Plaintiff's attorney, Tina M. Jacobs, JACOBS & PINTA, 77 West Washington Street, Suite 1005, Chicago, Illinois 60602 (telephone: [312] 263-1005).
Tina M. Jacobs, Esq. - ARDC 6190255
Jay Pinta, Esq. - ARDC 6278250
JACOBS & PINTA
77 West Washington Street, Suite 1005
Chicago, Illinois 60602
(312) 263-1005
officeadmin@jacobsandpinta.com
I3230740
(4606405)

## Foreclosures

IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY - WAUKEGAN, ILLINOIS
PHH Mortgage Corporation
PLAINTIFF
Vs.
Valerie Blanch Wachholz; United States of America - Secretary of Housing and Urban Development; John E. Dunn; Carole L. Dunn; Unknown Owners and Non-record Claimants
DEFENDANTS
No. 23FC00000680
NOTICE BY PUBLICATION
NOTICE IS GIVEN TO YOU:
Valerie Blanch Wachholz
John E. Dunn
Carole L. Dunn
Unknown Owners and Non-record Claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
COMMONLY KNOWN AS:
721 NW Holcomb Dr
Mundelein, IL 60060
and which said Mortgage was made by:
Valerie Blanch Wachholz
the Mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Liberty Home Equity Solutions, Inc., as Mortgagee, and recorded in the Office of the Recorder of Deeds of Lake County, Illinois, as Document No. 7112984; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.
NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
Erin Cartwright Weinstein
18 N. County Street
Waukegan, IL 60085-4358
on or before November 9, 2023, A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.
CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
DuPage # 15170
Winnebago # 531
Our File No. 14-23-05811
NOTE: This law firm is a debt collector.
I3230708 (4606397)

IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY - WAUKEGAN, ILLINOIS
Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-NLC1, Asset-Backed Certificates, Series 2006-NLC1
PLAINTIFF
Vs.
Debbie Davis; Donna Heraty; Sheri Teodoro; State of Illinois - Department of Revenue; Unknown Heirs and Legatees of Carol S. Kuffel; Unknown Owners and Nonrecord Claimants; Richard Kuhn, as Special Representative for Carol S. Kuffel (deceased)
DEFENDANTS
No. 23FC00000674
NOTICE BY PUBLICATION
NOTICE IS GIVEN TO YOU:
Unknown Heirs and Legatees of Carol S. Kuffel
Unknown Owners and Non-record Claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
COMMONLY KNOWN AS:
16978 West Orchard Valley Drive
Gurnee, IL 60031
and which said Mortgage was made by:
Michael W. Kuffel
Carol S. Kuffel
the Mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First NLC Financial Services, LLC, as Mortgagee, and recorded in the Office of the Recorder of Deeds of Lake County, Illinois, as Document No. 6072782; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.
NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
Erin Cartwright Weinstein
18 N. County Street
Waukegan, IL 60085-4358
on or before November 9, 2023, A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.
CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
DuPage # 15170
Winnebago # 531
Our File No. 14-23-05885
NOTE: This law firm is a debt collector.
I3230724
(4606404)

## Probate

IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT
KANE COUNTY, 540 SOUTH RANDALL ROAD, ST. CHARLES, ILLINOIS
ESTATE OF Carlos Mejia,
DECEASED.
23 PR 321
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Nelly Al Haek, 3779 Farber Court, Columbus, Ohio 43221, as Independent Administrator, whose attorney of record is Julia Jackson, Jackson Abdalla Law Group, 3061 Bridgeham Street, Elgin, Illinois 60124.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 10, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Julia Jackson
Jackson Abdalla Law Group (6279180)
3061 Bridgeham Street
Elgin, Illinois 60124
(773)550-3853
I3230657 (4606380)

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## Probate

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS,
COUNTY DEPARTMENT - PROBATE DIVISION.
ESTATE OF
JOHN PERETTI,
DECEASED.
CASE NO. 2023P005804
Notice is given to Korryn Hall, Robert Perretti, Morgan Perretti, and Kyle Perretti, and all known and unknown interested parties, of the death of John Peretti of 800 S. Harlem Avenue, Bridgeview, Illinois. The estate will be administered without court supervision, unless under Section 5/28-4 of the Probate Act (Ill. Complied Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing a petition to terminate to the Clerk. Claims against the estate may be filed in the Office of the Clerk of the Circuit Court at 50 W. Washington St., Chicago, IL 60602, or with the representative, or both, on or before April 17, 2024, which date is not less than 6 months from the date of first publication of this notice, or, if mailing or delivery of a notice from the representative is required by Section 5/18-3 of the Probate Act, the date stated in that notice, and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
Published in Daily Herald Oct 17, 24, 31, 2023 (4606633)

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, COUNTY DEPARTMENT-PROBATE DIVISION.
ESTATE OF
FRED KANDA,
DECEASED.
NO. 23 P 5310.
Notice is given of the death of Fred Kanda of Buffalo Grove, Illinois. Letters of office were issued on September 7, 2023 to
Christopher L. Kanda and Evelyn G. Peters,
1900 Tallmeadow Drive,
DeKalb, Illinois 60115, as Independent Co-Executors, whose attorney of record is Brian I. Warens, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600,
Schaumburg, Illinois 60173.
The estate will be administered without court supervision, unless under Section 5/28-4 of the Probate Act (Ill. Complied Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the Clerk.
Claims against the estate may be filed in the Office of the Clerk of the Circuit Court at 50 W. Washington Street, Room 1202, Chicago, Illinois 60602 or with the representative, or both, on or before April 17, 2024 which date is not less than 6 months from the date of first publication of this notice, or, if mailing or delivery of a notice from the representative is required by Section 5/18-3 of the Probate Act, the date stated in that notice, and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
Published in Daily Herald Oct. 17, 24, 31, 2023 (4606599)

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT
DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF
Kenneth H. Kopka, Jr.,
DECEASED.
23 PR 730
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to
Kenneth H. Kopka, III, 17W421 Eisenhower Road, Oak Brook Terrace, Illinois 60181, as Independent Executor, whose attorney of record is Christine Barone, Chuhak & Tecson, PC, 120 South Riverside Plaza, Suite 1700, Chicago, Illinois 60606.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 10, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Christine Barone,
Chuhak & Tecson, PC (6242868)
120 South Riverside Plaza, Suite 1700
Chicago, Illinois 60606
(312)444-9300
I3230627 (4606374)

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY,
18 COUNTY STREET, WAUKEGAN, ILLINOIS
ESTATE OF
Jessalyn N. Linowski,
DECEASED.
23 PR 469
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to
Gregory G. Post, 553 East Thornhill Lane, Palatine, Illinois 60074 and Geoffrey M. Post, 4837 North Delphia, Norridge, Illinois 60706, as Independent Co-Administrators with Will Annexed, whose attorney of record is Susan M. Rentschler, Law Office of Susan M. Rentschler, 203 North LaSalle Street, Suite 2100, Chicago, Illinois 60601.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 10, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Susan M. Rentschler
Law Office of Susan M. Rentschler (6203975)
203 North LaSalle Street, Suite 2100
Chicago, Illinois 60601
(312)558-1457
I3230621 (4606368)

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## Probate

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, PROBATE DIVISION.
ESTATE OF
PAUL RENDE,
DECEASED.
NO. 2023 P 004824.
Notice is given of the death of PAUL RENDE, of Melrose Park, Illinois. Letters of office were issued on September 26, 2023 to Nina Rose Rende, 135 S. York Rd., Apt. 210, Elmhurst, Illinois 60126, whose attorney is Jennifer Paganessi Fisher, Howard & Howard Attorneys PLLC, 200 S. Michigan Ave., Suite 1100, Chicago, Illinois 60604.
Claims against the estate may be filed in the Office of the Clerk of the Circuit Court at 50 W. Washington Street, Chicago, Illinois 60602 or with the representative, or both, on or before April 17, 2024, which date is not less than 6 months from the date of first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Dirk Bromberek
Generation Law, Ltd (188275)
747 North Church Road, Suite B4
Elmhurst, Illinois 60126
(630)782-1766
I3231121

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, PROBATE DIVISION.
ESTATE OF
DECEASED.
23 PR 688
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Frederick Andreas Heller, 5429 Benton Avenue, Downers Grove, Illinois 60515, as Independent Administrator, whose attorney of record is Dirk Bromberek, Generation Law, Ltd, 747 North Church Road, Suite B4, Elmhurst, Illinois 60126.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person may terminate independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 17, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Susan M. Rentschler
Law Office of Susan M. Rentschler (6203975)
203 North LaSalle Street, Suite 2100
Chicago, Illinois 60601
(312)558-1457
I3230621 (4606368)

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## Probate

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, PROBATE DIVISION.
ESTATE OF
COOK COUNTY, ILLINOIS,
PAUL RENDE,
DECEASED.
NO. 2023 P 004824.
Notice is given of the death of PAUL RENDE, of Melrose Park, Illinois. Letters of office were issued on September 26, 2023 to Nina Rose Rende, 135 S. York Rd., Apt. 210, Elmhurst, Illinois 60126, whose attorney is Jennifer Paganessi Fisher, Howard & Howard Attorneys PLLC, 200 S. Michigan Ave., Suite 1100, Chicago, Illinois 60604.
Claims against the estate may be filed in the Office of the Clerk of the Circuit Court at 50 W. Washington Street, Chicago, Illinois 60602 or with the representative, or both, on or before April 17, 2024, which date is not less than 6 months from the date of first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
Published in Daily Herald Oct 17, 24, 31, 2023 (4606659)

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT
DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF Thea Belinda Martine Milder,
DECEASED.
23 PR 688
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Frederick Andreas Heller, 5429 Benton Avenue, Downers Grove, Illinois 60515, as Independent Administrator, whose attorney of record is Dirk Bromberek, Generation Law, Ltd, 747 North Church Road, Suite B4, Elmhurst, Illinois 60126.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act III. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person may terminate independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 17, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Michael A. O'Brien
DuPage Atty. No.: 27084
Atty. For: Administrator
124A S. County Farm Road
Wheaton, IL 60187
630-871-9400
service@obrienlawoffices.com
Published in Daily Herald Oct 24,31, Nov 7, 2023 4607107

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUD

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 8, 2023, AT 7:30 P.M.** in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-007, a request for Preliminary Plat of Subdivision approval to subdivide the property into two lots, an amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional, rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District, and Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive living facility on Lot 1. The subject property is located at 1519, 1521, 1525, 1531, and 1625 South Arlington Heights Road in Arlington Heights, Illinois. The PIN's for the subject property are 08-10-300-012, 08-10-300-056, 08-09-401-003, 08-09-401-014, 08-09-401-015, 08-09-401-016, and 08-09-401-022, and the subject property is legally described as follows:

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 13.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.93 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 20 FEET PALING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.39 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.39 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 516.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.39 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.49 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.92 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 203.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:
- Variation to Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
- Variation to Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
- Variation to Section 10.7a, to omit the required 10' x 35' loading berth.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 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. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

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 October 24, 2023 (4607083)

# 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, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

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 10/24/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY Paula Baltzman
Designee of the Publisher of the Daily Herald

Control # 4607083

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

# NOTIFICATION AFFIDAVIT

I, Emma O'Connor-Brooks hereby certify as follows:

1. That on the 24th day of October, 2023, affiant caused to be mailed in the Post Office of mail picked up at 310 S. Peoria, Chicago, IL, 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 property 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 25 day of October, 2023.

KIMBERLY HROMA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 08, 2024

Notary Public

Date: October 23, 2023

**NOTICE OF PUBLIC HEARING**

Please be advised that a petition has been filed with the Village of Arlington Heights for:

- Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.
- Rezoning from the O-T, Office Transitional District to the I, Institutional District for Lot 1.
- Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.
- Preliminary Plat of Subdivision to subdivide the property into two lots.
- Variations from Chapter 28 of the Municipal Code.

The location of the property is: 1519, 1521, 1525, 1531, and 1625 S. Arlington Heights Rd. Arlington Heights, IL 60005

Arlington Heights PSH, LLC 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 Heights, Illinois, 3rd floor, at 7:30 PM, on Wednesday, November 8, 2023.

Sincerely,



Emma O'Connor-Brooks, Project Manager
Full Circle Communities, Inc.
312-530-9600

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, IL 60004, 847-368-5793 (Voice) or 847-368-5980 (Fax) or emercado@vah.com

## Addresses that Received Notification

**Addresses Provided by PIN list from Village:**

1519 AHR MEDICAL LLC (PIN: 08094010030000; 08094010140000; 08094010150000; 08094010160000; 08094010220000; 08103000120000; 08103000560000)
1111 E TOUHY AVE 230
DES PLAINES, IL 60018

ARLNGTON HTS MEMORY CARE (PIN: 08094010050000; 08094010080000; 08094010090000; 08094010260000; 08094010270000)
1625 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

BILL MICKO (PIN: 08094010170000)
125 E EMERSON ST
ARLNGTON HEIGHTS, IL 60005

MICHAEL GRAF (PIN: 08094010180000; 08103000480000)
131 E EMERSON ST
ARLNGTON HEIGHTS, IL 60005

DIMUCCI (PIN: 08094010190000; 08094010240000; 08094010250000; 08103000650000; 08103000660000)
PO BOX 1387
ENGLEWOOD, CO 80150

NICHOLAS ALTMAN (PIN: 08094030010000)
1526 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

JENNIFER M PETERSON (PIN: 08094030020000)
1530 S SURREY RIDGE DR
ARLNGTON HEIGHTS, IL 60005

PARKWAY BANK & TRUST (PIN: 08094040010000)
1532 S ARLINGTON HTS RD
ARLINGTON HEIGHTS, IL 60005

J & M SCHOOT (PIN: 08094040020000)
7 E PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

AMANOUEEL SAWA (PIN: 08094040030000)
1525 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

JAMES F THOMPSON (PIN: 08094040040000)
1529 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

MATHEW P VARGHESE (PIN: 08094040050000)
1533 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

DABIZLJEVIC & NIKODEM (PIN: 08094040060000)
1537 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

WHEATLEY (PIN: 08094070010000)
10 E PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

ANDREAS & S PAPADAKIS (PIN: 08094070020000)
6 EAST PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

GARY HARRELL (PIN: 08094070030000)
2 E PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

JAMES & DANA DALUGA (PIN: 08094070040000)
4 W PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

ADRIANA ANSZCZAK (PIN: 08094070320000)
3 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

PATRICIA L JORDAN (PIN: 08094070330000)
1274 HORSESHOE COURT
BARTLETT, IL 60103

JEFFREY W LEMAJEUR (PIN: 08094070340000)
1340 GULF BLVD UNIT 5B
CLEARWTR BCH, FL 33767

VICTOR C LOUIE (PIN: 08094070350000)
17 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

DAVID & MARGARET DOYLE (PIN: 08094120130000)
9 E NOYES ST
ARLINGTON HEIGHTS, IL 60005

RONALD J TUHACEK (PIN: 08094120140000)
1426 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

BRIAN SIUTA (PIN: 08094120150000)
1430 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

RICHARD J FIORE (PIN: 08094120160000)
1434 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

SUNI ABRAHAM (PIN: 08094120170000)
1438 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

REGINA MORAN GARDNER (PIN: 08094120180000)
4 W EMERSON ST
ARLINGTON HEIGHTS, IL 60005

JAMES GRIER (PIN: 08094120190000)
6 W EMERSON
ARLINGTON HEIGHTS, IL 60005

PARKWAY BANK AND TRUST (PIN: 08094120200000)
8 W EMERSON ST
ARLINGTON HEIGHTS, IL 60005

JOSEPH I SANA (PIN: 08094130060000)
1423 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

SANJA NIKOLICH (PIN: 08094130070000)
1427 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

LARRY D MCKISIC (PIN: 08094130080000)
1431 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

ZACH AND DANA CREER (PIN: 08094130090000)
1435 S EVERGREEN AVE
ARLNGTON HEIGHTS, IL 60005

MARION ROSINSKI (PIN: 08094130100000)
1439 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

SUSAN E BIANCALANA (PIN: 08094130110000)
1443 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

JEFFREY ARMGARDT (PIN: 08103000220000)
310 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

ZDZISLAW MICKO (PIN: 08103000470000)
125 E EMERSON ST
ARLNGTON HEIGHTS, IL 60005

RUSHIT AJROJA (PIN: 08103000500000)
300 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

MANVEER SINGH (PIN: 08103000530000)
217 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

ZDRAVKO GAVRANOVIC (PIN: 08103000540000)
300 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

RONALD KAZANOW (PIN: 08103000750000)
318 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

MOHAMMED N SAKHI & ANE (PIN: 08103000770000)
324 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

M & M MARUBIO (PIN: 08103000810000)
208 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

DONNA R STEIGERWALD (PIN: 08103000820000)
214 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

RODNEY J FINN JR (PIN: 08103000830000)
220 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

ANJIL YOUSIF (PIN: 08103001350000)
305 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

MAYUR M SHAH (PIN: 08103001360000)
309 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

GABOR BODNAR IV (PIN: 08103001370000)
313 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

PHYLLIS GIOLLI (PIN: 08103020160000)
216 COUNCIL TRAIL
ARLINGTON HEIGHTS, IL 60005

DOMENICO BUCCINI (PIN: 08103020170000)
224 E COUNCIL TR
ARLINGTON HEIGHTS, IL 60005

IVELIN KOSTOV (PIN: 08103020490000)
305 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

KENT & CHRIS SLUGA (PIN: 08103020520000)
203 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

GRETA BOKSA (PIN: 08103020530000)
8517 W BRUCE DR
NILES, IL 60714

WENDY A KELLY (PIN: 08103020540000)
221 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

**Addresses that Petitioner Mailed Notifications to above and beyond PIN list provided by Village:**

121 E Council Trail
Arlington Heights, IL 60005

232 E Council Trail
Arlington Heights, IL 60005

235 E Council Trail
Arlington Heights, IL 60005

311 E Council Trail
Arlington Heights, IL 60005

397 E Council Trail
Arlington Heights, IL 60005

399 E Council Trail
Arlington Heights, IL 60005

225 E Council Trail
Arlington Heights, IL 60005

320 E Council Trail
Arlington Heights, IL 60005

311 E Foster St
Arlington Heights, IL 60005

316 E Foster St
Arlington Heights, IL 60005

320 E Foster St
Arlington Heights, IL 60005

404 E Parkview Ct
Arlington Heights, IL 60005

410 E Parkview Ct
Arlington Heights, IL 60005

416 E Parkview Ct
Arlington Heights, IL 60005

422 E Parkview Ct
Arlington Heights, IL 60005

423 E Parkview Ct
Arlington Heights, IL 60005

417 E Parkview Ct
Arlington Heights, IL 60005

411 E Parkview Ct
Arlington Heights, IL 60005

1525 S Belmont Ave
Arlington Heights, IL 60005

1523 S Belmont Ave
Arlington Heights, IL 60005

1530 S Belmont Ave
Arlington Heights, IL 60005

405 E McKone Ct
Arlington Heights, IL 60005

415 E McKone Ct
Arlington Heights, IL 60005

416 E McKone Ct
Arlington Heights, IL 60005

406 E McKone Ct
Arlington Heights, IL 60005

1520 S Belmont Ave
Arlington Heights, IL 60005

317 E Haven St
Arlington Heights, IL 60005

103 E Cedar St
Arlington Heights, IL 60005

1406 S Evergreen Ave
Arlington Heights, IL 60005

17 E Cedar St
Arlington Heights, IL 60005

9 E Cedar St
Arlington Heights, IL 60005

5 E Cedar St
Arlington Heights, IL 60005

3 E Cedar St
Arlington Heights, IL 60005

4 E Noyes St
Arlington Heights, IL 60005

2 E Noyes St
Arlington Heights, IL 60005

3 E Emerson St
Arlington Heights, IL 60005

8 W Pickwick Rd
Arlington Heights, IL 60005

12 W Pickwick Rd
Arlington Heights, IL 60005

16 W Pickwick Rd
Arlington Heights, IL 60005

1534 S Surrey Ridge Dr
Arlington Heights, IL 60005

1602 S Surrey Ridge Dr
Arlington Heights, IL 60005



Graphic showing the addresses that received notifications

Legend:
Red circle - 250' surrounding the property
Blue dot - PIN list provided by Village
Purple dot - Addresses that petitioner sent notifications to above and beyond PIN list



Signage along S. Arlington Heights Rd.



Signage at the end of Emerson St



Signage at the corner of Foster/Tonne

FULL CIRCLE
communities

December 1, 2023

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

RE: Grace Terrace – Preliminary Security Plan

Dear Mr. Hubbard,

We are pleased to submit our proposed security plan for Grace Terrace which outlines the locations of the security cameras that will be installed and the locations of the controlled access points (all other exterior doors will be locked from the exterior without key fob access and only accessed by property management or maintenance). Controlled access is through a key fob system on the main entry door and the door into the community room, both of which are visible from the property manager's office. These locations are shown on the floorplans and site plan included here.

The security cameras and key fobs have not been specified yet by our architectural team, but we used TC Networks, Inc. for our security system and Schlage key fobs on our Torrence Place project located in Lansing, IL, which our property management team has found to be very effective. Included here are the spec sheets and systems used at Torrence Place. The security system is typically design-build, so the professional security plan has not been prepared for Grace Terrace yet, but we anticipate using similar technology as what was provided at Torrence Place.

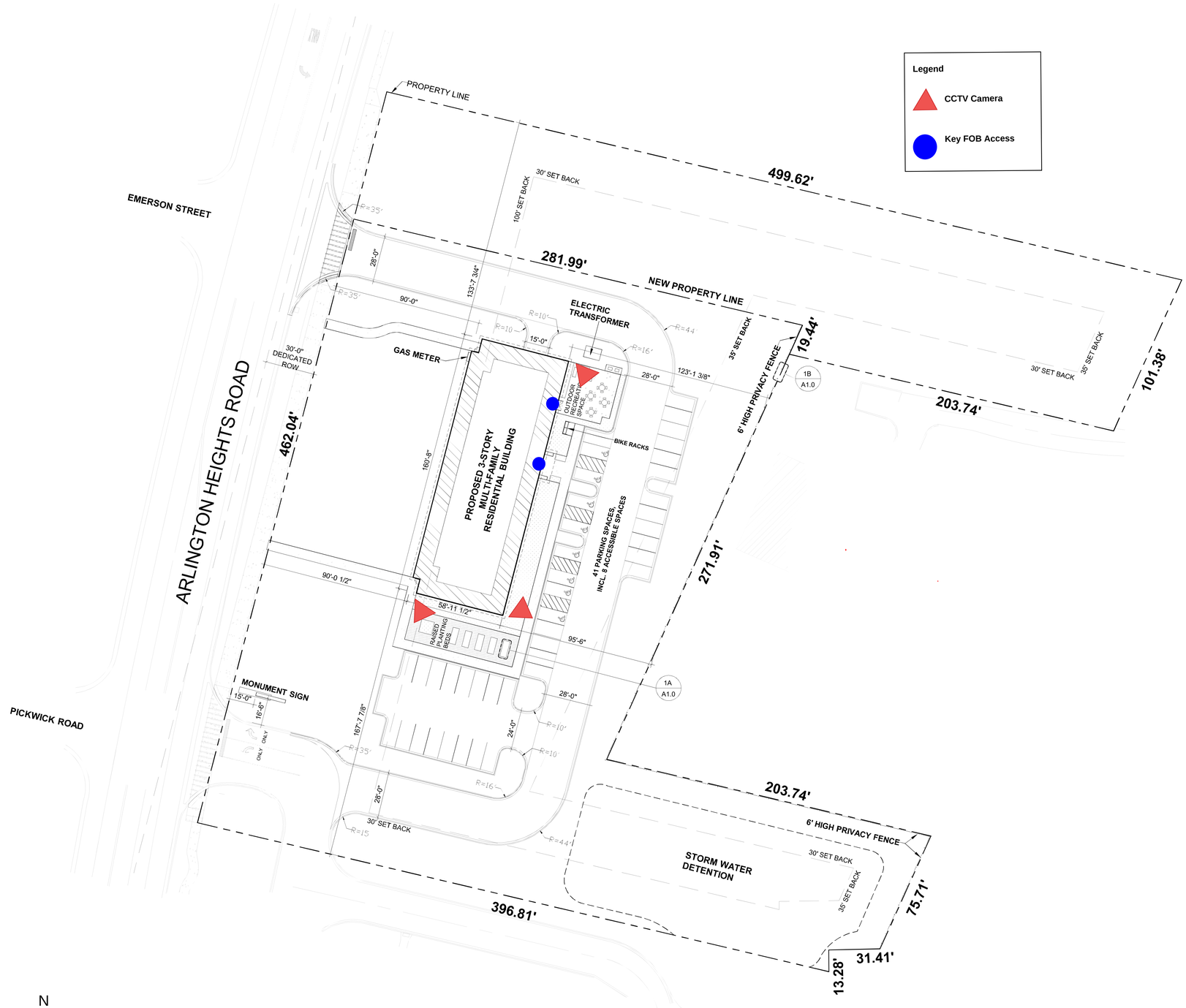
The implemented security system at Grace Terrace is specifically designed to provide comprehensive internal and external surveillance. Its primary objectives are to deter potential security threats, prevent lease violations, and restrict access to unauthorized individuals. This system ensures that only residents and authorized personnel can access the site, maintaining a secure and well-regulated environment throughout the property.

Please note this plan is being prepared as a courtesy to the Village to provide reassurances that Full Circle Communities and their management team take great pride in the management and maintenance of our communities. Additionally, this is a preliminary plan and is subject to adjustments based on full architectural and electrical coordination and is intended to serve as a base upon which the final engineered systems are designed.

Thank you,

Emma O'Connor-Brooks
Project Manager
Full Circle Communities

DRAFT

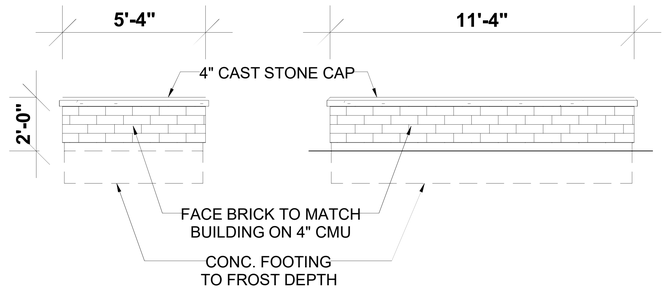



N

1 SITE PLAN
1/32" = 1'-0"

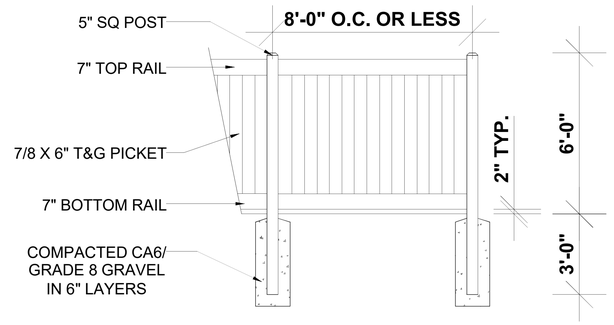
0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS




1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" =1'-0"




1B FENCE ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" =1'-0"

PROJECT DATA:

| | | |
|---|---|---|
| SITE AREA | : 2.61 ACRES/ 113,955 SF | |
| BUILDABLE AREA | : 1.45 ACRES/ 63,290 SF | |
| BUILDING FOOTPRINT | : 9,402 SF | |
| BUILDING COVERAGE | : 8.2% | |
| BUILDING AREA | : 28,032 SF | |
| FAR | : 24.49% | |
| NUMBER OF UNITS | : 25 | |
| SITE AREA/UNIT | : 4,558 SF | |
| FIRST FLOOR | : (4)-1BR | |
| | (1)-2BR | |
| | = 5 UNITS | |
| FLOOR 2&3 | : (8)-1BR/FLR | = (16)-1BR |
| | (2)-2BR/FLR | = (4)-2BR |
| | | = 20 UNITS |

TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES

5/31/2023 1:56:06 PM
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TEL 312.467.2300 FAX 312.467.4771
Aurora
1960 Freedom Avenue, Aurora, IL 60505
TEL 630.896.4500 FAX 630.896.4567

FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

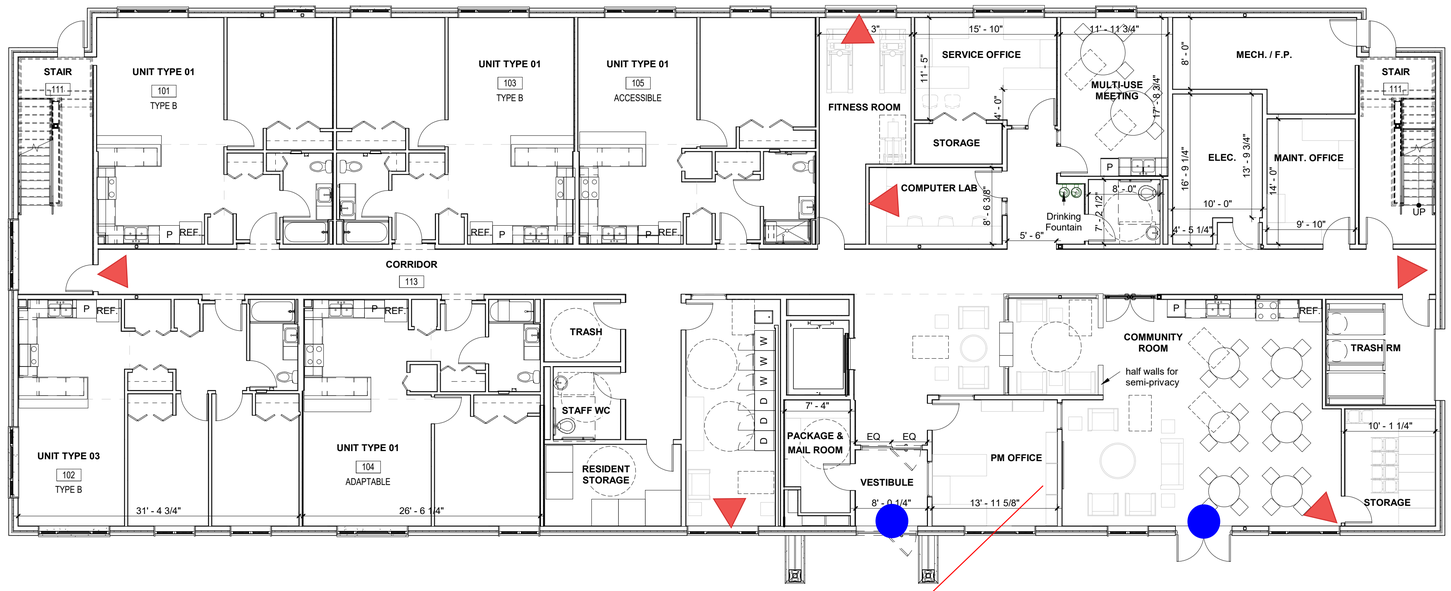
JOB NUMBER 20-410
DATE 10.31. 2023.
REVISIONS:
ZONING SUBMITTAL - 10.31.23

A1.0

DRAFT

**Legend**

- CCTV Camera
- Key FOB Access




N

1 FIRST FLOOR PLAN
1/8" = 1'-0"

| | |
|---|---|
| FIRST FLOOR ELEVATION - 0'-0" | = XXX.0 USGS |
| AVERAGE GRADE | = XXX.5 USGS |
| ROOF HEIGHT POINT - 33'-9" | = XXX.0 USGS |

20 5 0 10
1/8" = 1'-0"

8/23/2023 2:15:06 PM
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ARLINGTON HEIGHTS, ILLINOIS, 60005

FIRST FLOOR PLAN

JOB NUMBER 20-410

DATE 08.23. 2023

REVISIONS:

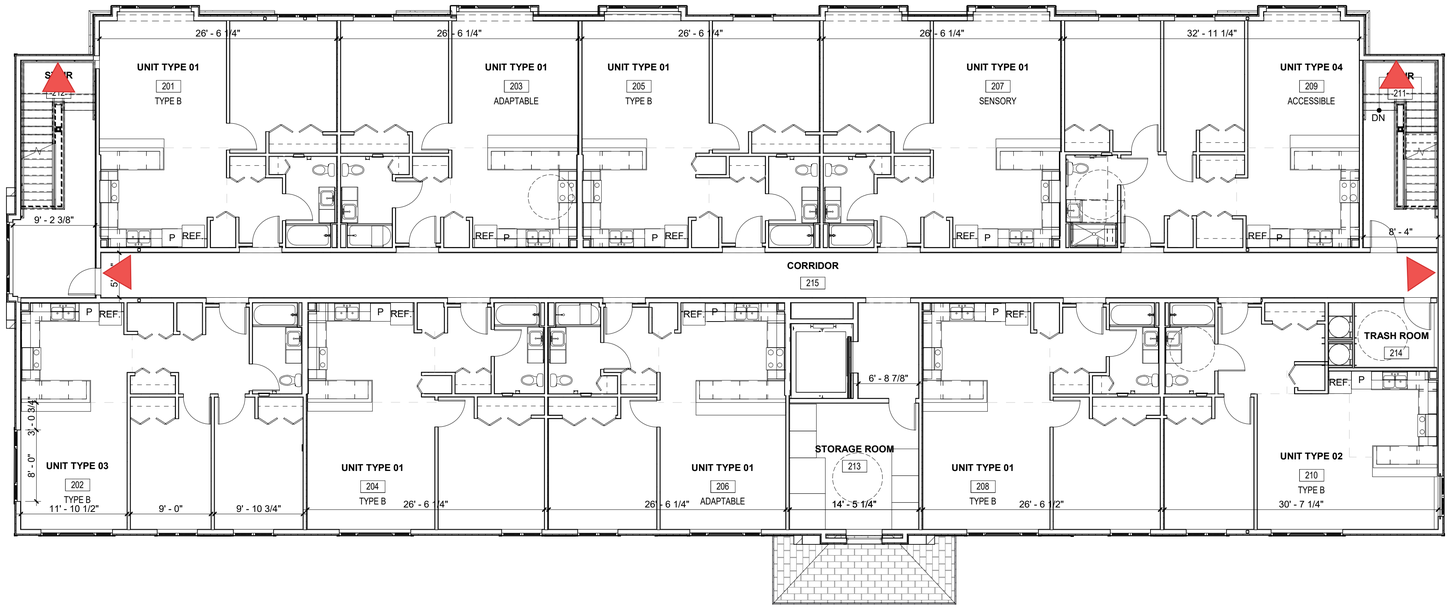
ZONING SUBMITTAL

A 2.1

DRAFT

**Legend**

- CCTV Camera
- Key FOB Access




N

1 SECOND FLOOR PLAN
1/8" = 1'-0"

| | |
|---|---|
| FIRST FLOOR ELEVATION - 0'-0" | = XXX.0 USGS |
| AVERAGE GRADE | = XXX.5 USGS |
| ROOF HEIGHT POINT - 33'-9" | = XXX.0 USGS |

20 5 0 10
1/8" = 1'-0"

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ARLINGTON HEIGHTS, ILLINOIS, 60005

SECOND FLOOR PLAN

JOB NUMBER 20-410

DATE 08.23.2023

REVISIONS:

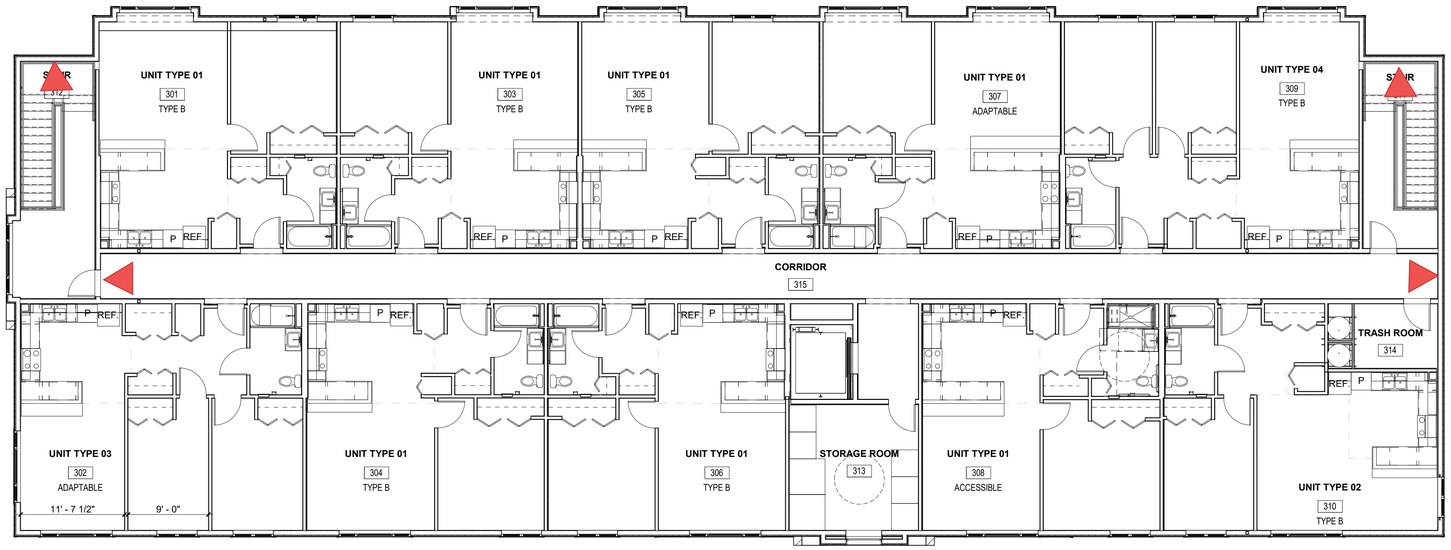
ZONING SUBMITTAL

A 2.2

DRAFT

**Legend**

- CCTV Camera
- Key FOB Access




N

1 THIRD FLOOR PLAN
1/8" = 1'-0"

| | |
|---|---|
| FIRST FLOOR ELEVATION - 0'-0" | = XXX.0 USGS |
| AVERAGE GRADE | = XXX.5 USGS |
| ROOF HEIGHT POINT - 33'-9" | = XXX.0 USGS |

20 5 0 10
1/8" = 1'-0"

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THIRD FLOOR PLAN

JOB NUMBER 20-410

DATE 08.23.2023

REVISIONS:

ZONING SUBMITTAL

A 2.3

TCnetworks

# Estimate

From

**TC Networks, Inc**
788 Main St.
Suite 110
Dubuque, IA 52001

Note: This estimate is valid for 30 days.

| | |
|---|---|
| Estimate Id | **4-1143** |
| Issue Date | 02/01/2022 |
| Subject | Torrance Apartments - Security Camera(s) - Updated Pricing February 1, 2022 |

Estimate For **Full Circle**

| Item Type | Description | Quantity |
|---|---|---|
| Product | Hanwha/Samsung/Wisenet Cameras:<br>- XNO-8020R (2)<br>- PNM-8082VT (1)<br>- PNM-7002VD (5)<br>- PNM-9000VD (3)<br>- XND-6020R (5)<br>-- All cameras come with a standard 5-year warranty | 1.00 |
| Product | Hanwha/Samsung Lenses, Mounts and Accessories:<br>- sbp-300kmw (9)<br>- sbp-300wmw1 (9)<br>- sbp-276hmw (1)<br>- sbp-201hmw (8)<br>- sbp-300bw (9)<br>- sla-5m4600d (1)<br>- sla-5m3700d (5)<br>- sla-2m2802d (10) | 1.00 |
| Product | WAVE Network Video Recorder and Video Management Software<br>- Network Video Recorder (NVR)<br>-- NVR Includes 4 licenses<br>- WAVE Licenses 12<br>-- WAVE licenses are a 1 time purchase only, no renewals ever. | 1.00 |
| Product | Project Materials:<br>- Cat6 CMP, Cat6 Patch Cables, Cat6 Service Mount boxes, Misc conduit and hardware | 1.00 |
| | | |




Network | Multi-sensor

# PNM-7002VD

2MP x 2CH Multi-directional Camera

## Key Features

- 2ea x 1920 x 1080 resolution
- Max. 60fps@2M (H.265 / H.264)
- H.265, H.264, MJPEG codec supported
- Day & Night, WDR (150dB)
- Loitering, Directional detection, Fog detection
- Motion detection, Tampering, WiseStreamII Support
- SD/SDHC/SDXC memory 2 slots (1 per camera)

## Compatible Accessories (Optional)



SBP-201HMW



SBP-300WMW



SBP-300WMW1



SBP-300CMW

Design and specifications are subject to change without notice. The latest product information / specification can be found at hanwha-security.com

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# PNM-7002VD

2MP x 2CH Multi-directional Camera





## Specifications

### Video

| | |
|---|---|
| **Resolution** | 1920x1080, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240 |
| **Max. Framerate** | H.265/H.264: 2MP Max. 60fps/50fps(60Hz/50Hz)<br>MJPEG: Max. 30fps/25fps(60Hz/50Hz) |
| **Video Out** | CVBS : 1.0 Vp-p / 75Ω composite, 720x480(N), 720x576(P), for installation |

### Lens

| | |
|---|---|
| **Optional Lens** | SLA-2M2402D(2MP 2.4mm)<br>SLA-2M2802D(2MP 2.8mm)<br>SLA-2M3602D(2MP 3.6mm)<br>SLA-2M6002D(2MP 6.0mm |

### Operational

| | |
|---|---|
| **Camera Title** | Displayed up to 85 characters |
| **Day & Night** | Auto(Electrical) |
| **Backlight Compensation** | BLC, HLC, WDR, SSDR |
| **Wide Dynamic Range** | 150dB |
| **Digital Noise Reduction** | SSNR V |
| **Digital Image Stabilization** | Support |
| **Defog** | Support |
| **Motion Detection** | 8ea, 8point polygonal zones |
| **Privacy Masking** | 32ea, polygonal zones<br>- Color: Grey/Green/Red/Blue/Black/White<br>- Mosaic |
| **Gain Control** | Low / Middle / High |
| **White Balance** | ATW / AWC / Manual / Indoor / Outdoor |
| **LDC** | Support |
| **Electronic Shutter Speed** | Minimum / Maximum / Anti flicker (2~1/12,000sec) |
| **Video Rotation** | Flip, Mirror, Hallway view(90/270) |
| **Analytics** | Defocus detection, Directional detection, Face detection, Fog detection, Motion detection,<br>Appear/Disappear, Enter/Exit, Loitering, Tampering, Virtual line |
| **Alarm Triggers** | Analytics, Network disconnect |
| **Alarm Events** | File upload via FTP and e-mail<br>Notification via e-mail<br>SD/SDHC/SDXC recording at event triggers |

### Network

| | |
|---|---|
| **Ethernet** | RJ-45(10/100/1000BASE-T) |
| **Video Compression** | H.265/H.264: Main/Baseline/High, MJPEG |
| **Smart Codec** | Manual(5ea area), WiseStream II |
| **Bitrate Control** | H.264/H.265: CBR or VBR<br>MJPEG: VBR |
| **Streaming** | Unicast(20 users) / Multicast<br>Multiple streaming(Up to 10 profiles) |
| **Protocol** | IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP,<br>FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour, LLDP |

Design and specifications are subject to change without notice. The latest product information / specification can be found at hanwha-security.com

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| | |
|---|---|
| **Security** | HTTPS(SSL) Login Authentication<br>Digest Login Authentication<br>IP Address Filtering<br>User access log<br>802.1X Authentication(EAP-TLS, EAP-LEAP) |
| **Application Programming Interface** | ONVIF Profile S/T<br>SUNAPI(HTTP API) |

## General

| | |
|---|---|
| **Webpage Language** | English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek |
| **Edge Storage** | Micro SD/SDHC/SDXC 2 slots maximum 256GB each (1x per channel) |
| **Memory** | 3GB RAM, 768MB Flash |

## Environmental & Electrical

| | |
|---|---|
| **Operating Temperature / Humidity** | -40°C ~ +55°C(-40°F ~ +131°F) / Less than 90% RH |
| **Storage Temperature / Humidity** | -50°C ~ +60°C(-58°F ~ +140°F) / Less than 90% RH |
| **Certification** | IP66, IK10 |
| **Input Voltage** | PoE(IEEE802.3af, Class3) |
| **Power Consumption** | Typical: 12.00W, Max: 12.95W |

## Mechanical

| | |
|---|---|
| **Color / Material** | White / Aluminum |
| **RAL Code** | RAL9003 |
| **Product Dimensions / Weight** | Ø197.6x84mm(7.78x3.31"), 1250g(2.76lb) |
| **Compatible Conduit hole / Gangbox** | 3/4" |

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## Compatible lenses






| Video | SLA-2M6002D | SLA-2M3602D | SLA-2M2802D | SLA-2M2402D |
|---|---|---|---|---|
| **Imaging Device** | 1/2.8" CMOS | 1/2.8" CMOS | 1/2.8" CMOS | 1/2.8" CMOS |
| **Min. Illumination** | Color: 0.055Lux(F2.0, 1/30sec) | Color: 0.055Lux(F2.0, 1/30sec) | Color: 0.055Lux(F2.0, 1/30sec) | Color: 0.055Lux(F2.0, 1/30sec) |

| Lens | SLA-2M6002D | SLA-2M3602D | SLA-2M2802D | SLA-2M2402D |
|---|---|---|---|---|
| **Focal Length (Zoom Ratio)** | 6.0mm fixed focal | 3.6mm fixed focal | 2.8mm fixed focal | 2.4mm fixed focal |
| **Max. Aperture Ratio** | F2.0 | F2.0 | F2.0 | F2.0 |
| **Angular Field of View** | H: 50.4°, V: 28.8°, D: 58.1° | H: 94.8°, V: 49.3°, D: 114.3° | H:107.4°, V:62.2°, D:122.0° | H:135.4°, V:71.2°, D:161.6° |
| **Focus Control** | Fixed | Fixed | Fixed | Fixed |

| Pan / Tilt / Rotate | SLA-2M6002D | SLA-2M3602D | SLA-2M2802D | SLA-2M2402D |
|---|---|---|---|---|
| **Pan / Tilt / Rotate Range** | -176°~+176° / 0°~74° / -90°~+90° | -176°~+176° / 0°~64° / -90°~+90° | -176°~+176° / 0°~51° / -90°~+90° | -176°~+176° / 0°~30° / -90°~+90° |

| Mechanical | SLA-2M6002D | SLA-2M3602D | SLA-2M2802D | SLA-2M2402D |
|---|---|---|---|---|
| **Color / Material** | Black / Plastic | Black / Plastic | Black / Plastic | Black / Plastic |
| **Product dimensions / weight** | Ø35.5x35.9mm, 30g | Ø35.5x35.9mm, 30g | Ø35.5x35.9mm, 30g | Ø35.5x35.9mm, 30g |

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# PNM-7002VD

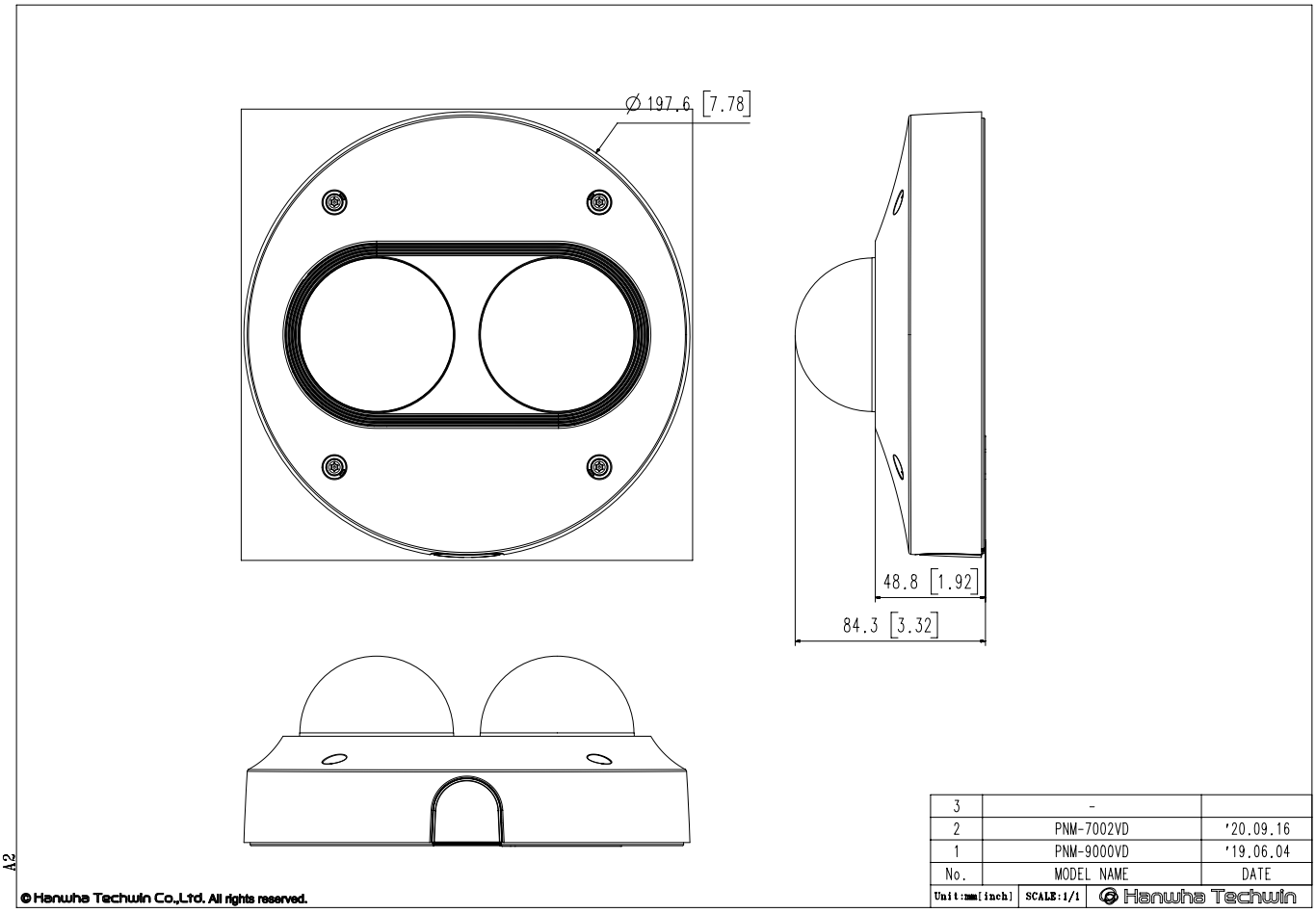
2MP x 2CH Multi-directional Camera





## CAD

**Unit:** mm [inch]



# PNM-8082VT

2MP x 3ch H.265 Multi-directional Camera




## Key Features

- 2MP x 3ch Multi-directional camera
- Maximum 30fps (H.265, H.264, MJPEG)
- 3.0~6.0mm(2x) motorized varifocal lens
- H.265, H.264, MJPEG codec, Multi streaming
- Video analytics, WiseStream II
- IP66, IK10, NEMA4X

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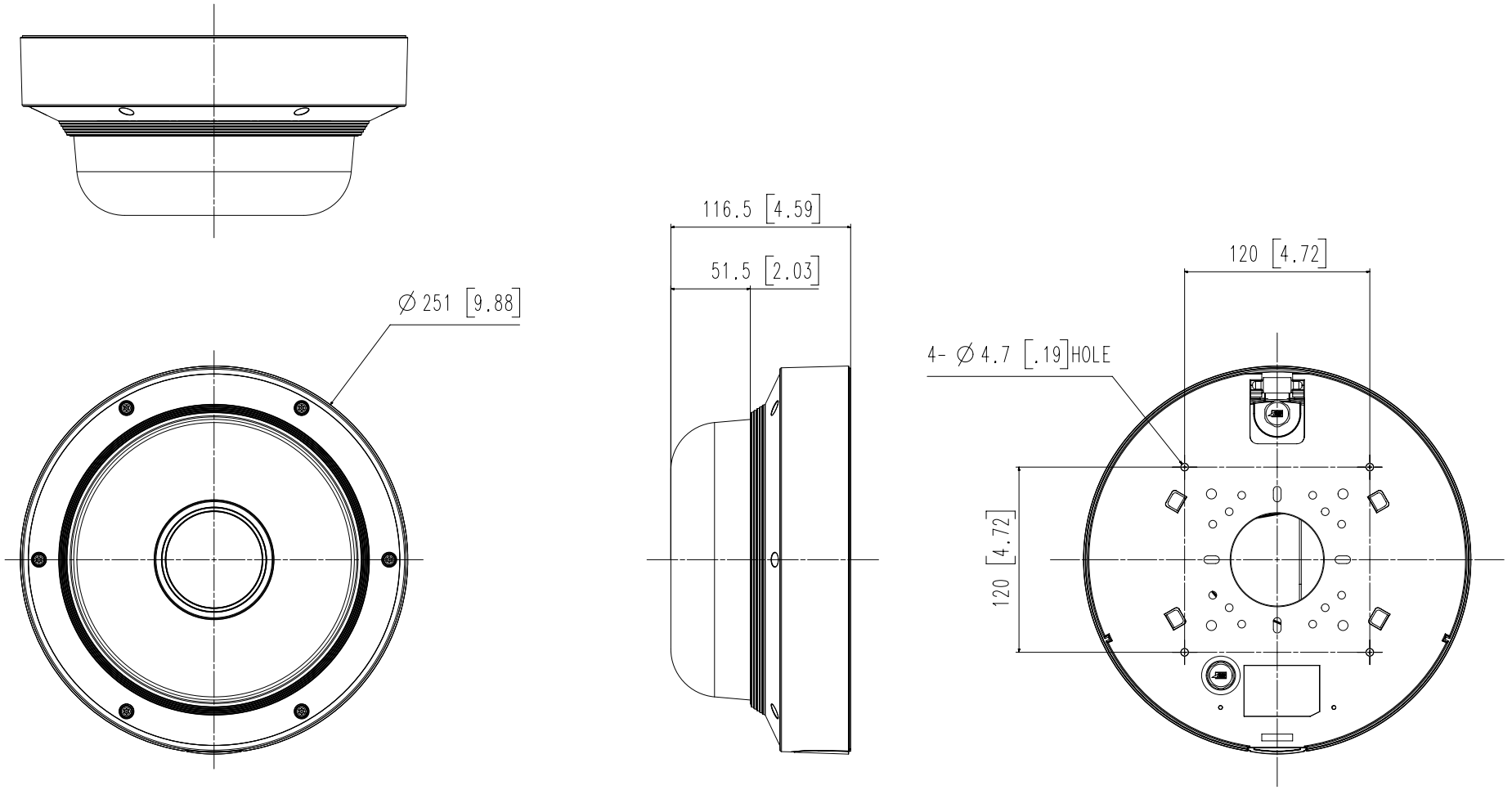
| | |
|---|---|
| **Video** | |
| Imaging Device | 1/2.8" CMOS x 3CH |
| Resolution | 1920x1080, 1280x1024, 1280x960, 1280x720, 1024x768, 800x600, 800x448, 720x576, 720x480, 640x480, 640x360, 320x240 |
| Maximum Framerate | H.265/H.264: Maximum 30fps<br>MJPEG: Maximum 30fps |
| Minimum Illumination | Color: 0.04lux(F2.2, 1/30sec)<br>BW: 0.004lux(F2.2, 1/30sec) |
| Video Out | CVBS: 1.0 Vp-p / 75Ω composite, 720x480 for installation |
| **Lens** | |
| Focal Length (Zoom Ratio) | 3~6mm(2x) motorized varifocal |
| Maximum Aperture Ratio | F2.2(Wide)-F3.1(Tele) |
| Angular Field of View | H: 107˚(Wide)~56.3˚(Tele) / V: 57˚(Wide)~31.5˚(Tele) / D: 126˚(Wide)~64.3˚(Tele) |
| Min. Object Distance | 0.5m(1.64ft) |
| Focus Control | Simple focus |
| Lens Type | DC auto iris |
| **Pan / Tilt / Rotate** | |
| Pan / Tilt / Rotate Range | 0~360˚ / 0~73˚ / 0~90˚ |
| **Operational** | |
| Camera Title | Displayed up to 85 characters |
| Day & Night | Auto(ICR) |
| Backlight Compensation | BLC, HLC, WDR, SSDR |
| Wide Dynamic Range | extreme WDR(150dB) |
| Digital Noise Reduction | SSNR V |
| Digital Image Stabilization | Support |
| Defog | Support |
| Motion Detection | 8ea, 8point polygonal zones |
| Privacy Masking | 32ea, polygonal zones<br>- Color: Grey, Green, Red, Blue, Black, White<br>- Mosaic |
| Gain Control | Low / Middle / High |
| White Balance | ATW / AWC / Manual / Indoor / Outdoor |
| LDC | Support |
| Electronic Shutter Speed | Minimum / Maximum / Anti flicker (2~1/12,000sec) |
| Video Rotation | Flip, Mirror, Hallway View*: 90˚ / 270˚ (*Note Hallway mode applies to all sensors) |
| Analytics | Defocus detection, Directional detection,Motion detection, Enter/Exit,Tampering, Virtual line |
| Alarm Triggers | Analytics, Network disconnect |
| Alarm Events | File upload via FTP and e-mail<br>Notification via e-mail<br>SD/SDHC/SDXC at event triggers, Handover |
| **Network** | |
| Ethernet | Metal shielded RJ-45(10/100BASE-T) |

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| | |
|---|---|
| Video Compression | H.265/H.264: Main/Baseline/High, MJPEG |
| Smart Codec | Manual(5ea area), WiseStream Ⅱ |
| Bitrate Control | H.264/H.265: CBR or VBR<br>MJPEG: VBR |
| Streaming | Unicast(20 users) / Multicast<br>Multiple streaming(Up to 10 profiles) |
| Protocol | IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour, LLDP, SRTP |
| Security | HTTPS(SSL) Login Authentication<br>Digest Login Authentication<br>IP Address Filtering<br>User access log<br>802.1X Authentication(EAP-TLS, EAP-LEAP)<br>Device Certificate(Hanwha Techwin Root CA) |
| Application Programming Interface | ONVIF Profile S/G/T<br>SUNAPI(HTTP API) |
| **General** | |
| Webpage Language | English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish,, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek |
| Edge Storage | Micro SD/SDHC/SDXC 2 slot (Maximum 256Gb x 2) |
| **Environmental & Electrical** | |
| Operating Temperature / Humidity | -40°C~+55°C(-40°F~+131°F) / Less than 95% RH(Non condensing)<br>*Start up should be above at -35˚C |
| Storage Temperature / Humidity | -50°C~+60°C(-58°F~+140°F) / Less than 90% RH |
| Certification | IP66, IK10, NEMA4X |
| Input Voltage | PoE+IEEE802.3at |
| Power Consumption | Typical: 8.2W, Maximum: 16.5W |
| **Mechanical** | |
| Color / Material | White / Aluminum |
| RAL Code | RAL9003 |
| Product dimensions / weight | Ø251x116.5mm / 3Kg |
| **DORI (EN62676-4 standard)** | |
| Detect (25PPM/ 8PPF) | Wide: 28.4m(11.18ft) / Tele: 71.8m(28.27ft) |
| Observe (63PPM/ 19PPF) | Wide: 11.4m(4.49)ft) / Tele: 28.7m(11.30ft) |
| Recognize (125PPM/ 38PPF) | Wide: 5.7m(2.24ft) / Tele: 14.4m(5.67ft) |
| Identify (250PPM/ 76PPF) | Wide: 2.8m(1.10)ft) / Tele: 7.8m(3.07ft) |

- The lastest product information / specification can be found at hanwhasecurity.com
- Design and specifications are subject to change without notice.
- Wisenet is the proprietary brand of Hanwha Techwin , formerly known as Samsung Techwin.

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| | | |
|---|---|---|
| | | |
| 2 | PNM-8082VT | '20.11.05 |
| 1 | PNM-9084QZ | '19.09.27 |
| No. | MODEL NAME | DATE |
| Unit:mm[inch] | SCALE:1/1 | Hanwha Techwin |

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- 4 -

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11-2020

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A0

# PNM-9000VD

10 MP Multi-directional Network Camera

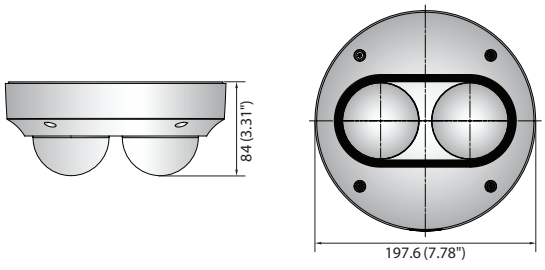



## Key Features

- Interchangeable 2 x 5 MP lens modules
- 3.7mm, 4.6mm, 7mm fixed lens options
- 30fps@all resolution (H.265 / H.264)
- H.265, H.264, MJPEG codec, Multi streaming support
- Intelligent video analytics, WiseStream II
- Micro SD / SDHC / SDXC memory slots x 2
- IP66, IK10, PoE

## Dimensions

Unit : mm (inch)




## Accessories (Optional)



SBP-201HMW



SBP-300WM1



SBP-300WM



SBP-300CMW



SBP-300LM

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| | PNM-9000VD |
|---|---|
| **VIDEO** | |
| Imaging Device | 1/1.8" 5MP CMOS |
| Effective Pixels | 2616(H) x 1976(V) |
| Minimum Illumination | Color : 0.16Lux (F1.6, 1/30sec, 30IRE) B/W : 0.16Lux (F1.6, 1/30sec, 30IRE)" |
| Video Out | CVBS : 1.0 Vp-p / 75Ω composite, 720 x 480 for installation |
| **OPERATIONAL** | |
| Camera Title | Displayed up to 85 characters, 5 lines, English / Numeric / Special & International characters, 6 colors, Transparency, Auto scale by resolution |
| Backlight Compensation | WDR, BLC, HLC, SSDR |
| Digital Noise Reduction | SSNR V |
| Digital Image Stabilization | Support |
| Defog | Support |
| Motion Detection | 8ea, 8point polygonal zones |
| Privacy Masking | 32ea, polygonal zones<br>- Color : Grey / Green / Red / Blue / Black / White<br>- Mosaic |
| Gain Control | Low / Middle / High |
| White Balance | ATW / AWC / Manual / Indoor / Outdoor |
| LDC | Support |
| Electronic Shutter Speed | Minimum / Maximum / Anti flicker (2~1/12,000sec) |
| Digital PTZ | Support |
| Video Rotation | Flip, Mirror, Hallway view (90˚/270˚) |
| Analytics | Defocus detection, Directional/Virtual Line detection, Fog detection, Face detection,<br>Motion detection, Appear/Disappear, Enter/Exit, Loitering, Tampering |
| Alarm Triggers | Analytics, Network disconnect |
| Alarm events | File upload via FTP and e-mail<br>Notification via e-mail<br>SD/SDHC/SDXC or NAS recording at event triggers<br>Alarm output<br>Handover |
| **NETWORK** | |
| Ethernet | RJ-45 (10/100BASE-T) |
| Video Compression | H.265/H.264 : Main / Baseline / High, MJPEG |
| Resolution | 2560x1920, 2560x1440, 1920x1080, 1600x1200, 1280x1024, 1280x960, 1280x720, 1024x768,<br>800x600, 800x448, 720x576, 720x480, 640x480, 320x240 |
| Maximum Framerate | H.265/H.264 : 30fps<br>MJPEG : 30fps |
| Smart Codec | Manual (5ea area), WiseStreamII |
| Video Quality Adjustment | H.264/H.265 : Target bitrate level control<br>MJPEG : Target bitrate level control |
| Bitrate Control | H.264/H.265 : CBR or VBR<br>MJPEG : VBR |
| Streaming | Unicast (20 users) / Multicast<br>Multiple streaming (Up to 10 profiles) |
| Protocol | IPv4, IPv6, TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP,RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, FTP, SMTP,<br>ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour |
| Security | HTTPS (SSL) login authentication, Digest login authentication, IP address filtering, User access log,<br>802.1X authentication (EAP-TLS, EAP-LEAP), Device certificate (Hanwha Techwin Root CA) |
| Edge Storage | Micro SD/SDHC/SDXC slot, maximum 256GB, 1 for each channel, total 2 slots. |
| Application Programming Interface | ONVIF Profile S/G<br>SUNAPI (HTTP API)<br>Wisenet open platform |
| Webpage Language | English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese,<br>Czech, Polish, Turkish, Dutch, Hungarian, Greek |

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| | PNM-9000VD |
|---|---|
| Web Viewer | Supported OS : Windows 7, 8.1, 10, Mac OS X 10.10, 10.11, 10.12<br>Recommended Browser : Google Chrome<br>Supported Browser : Microsoft Internet Explorer 11, Microsoft Edge, Mozilla Firefox (Windows 64-bit only), Apple Safari (Mac OS X only) |
| **ENVIRONMENTAL** | |
| Operating Temperature / Humidity | -40°C~+55°C (-40°F~+131°F) / Less than 90% RH |
| Storage Temperature / Humidity | -50°C~+60°C (-58°F~+140°F) / Less than 90% RH |
| Certification | IP66, IK10 |
| **ELECTRICAL** | |
| Input Voltage | PoE (IEEE802.3af, Class3) |
| Power Consumption | PoE : maximum 12.95W, typical 12.00W |
| **MECHANICAL** | |
| Color / Material | White / Aluminum |
| RAL Code | RAL9003 |
| Product dimensions / weight | Ø197.6 x 84mm (7.78x3.31"), 1250g (2.76 lb) |
| Conduit hole | 1/2" |
| Optional Lens | SLA-5M3700D, SLA-5M4600D, SLA-5M7000D |
| Hanging mount cap | SBP-201HMW |
| Gangbox Compatibility | Single, Double, 4" Octagon, 4" Round, 4" Square, with included plate |

* The lastest product information / specification can be found at hanwhasecurity.com
* Design and specifications are subject to change without notice.
* Wisenet is the proprietary brand of Hanwha Techwin.

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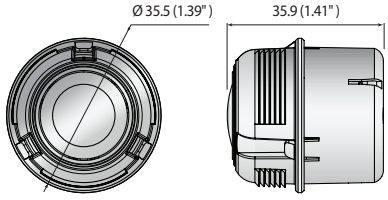
# SLA-5M3700D/5M4600D/5M7000D

Interchangeable 5MP lenses for PNM-9000VD



## Dimensions

Unit : mm (inch)




## Key Features

- 0.16Lux@Color, B/W
- WDR 120dB, Day&Night (Electrical)
- Seleactable lens options
  - 3.7 / 4.6 / 7.0mm fixed lens

| | SLA-5M3700D | SLA-5M4600D | SLA-5M7000D |
|---|---|---|---|
| **VIDEO** | | | |
| **Imaging Device** | 1/1.8" 5MP CMOS | 1/1.8" 5MP CMOS | 1/1.8" 5MP CMOS |
| **Effective Pixels** | 2616(H) x 1976(V) | 2616(H) x 1976(V) | 2616(H)x1976(V) |
| **Minimum Illumination** | Color : 0.16Lux (F1.6, 1/30sec, 30IRE)<br>B/W : 0.16Lux (F1.6, 1/30sec, 30IRE)" | Color : 0.16Lux (F1.6, 1/30sec, 30IRE)<br>B/W : 0.16Lux (F1.6, 1/30sec, 30IRE) | Color : 0.16Lux( F1.6, 1/30sec, 30IRE)<br>B/W : 0.16Lux (F1.6, 1/30sec, 30IRE) |
| **LENS** | | | |
| Focal Length | 3.7mm fixed focal | 4.6mm fixed focal | 7.0mm fixed focal |
| Maximum Aperture Ratio | F1.6 | F1.6 | F1.6 |
| Angular Field of View | H :97.5˚, V :71.9˚, D :126.2˚ | H : 77.9˚, V : 57.9˚, D : 98.7˚ | H : 50.7˚, V : 37.8˚, D : 63.8˚ |
| Lens Type | Fixed focal | Fixed focal | Fixed focal |
| **PAN / TILT / ROTATE** | | | |
| Pan / Tilt / Rotate Range | -90˚~+90˚ / +36~+73˚ / -180˚~+180˚ | -90˚~+90˚ / +21˚~+85˚ / -180˚~+180˚ | -90˚~+90˚ / +12~+93˚ / -180˚~+180˚ |
| **OPERATIONAL** | | | |
| Wide Dynamic Range | 120dB | 120dB | 120dB |
| Day & Night | Auto (Electrical) | Auto (Electrical) | Auto (Electrical) |
| **MECHANICAL** | | | |
| Color / Material | Black / Plastic | Black / Plastic | Black / Plastic |
| Product dimensions / weight | Ø35.5 x 35.9mm (1.40 x 1.41") / 35g (0.08 lb) | Ø35.5 x 35.9mm (1.40 x 1.41") / 35g (0.08 lb) | Ø35.5 x 35.9mm (1.40 x 1.41") / 3 5g (0.08 lb) |

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# XND-6020R

2M Network Dome Camera

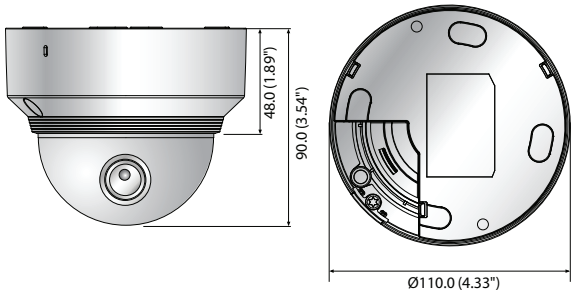



## Key Features

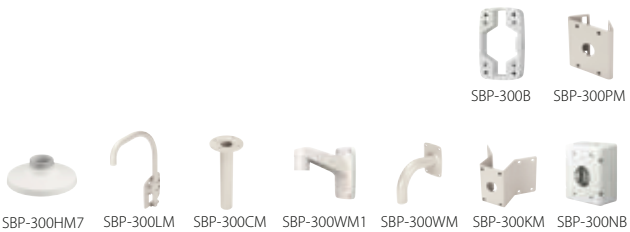
- Max. 2Megapixel (1920 x 1080) resolution
- Built-in 4mm fixed lens
- Max. 60fps@all resolutions (H.265 / H.264)
- IR Viewable length : 30m
- H.265, H.264, MJPEG codec Supported, Multiple streaming
- Day & Night (ICR), WDR (150dB), Defog
- Loitering, Directional detection, Fog Detection, Audio detection, Digital Auto Tracking, Sound classification, Heatmap, People Counting, Queue Management, Tampering
- Motion detection, Handover
- SD / SDHC / SDXC memory slot (Max. 512GB), PoE / 12V DC
- Hallway View, WiseStreamII Support, IK08
- LDC Support (Lens Distortion Correction)

## Dimensions

Unit : mm (inch)




## Accessories (Optional)




| | XND-6020R |
|---|---|
| **VIDEO** | |
| Imaging Device | 1/2.8" 2M CMOS |
| Total Pixels | 1,945(H) x 1,109(V) 2.16M |
| Effective Pixels | 1,945(H) x 1,097(V) 2.13M |
| Scanning System | Progressive Scan |
| Min. Illumination | Color : 0.015 lux (F1.4, 1/30sec), B/W : 0Lux (IR LED on) |
| S / N Ratio | 50dB |
| Video Out | CVBS : 1.0 Vpp / 75Ω composite, 720 x 480(N), 720 x 576(P), for Installation<br>USB : Micro USB Type B, 1280 x 720 for Installation |
| **LENS** | |
| Focal Length (Zoom Ratio) | 4mm Fixed |
| Max. Aperture Ratio | F1.4 |
| Angular Field of View | H : 88.6˚, V : 47.5˚, D : 104.8˚ |
| Min. Object Distance | 0.4m (1.31ft) |
| Focus Control | Manual |
| Lens / Mount Type | Fixed / Board-in Type |
| **PAN / TILT / ROTATE** | |
| Pan / Tilt / Rotate Range | 0° ~ 354° / 0° ~ 67° / 0° ~ 355° |
| **OPERATIONAL** | |
| IR Viewable Length | 30m (98.43ft) |
| Camera Title | Off / On (Displayed up to 85 Characters)<br>- W/W : English / Numeric / Special Characters<br>- China : English / Numeric / Special / Chinese Characters<br>- Common : Multi-line (Max. 5), Color (Grey / Green / Red / Blue / Black / White), Transparency, Auto scale by Resolution |
| Day & Night | Auto (ICR) / Color / B/W / External / Schedule |
| Backlight Compensation | Off / BLC / HLC (Masking / Dimming), WDR |
| Wide Dynamic Range | 150dB |
| Contrast Enhancement | SSDR (Off / On) |
| Digital Noise Reduction | SSNRV (2D + 3D Noise filter) (Off / On) |
| Digital Image Stabilization | Off / On |
| Defog | Off / Auto (Input from fog Detection) / Manual |
| Motion Detection | Off / On (8ea, 8point polygonal zones), Handover |
| Privacy Masking | Off / On (32ea, polygonal) - Color : Grey / Green / Red / Blue / Black / White, Mosaic |
| Gain Control | Off / Low / Middle / High |
| White Balance | ATW / AWC / Manual / Indoor / Outdoor (Included mercury & Sodium) |
| Contrast | Level adjusment |
| LDC (Lens Distortion Correction) | Off / On (5 Levels with min / max) |
| Electronic Shutter Speed | Minimum / Maximum / Anti Flicker (2 ~ 1/12,000sec) |
| Digital PTZ | 24x, Digital PTZ (Preset, Group) |
| Flip / Mirror | Off / On, Hallway View : 90˚/270˚ |
| Video & Audio Analytics | Tampering, Loitering, Directional detection, Defocus Detection, Fog Detection, Virtual line, Enter / Exit, (Dis) Appear, Audio detection, Face detection, Motion detection, Digital Auto Tracking, Sound Classification, Heatmap, People counting, Queue Management |
| Alarm I/O | Input 1ea / Output 1ea |
| Alarm Triggers | Alarm Input, Motion detection, Video & Audio Analytics, Network disconnect |
| Alarm Events | File Upload Via FTP, E-mail, Notification via e-mail, Local Storage (SD / SDHC / SDXC) or NAS recording at event triggers, External output, DPTZ preset |
| Pixel Counter | Support |
| **NETWORK** | |
| Ethernet | RJ-45 (10/100 BASE-T) |
| Video Compression Format | H.265 / H.264 (MPEG-4 part 10/AVC) : Main / Baseline / High, MJPEG |
| Resolution | 1920 x 1080, 1280 x 1024, 1280 x 960, 1280 x 720, 1024 x 768, 800 x 600, 800 x 448, 720 x 576, 720 x 480, 640 x 480, 640 x 360, 320 x 240 |
| Max. Framerate | H.265 / H.264 : Max. 60fps at all resolutions, MJPEG : Max. 30fps |
| Smart Codec | Manual Mode (Area-Based : 5ea) |
| WiseStreamII | Support |
| Video Quality Adjustment | H.265 / H.264 : Target bitrate level control, MJPEG : Target bitrate level control |
| Bitrate Control Method | H.265 / H.264 : CBR or VBR, MJPEG : VBR |
| Streaming Capability | Multiple streaming (Up to 10 Profiles) |
| Audio In | Selectable (Mic in / Line in), Built-in MIC, Max Output Level : 1Vrms<br>Supply voltage : 2.5V DC (4mA), Input Impedance : Approx. 2K Ohm |
| Audio Out | Line out, Max Output Level : 1Vrms |
| Audio Compression Format | G.711 u-law/G.726 Selectable, G.726 (ADPCM) 8KHz, G.711 8KHz<br>G.726 : 16Kbps, 24Kbps, 32Kbps, 40Kbps, AAC-LC : 48Kbps at 8 / 16 / 32 / 48KHz |
| Audio Communication | Bi-directional (2-way) |
| IP | IPv4, IPv6 |
| Protocol | TCP/IP, UDP/IP, RTP (UDP), RTP (TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, PPPoE, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3 (MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour |
| Security | HTTPS (SSL) Login Authentication, Digest Login Authentication<br>IP address filtering, User access log, 802.1X Authentication (EAP-TLS, EAP-LEAP) |
| Streaming Method | Unicast / Multicast |
| Max. User Access | 20 Users at Unicast Mode |
| Edge Storage | SD / SDHC / SDXC 2Slot (Up to 512GB) - Continuous recording (1st Slot to 2nd Slot)<br>NAS (Network Attached Storage), Local PC for Instant Recording |
| Application Programming Interface | ONVIF profile S/G, SUNAPI (HTTP API), Wisenet Open Platform |
| Webpage Language | English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek |
| Web Viewer | Supported OS : Windows 7, 8.1, 10, Mac OS X 10.10, 10.11, 10.12<br>Non-plugin Web Viewer<br>- Supported Browser : Google Chrome 54, MS Edge 38, Mozilla Firefox 49 (Window 64bit only), Apple Safari 9 * Mac OS X only<br>Plug-in Web Viewer<br>- Supported Browser : MS Explore 11, Apple Safari 9 * Mac OS X only |
| Central Management Software | SmartViewer, SSM |
| **ENVIRONMENTAL** | |
| Operating Temperature / Humidity | -10°C ~ +55°C (+14°F ~ +131°F) / Less than 90% RH |
| Storage Temperature / Humidity | -50°C ~ +60°C (-58°F ~ +140°F) / Less than 90% RH |
| Vandal Resistance | IK08 |
| **ELECTRICAL** | |
| Input Voltage / Current | 12V DC ±10%, PoE (IEEE802.3af) |
| Power Consumption | Max. 8W (12VDC), Max. 9W (PoE) |
| **MECHANICAL** | |
| Color / Material | Ivory / Metal |
| Dimensions (WxH) | Ø110 x 90mm (Ø4.33" x 3.54") |
| Weight | 380g (0.84 lb) |

* The lastest product information / specification can be found at hanwha-security.com
* Design and specifications are subject to change without notice.

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# XNO-8020R/8030R/8040R

5M Network IR Bullet Camera

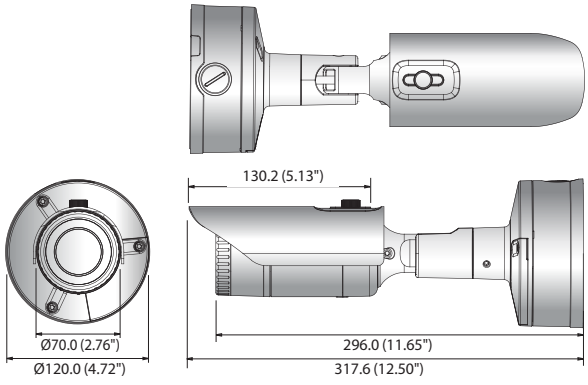


## Key Features

- Max. 5megapixel (2560 x 1920) resolution
- Built-in 3.7mm fixed lens (XNO-8020R)
  4.6mm fixed lens (XNO-8030R)
  7mm fixed lens (XNO-8040R)
- Max. 30fps@all resolutions (H.265/H.264)
- H.265, H.264, MJPEG codec supported, Multiple streaming
- Day & Night (ICR), WDR (120dB), Defog
- Loitering, Directional detection, Fog detection, Audio detection, Digital auto tracking, Sound classification, Heatmap, People counting, Queue management, Tampering
- Motion detection, Handover
- SD/SDHC/SDXC memory slot (Max. 512GB), PoE / 12V DC
- Hallway view, WiseStream II support
- IR viewable length 30m, IP67/IP66, NEMA 4X, IK10
- LDC support (Lens Distortion Correction)

## Dimensions

Unit : mm (inch)




## Accessories (Optional)



SBP-302PM

| | XNO-8020R/8030R/8040R |
|---|---|
| **VIDEO** | |
| Imaging Device | 1/1.8" 6M CMOS |
| Total Pixels | 3,096(H) x 2,094(V) |
| Effective Pixels | 2,616(H) x 1,976(V) |
| Scanning System | Progressive Scan |
| Min. Illumination | Color : 0.2Lux (F1.6, 1/30sec), B/W : 0Lux (IR LED on) |
| S / N Ratio | 50dB |
| Video Out | CVBS : 1.0 Vpp / 75Ω composite, 720 x 480(N), 720 x 576(P), for installation<br>USB : micro USB type B, 1280 x 720 for installation |
| **LENS** | |
| Focal Length (Zoom Ratio) | 3.7mm fixed (XNO-8020R), 4.6mm fixed (XNO-8030R), 7mm fixed (XNO-8040R) |
| Max. Aperture Ratio | F1.6 |
| Angular Field of View | H : 97.5° / V : 71.9° / D : 126.2° (XNO-8020R), H : 77.9° / V : 57.9° / D : 98.7° (XNO-8030R),<br>H : 50.7° / V : 37.8° / D : 63.8° (XNO-8040R) |
| Min. Object Distance | 0.4m (1.31ft) |
| Focus Control | Manual |
| Lens / Mount Type | Fixed / Board-in type |
| **OPERATIONAL** | |
| IR Viewable Length | 30m (98.43ft) |
| Camera Title | Off / On (Displayed up to 85 characters)<br>- W/W : English / Numeric / Special characters<br>- China : English / Numeric / Special / Chinese characters<br>- Common : Multi-line (Max. 5), Color (Grey / Green / Red / Blue / Black / White), Transparency, Auto scale by resolution |
| Day & Night | Auto (ICR) / Color / B/W / External / Schedule |
| Backlight Compensation | Off / BLC / HLC (Masking / Dimming), WDR |
| Wide Dynamic Range | 120dB |
| Contrast Enhancement | SSDR (Off / On) |
| Digital Noise Reduction | SSNRV (2D+3D noise filter) (Off / On) |
| Digital Image Stabilization | Off / On |
| Defog | Off / Auto (Input from fog detection) / Manual |
| Motion Detection | Off / On (8ea, 8point polygonal zones), Handover |
| Privacy Masking | Off / On (32ea, Polygonal) - Color : Grey / Green / Red / Blue / Black / White, Mosaic |
| Gain Control | Off / Low / Middle / High |
| White Balance | ATW / AWC / Manual / Indoor / Outdoor (Included mercury & Sodium) |
| Contrast | Level adjusment |
| LDC (Lens Distortion Correction) | Off / On (5 levels with min / max) |
| Electronic Shutter Speed | Minimum / Maximum / Anti flicker (2 ~ 1/12,000sec) |
| Digital PTZ | 24x, Digital PTZ (Preset, Group) |
| Flip / Mirror | Off / On, Hallway view : 90°/270° |
| Video & Audio Analytics | Tampering, Loitering, Directional detection, Defocus detection, Fog detection, Virtual line, Enter / Exit, (Dis)Appear, Audio detection, Face detection, Motion detection, Digital auto tracking, Sound classification, Heatmap, People counting, Queue management |
| Alarm I/O | Input 1ea / Output 1ea |
| Alarm Triggers | Alarm input, Motion detection, Video & Audio analytics, Network disconnect |
| Alarm Events | File upload via FTP, E-mail, Notification via E-mail, Local storage (SD/SDHC/SDXC) or NAS recording at event triggers, External output, DPTZ preset |
| Pixel Counter | Support |
| **NETWORK** | |
| Ethernet | RJ-45 (10/100BASE-T) |
| Video Compression Format | H.265 / H.264 (MPEG-4 part 10/AVC) : Main / Baseline / High, MJPEG |
| Resolution | 2560 x 1920, 2560 x 1440, 1920 x 1080, 1600 x 1200, 1280 x 1024, 1280 x 960, 1280 x 720, 1024 x 768, 800 x 600, 800 x 448, 720 x 576, 720 x 480, 640 x 480, 640 x 360, 320 x 240 |
| Max. Framerate | H.265 / H.264 : Max. 30fps at all resolutions, MJPEG : Max. 30fps |
| Smart Codec | Manual mode (Area-based : 5ea) |
| WiseStream II | Support |
| Video Quality Adjustment | H.265 / H.264 : Target bitrate level control, MJPEG : Target bitrate level control |
| Bitrate Control Method | H.265 / H.264 : CBR or VBR, MJPEG : VBR |
| Streaming Capability | Multiple streaming (Up to 10 profiles) |
| Audio In | Selectable (Mic in / Line in), Supply voltage : 2.5V DC (4mA), Input impedance : approx. 2K Ohm |
| Audio Out | Line out, Max output level : 1Vrms |
| Audio Compression Format | G.711 u-law/G.726 selectable, G.726 (ADPCM) 8KHz, G.711 8KHz<br>G.726 : 16Kbps, 24Kbps, 32Kbps, 40Kbps, AAC-LC : 48Kbps at 8/16/32/48KHz |
| Audio Communication | Bi-directional (2-way) |
| IP | IPv4, IPv6 |
| Protocol | TCP/IP, UDP/IP, RTP(UDP), RTP(TCP), RTCP, RTSP, NTP, HTTP, HTTPS, SSL/TLS, DHCP, PPPoE, FTP, SMTP, ICMP, IGMP, SNMPv1/v2c/v3(MIB-2), ARP, DNS, DDNS, QoS, PIM-SM, UPnP, Bonjour |
| Security | HTTPS(SSL) login authentication, Digest login authentication<br>IP address filtering, User access log, 802.1X authentication (EAP-TLS, EAP-LEAP) |
| Streaming Method | Unicast / Multicast |
| Max. User Access | 20 users at unicast mode |
| Edge Storage | SD/SDHC/SDXC 2slot (Up to 512GB) - Continuous recording (1st slot to 2nd slot)<br>NAS (Network Attached Storage), Local PC for instant recording |
| Application Programming Interface | ONVIF profile S/G, SUNAPI (HTTP API), Wisenet Open Platform |
| Webpage Language | English, Korean, Chinese, French, Italian, Spanish, German, Japanese, Russian, Swedish, Portuguese, Czech, Polish, Turkish, Dutch, Hungarian, Greek |
| Web Viewer | Supported OS : Windows 7, 8.1, 10, Mac OS X 10.10, 10.11, 10.12<br>Non-plugin Webviewer<br>- Supported Browser : Google Chrome 54, MS Edge 38, Mozilla Firefox 49( Window 64bit only), Apple Safari 9 * Mac OS X only<br>Plug-in Webviewer<br>- Supported Browser : MS Explore 11, Apple Safari 9 * Mac OS X only |
| Central Management Software | SmartViewer, SSM |
| **ENVIRONMENTAL** | |
| Operating Temperature / Humidity | -30°C ~ +55°C (-22°F ~ +131°F) / Less than 90% RH<br>* Start up should be done at above -20°C (-4°F) |
| Storage Temperature / Humidity | -50°C ~ +60°C (-58°F ~ +140°F) / Less than 90% RH |
| Ingress Protection / Vandal Resistance | IP67, IP66, NEMA 4X / IK10 |
| **ELECTRICAL** | |
| Input Voltage / Current | 12V DC ±10%, PoE (IEEE802.3af) |
| Power Consumption | Max. 8.8W (12VDC), Max. 9.8W (PoE) |
| **MECHANICAL** | |
| Color / Material | Dark gray / Aluminum |
| Dimensions (WxH) | Ø120.0 x 296.0mm (Ø4.72" x 11.65") (Without sunshield) |
| Weight | 1.3Kg (2.87lb) |

* Design and specifications are subject to change without notice.

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# Schlage CTE

## Single door controller with mobile enabled multi-technology reader



The CTE is an ENGAGE™ enabled single opening controller that allows perimeter and common area openings to be managed in a single system along with Schlage Control™ mobile enabled smart locks, NDE cylindrical and LE mortise mobile enabled wireless locks. Perfect application for high use openings, elevator control, garage entry, aluminum storefront doors and doors with panic hardware.

**Features:**

- Enables around the door solution with ENGAGE functionality
- Built-in Bluetooth and Wi-Fi
- Complete with Schlage MTB11 or MTB15 reader (Required reader interface RS-485)
- No-Tour capable
- Inputs: door position (DPS), request to exit (REX), request to enter (REN), remote release (REL)
- Outputs: lock relay , alarm relay, auxiliary (Aux) relay
- Input Power: 12 or 24 VDC or Power over Ethernet (PoE/PoE+)
  - Provides DC output power and dry control contacts
- Works with exit devices, electric strikes, electrified locks, magnetic locks, (DPS, Buttons, Horns) and automatic operators

## Reader requirement



MTB11 MTB15

The CTE single door controller kit is available with two reader options:

- **CTE-MTB11:** CTE with mobile enabled multi-technology mullion reader kit mullion reader kit
- **CTE-MTB15**: CTE with mobile enabled multi-technology single gang reader kit single gang reader kit

Notes:

- Reader color (black or cream) can be specified; black is the default
- Custom reader configuration can be specified
- Required to utilize RS-485 interface

## Color options



Black (standard) Cream


SUBJECT PROPERTY
Area of Subject Property purchased from The Gardens memory care site in 2016
THE GARDENS OF ARLINGTON HEIGHTS MEMORY CARE FACILITY
E Noyes St
S Evergreen Ave
S Arlington Heights Rd
E Emerson St
E Pickwick Rd
E Foster St
S Tonne Rd
E Council Trl
Private

DESIGN COMMISSION MOTION
NOVEMBER 28, 2023
FULL CIRCLE COMMUNITIES-GRACE TERRACE
1519 S. ARLINGTON HEIGHTS RD.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED DESIGN FOR *GRACE TERRACE* LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON, AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/28/23, EXTERIOR ELEVATIONS AND MATERIAL LIST RECEIVED 11/21/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT WINDOWS BE ADDED TO THE NORTH SIDE STAIRWAY (HALLWAY), TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO IMPLEMENT 'CANOPY ELEVATION - OPTION 2', WITH THE INCREASED CEILING HEIGHT AND REDUCED FASCIA FOR THE ENTRANCE.
3. A REQUIREMENT THAT THE TRIM PATTERN BELOW THE WINDOWS OCCURS AROUND THE ENTIRE BUILDING, LIKE IT IS ON THE WEST ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

## ITEM 2. INSTITUTIONAL RE-REVIEW

### DC#23-029 – Full Circle Communities-Grace Terrace – 1519 S. Arlington Heights Rd.

Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, and Therese Thompson, representing *Cordogan Clark*, were present on behalf of the project.

Acting Chair Eckhardt clarified for the large amount of public in attendance, that tonight's Design Commission review of this project is only for the architectural design of the building. As architects, the purview of this commission is to look at the architecture of a building, and not zoning, height, density, use, or appropriateness, which are what appears to be the concerns of those present tonight. He apologized for those here tonight who did not understand this. Mr. Hautzinger added that this project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. The Plan Commission hearing for this project was held on November 8, and the required public notification was completed, which the petitioner confirmed.

Many audience members were very upset and vocal about not being aware of this project and not receiving any public notification about the meetings being held. A member of the audience interrupted and said that she lives 1500 feet away from the site and she cannot walk over there because she has a disability; you try to stop your car on Arlington Heights Road and read the sign that is halfway back on the property. She asked how that is going to happen. Mr. Hautzinger continued and said that requirements for public notification include a sign being posted at the property, and mailings to surrounding property owners….. and the same audience member interrupted and said there were no mailings to them and they are 1500 feet away from the site. Acting Chair Eckhardt said there will be a Village Board meeting for this project where residents are allowed to comment about the project, and there will be an opportunity for the public to speak tonight about the design of the building, which will become part of the record.

Another member of the audience asked why this commission is already deciding on the colors and design of a building that might not be approved. Acting Chair Eckhardt explained that projects being reviewed by both the Design Commission and the Plan Commission are required to have a Design Commission review first. The Plan Commission review of this project happened after the first Design Commission review; however, at the first Design Commission review this commission asked for changes to the architecture of the building, which is why the project is being reviewed again tonight. A member of the audience asked what meetings remain left for these residents to voice their concerns, because there is confusion and they are unsure how many opportunities they have left before the final vote.

Ms. O'Connor-Brooks said they received a recommendation against the project from the Plan Commission, and they are proceeding to the Village Board with that recommendation, where the public will all have an opportunity to speak. She respectfully asked that they follow the decorum of this meeting tonight. Mr. Hautzinger said that the ultimate approval of this project will be made by the Village Board. The Design Commission review focuses on the appearance of the building architecturally, and the Plan Commission review includes the review of all matters related to zoning. Those decisions are both forwarded to the Village Board for final deliberation and a vote to either approve or deny the project. The Design Commission and the Plan Commission are recommending bodies to the Village Board.

A member of the audience said that it looks like someone is trying to cheat on the neighbors by not saying anything about what they can do. A different member of the audience said that because they were not aware of the Plan Commission meeting that already happened, who do they address their concerns to regarding matters reviewed by the Plan Commission.

Acting Chair Eckhardt said that the final review of this project at the Village Board will be an opportunity for the public to state their concerns. Ms. O'Connor-Brooks said that the project is tentatively scheduled for Village Board review on December 4 and they are waiting for a confirmation on that date from the Village. They are following all Village requirements in terms of sign posting and mailings sent out to alert everyone to all the appropriate meetings. She was

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previously told by Staff that public notification for tonight's Design Commission review is not required. They are in full transparency to do everything as required by the Village. Mr. Hautzinger confirmed that public notification for this project is not required by code for the Design Commission review; however, the Planning Department has posted information on the Village website about this project and this Design Commission meeting, to welcome any comments from the public. That being said, the goal is for this project to be on the Village Board meeting agenda for December 4, with the packet for that meeting to be posted on the Village website by the end of this week. He advised that questions about the project can be directed to the Planning Department. Ms. O'Connor-Brooks also mentioned the option to sign up for email updates on the Village website about this project.

A member of the audience asked why the rules for public notification are only for properties within 250-feet of a site, because only a few of the neighbors received the mailing and many did not and were not aware of the project and the Plan Commission meeting that already happened. He said that he can see this property from his home, yet he did not receive any notification. Both Acting Chair Eckhardt and Mr. Hautzinger said the 250-feet is an industry standard for public notification to surrounding properties. A different member of the audience said that they are all here tonight because of the location of the project, and Acting Chair Eckhardt said that public comments will be allowed tonight at the appropriate time during the review.

Mr. Hautzinger summarized Staff's comments. The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. This project was previously reviewed by the Design Commission on October 24, 2023, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- The color scheme needs improvement:
    - The brick should be less red with more iron spots, or consider a brick blend with some gray bricks mixed in.
    - The cast stone (window sills and brick cap) is too yellow. A white or gray cast stone is recommended.
    - A recommendation for a trim color that is less white.
- The brick base on the east elevation is too low. It should be raised to match the west elevation.
- The entry canopy needs improvement.
    - The canopy ceiling height is too low, and the giant fascia is unnecessary.
    - It was recommended to make the entire entry feature the trim color.
- The trim pattern around the windows is too busy and should be omitted or simplified.
- The north elevation lacks detail.
- The rear east elevation is flat. It was suggested to add bays to match the front West Elevation.
- It was recommended to break down the large white panels below the triple windows with trim to align with the windows above.

In response to the comments from October 24, the petitioner has made the following changes to the design:

- Color Scheme:
    - A new brick that is less red with more iron spots has been selected.
    - The cast stone color has been changed from "Buffstone" to "Bone".
    - The trim color on the building has been changed from "Arctic White" to "Cobblestone".
- The brick base has been raised on all sides of the building.
- Entry Canopy:
    - The canopy columns and fascia have been enlarged.
    - The color of the entry feature and canopy have been changed to all "Cobblestone".
    - An option has been provided to raise the canopy ceiling by reducing the canopy fascia.
- The busy trim pattern around the windows has been simplified.
- A decorative trim/panel detail has been added to the North Elevation to mimic the windows and bays.
- Trim has been added to the large white panels below the triple windows on the west elevation.

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Staff felt the petitioner did a nice job of addressing the Design Commission's concerns. Overall, the changes to the design are very nice improvements. However, Staff has the following additional comments to further enhance the design:

- Color Scheme. The new color scheme looks very good and appears to be a nice improvement. However, actual material samples will need to be reviewed at the meeting to confirm.
- Entry Canopy. The color change on the entry feature works very well to highlight the entrance. Staff recommends implementing "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
- The trim added below the windows on the west elevation bay windows looks great. However, Staff recommends adding this same trim on all sides of the building, not just on the West Elevation.
- West Elevation. The west elevation is the back of the building (opposite of the main entrance on the east), but it faces Arlington Heights Road. To further enhance the appearance of this elevation, Staff recommends a more substantial design feature(s) be added, such as the enlarged bays and gables as shown in the sketch in the staff report.

Mr. Hautzinger said that Staff is recommending approval of the architectural design being presented tonight, with these comments and suggestions.

Therese Thompson, thanked Steve for his comments. She clarified that the trim pieces that were added to break up the white panels between the windows on the bays are intended to be on all sides of the building, which did not make it onto the elevations being shown tonight. Overall, their team is happy with the changes that were made from the previous design, and agree that it is a better designed building. She pointed out that the main elevation on the rendering still shows the deeper fascia on the entry canopy, because they feel that it is actually more in scale with the projected two-story entrance element above it. There has been a lot of talk about the ceiling over the entrance, but the ceiling is actually 1-foot higher under the canopy than as shown; the fascia is lower in order to maintain trim alignment with the bays on either side. That was their design rationale there. Acting Chair Eckhardt clarified that the bottom of the fascia aligns with the door, but once you are under the canopy, the ceiling height is higher, and Ms. Thompson confirmed that and said the canopy ceiling height would be 8'-9-1/2".

Ms. Thompson continued and said that they did consider some of the previous suggestions from Staff that were enhancements or changes on the west elevation. The building itself is not a long building and the rhythm that the narrower bays make is actually appropriate for the scale of the elevation, even though there is not a big introductory element on that elevation. When they looked at combining a couple of the bays into a single projected element, they felt it very heavy and too wide for the scale of the elevation overall. The material samples presented tonight include a true Ironspot brick with an overall gray cast to it, and the 'Bone' cast stone color is a better match with the 'Cobble stone' siding and trim. In general, they are very happy with those changes.

Acting Chair Eckhardt opened the meeting to public comments. He asked that comments be limited to architecture if possible and to not repeat the same comments as others.

PUBLIC COMMENT

Michelle Schoot, a resident of Surry Ridge, said that she has done some research on the Design Commission and found that the Design Commission reviews landscaping, engineering and architecture. Acting Chair Eckhardt said this is not correct; for projects that also require a Plan Commission review, the landscaping is reviewed by the Plan Commission, and engineering is reviewed by the Village Engineering department. Ms. Schoot spoke on behalf of her neighbor who will be affected by the project because he is behind the proposed new building. Her neighbor has well water on his property that will be affected once a development like this comes along. She asked if the 3-story height or the width of the building were increased from the last review, and Mr. Hautzinger said the only changes are

regarding the exterior materials and colors and details. Ms. Schoot said there are homes located behind this site and this is a residential property, and she is trying to focus on the architecture of the building, but a facade is just a facade; what is inside the building and the exterior of it is much bigger than just the building itself. Since this is a 3-story building on Arlington Heights Road that will definitely affect the aesthetic of Arlington Heights itself, this area is dedicated for one-story medical buildings. This is in a residential area and the focus of it being a 3-story building will affect all of the residents here with the lighting, which the Plan Commission said will be on 24 hours at the parking lot. So even homes that are not one-story will still be towered by this 3-story building and the lighting from the parking lot. The neighboring residential properties will now be affected because surrounding homes will be blocked by the building, which she has so much to say about, but she is trying to keep her focus on the architecture. She believed that there will be a focus on the landscaping here because they had a pretty picture the last time at the Plan Commission review, and she has been in one of these buildings elsewhere; but the focus should not just be on the façade, we should also be looking at what is happening on the inside of the building. The building will be higher than everyone else, the width and height have not gone down since the last time, and there is still the same towering landscaping that will hit all of the residential area. We are not opposed to the fact that, we all want to help each other, but not at the expense of the residents of Arlington Heights. This is a potential good project in a different area.

In response to those comments, Acting Chair Eckhardt said that the mean height of the new building is 35'-9", which is about 10-feet higher than a typical 2-story single-family home. He explained that the project must meet lighting requirements that include not spilling light onto surrounding properties, and he encouraged the resident with well water to talk with the Village Engineering department to discuss the impacts that this new building might have on his well system.

Ms. Schoot thanked Chair Eckhart for his response and his promise that the lighting will not affect the residents; unfortunately though, if this promise does not come through, she is talking about the lighting from outside in the parking lot that she has seen at another location that she has been to. Acting Chair Eckhardt reiterated that there are lighting requirements for this building with regards to spilling light onto the adjacent residential area, and if the resident feels that this developer has created a problem at another location, she can provide pictures to the Village Board for their attention. Ms. Schoot asked Chair Eckhardt to think about whether or not he would want this building in his neighborhood. She said that she should not have to be the one to go to the other building to take pictures; we trust that our Village staff should do that. Acting Chair Eckhardt understood that some residents are against the building and they are here tonight because they care.

Commissioner Kingsley said this commission is not responsible for ensuring that the lighting for this building is correct; however, there are code requirements that lighting should not shed onto surrounding properties, and in order to get a building permit, the petitioner must submit a lighting diagram to show that this will not happen. She said that as residents, if something is put up by mistake, they should say something. Also, the fact that this property is in your backyard and many of you don't want it, there is a system to stand up for that, which is why you are all here. This commission is listening to the comments tonight, but unfortunately the design commissioners cannot speak to anything but the architecture of the building; however, the commissioners are all residents too and they are here to help the residents with that process. Ms. Schoot said they appreciate that, which is also why she posed the question 'what would you do if it was your neighborhood'.

A member of the audience spoke without giving his name. He reiterated that the height of the building is a concern for him and the light pollution as well. Even though the lighting would not be shining on their properties, it will still be a big glowing building that will definitely change the neighborhood. Acting Chair Eckhardt pointed out that the Plan Commission voted against the project.

Kendall Schafer asked if zoning had to change to allow this building here. Mr. Hautzinger said that part of the Plan Commission review and Village Board approval of this project does require re-zoning from O-T, Office Transitional to I, Institutional. The Plan Commission reviewed that matter and their recommendation will go to the Village Board for their consideration. Ms. Schafer asked when that will happen and Mr. Hautzinger replied that December 4 is the

tentative Village Board meeting date. Ms. Schafer said that like many people here tonight, she would have loved to have seen paperwork that this project was going on, and she personally helped bring awareness to her neighbors about this, which is why a lot of them are here tonight. Her overall concern about low-income housing in the area and its effect on their property values; if she knew this was going to happen, she probably never would have bought her home here 8 years ago.

Phyllis Giolli, 216 E Council Tail. She said that a 3-story building is being reviewed here when there is nothing that high down Arlington Heights Road, it is all one-story buildings. The building does not look right and does not make sense, everything is flat, this building should be one-story. The design is terrible for that specific lot, and she asked if they are taking 2 lots for the project. The petitioner stated that that is not the purview of this commission. Ms. Giolli said there is a section of the 2 lots that is not being used, which is a waste. Acting Chair Eckhardt again stated that the Plan Commission reviewed this project and voted no. Ms. Giolli questioned why we are here tonight talking about a building that did not pass the Plan Commission, it is a waste of time. By coming here tonight, in their eyes they feel that this commission will pass it.

A member of the audience who did not give his name, said it is his understanding that the Village Board votes after they receive recommendations from each of the four commissions, of which this commission is one, and these wonderful people are happy to hear your concerns, even though they might be off the design topic; he asked if this was correct. Acting Chair Eckhardt agreed and said that this commission wants to be respectful of the residents' concerns, but everyone has to understand that this commission is not the Plan Commission or the Village Board.

David Kostich, 1533 S. Douglas. He agreed that the building is too high, there are only one-story buildings there, and there is a parking lot on the east side of the building which is near the residential area. If anything, that parking should be put along Arlington Heights Road, for a 2-story or a 1-story structure. Acting Chair Eckhart replied that parking layouts are the purview of the Plan Commission, and shading can be taken into consideration in terms of the location of the building; if the building were pushed back, the afternoon sun would block the people living on that side of the street. Mr. Kostich reiterated that the parking area should be on the Arlington Heights Road side where there is more traffic and density for traffic. Acting Chair Eckhardt said these comments should be discussed with the Village Board.

Anna Schmitz, 406 E. Noyes Street. She said that it looks silly to not have a door on the front of the building facing Arlington Heights Road because you should enter from the front of the building and have the parking this way; that will preclude any light from coming down off the back of the building into the neighbors' yard. It should not be 3-stories because from Golf Road all the way down to Village Hall, there is only one, 3-story building, and that is right at Golf Road at the Jewel. So it is totally out of character for the neighborhood. Would it not be better to have the parking in the front of the building and the entrance in the front of the building, if the building has to be there at all, to prevent the neighbors from hearing engine noises, people talking, door slamming, conversations in the middle of the night, when you have kids sleeping. This is her opinion, and again, would you want to live in that situation, if you had the parking right next to the back of your house.

Linda Dustin, a resident, thanked the commissioners for the information being given tonight. They came here tonight not knowing very much of anything and it is very disappointing that they missed an important meeting that they could have attended. She referred to the first picture shown tonight of the new building that to her looks like an institution, there are no windows on the side, the colors or something has to be different if it goes through. We have beautiful homes that are taken care of in this neighborhood and this just looks like an institutionalized thing that is going to be put there. Change the colors or do something because this is not appealing to her at all. She has lived in her home for 40 years, and she is already concerned about the amount of traffic coming down Arlington Heights Road from the highway through this corridor and the increase in traffic from this new building, especially near Council Trail where there is already a problem.

David Divito, 210 E. Ryan Ct. He was on the Zoning Board for about 8 years, and it is interesting that landscaping is a Zoning Board function and not a design function. Acting Chair Eckhardt explained that landscaping is under the

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purview of this commission, with the exception of projects that also go before the Plan Commission. Mr. Hautzinger clarified that it is the Plan Commission and not the Zoning Board that reviews landscaping, and he said the reason for that is because there many code requirements associated with landscaping, it is not just about aesthetics or how the landscape design looks, there are requirements for screening parking, screening between zoning districts, and tree preservation. Mr. Divito said the Design Commission has the right eye for landscape beautification, and all of the other properties along this corridor of Arlington Heights Road are doing beautification projects. The harmony and the spirt of the neighborhood have been talked about, and if you look at all the buildings that are in front of this they are all nice brick and block, with minimum siding, and they have a lot of diversity; so if something new is going to be put here, let's make sure it looks nice, because this is the south corridor of the Village, the entrance into Arlington heights from I-90. We have an opportunity here to do something properly with this property, and this does not fit. Besides the medical use buildings here, this would be the first residential building that would be seen on this side of the property.

Celina Micko, 125 E. Emerson Street, which is right next to the project. She said that the only source of water on her property is a well and she is concerned about the impacts on it from this project. She presented a letter that she previously sent to Planning Staff about concerns she has about the project, specifically about how the grading difference between this site and her property is going to be resolved. Acting Chair Eckhardt said that grading is not the purview of this commission, and the Village Engineering department will review the grading plans for the project, if and when the project is approved; however, this property cannot change the direction of the water flow that currently exists on the property, without engineering and containment of that water. Ms. Micko said she is very concerned about safety with this building, which is for disabled people and alcoholism and drug disabilities. She said that the height of the building is not compatible with the neighborhood.

Mayur Shah, 309 E. Haven St. He is concerned about the height of the new apartment building that will have 40 units, and the privacy issue for some of the adjacent residents into their bedroom windows. The petitioner clarified that there will be 25 units in the building, not 40. Mr. Shah also said that for someone visiting the Village, it is best viewed at eye level, and this 3-story building does not fit architecturally in this location. He is unsure about the distance between the property and the adjacent homes at the rear of the site. The petitioner said that a 6-foot fence is proposed along the rear of the site with a minimum 8-foot-tall row of evergreens at planting. Acting Chair Eckhardt said the building is not located close to the rear property line, and both a fence and row of landscaping are proposed there to help with some of the privacy issues. Mr. Shah said the homes not blocked today have more sun on their property now than they will in the future. From a health perspective he said that research shows that a building that is occupied by veterans and seniors that has an increased building height that does not allow easy access outside, people tend to be less healthy because they tend to stay within their apartments and just watch tv.

James Kokosues, 131 E. Emerson St. He is concerned about the front of the building that will face the rear of the property because the front entrance of the building will directly face his home. He is concerned that residents of the new building will be able to see into his home, especially from the third floor. He was unsure if this is a design thing or not. He also said that he did not receive anything in the mail about the project and he did not attend the Plan Commission meeting for this project.

Rudy Jacqus, agreed with most of the other residents with regards to the height of this building, which he felt was not compatible with the neighborhood. He understood that lighting is not this commission's purview, but he wanted to point out that even though this building is not allowed to project light onto the surrounding properties, there will still be a problem with ambient lighting, and he referenced how ambient lighting from International Plaza can be seen from his home. He also said that all the other office buildings along Arlington Heights Road are brick, which is an aesthetic that he would like to keep here.

Wendy Kelly, 221 E. Foster Street. She said that back in 2010 when she and her husband were driving through the neighborhood looking for a home, there was no building like this; at that time it was inviting, it was single-family homes, and it was where she wanted to raise her daughter. She lives behind the memory care facility located south of this site, which was only trees when they moved in, there was nothing there, and they could not have been more excited

when the memory care facility came in with the right plan for the neighborhood. However, this is not the right plan for the neighborhood; the building is too tall and she had concerns about safety, even with the parking lot and people coming and going that was not there before.

Peter Gayed said he is here representing his parents who have lived in Parkview Court for more than 20 years. He had questions specific to Full Circle Communities and the representatives here tonight. He asked what percentage of occupied units are given to veterans, who verifies the veterans, what percentage of units are given to disabled persons, and how is that documented. He also questioned some of the language in the ADA guidelines that pertain to those who are perceived to have a disability. He was told these percentages are not made public because of privacy concerns, but he is not asking for names, just percentages. He asked if citizenship is required for admission to this new building and he wondered where the policy for that is coming from. He knows that preference cannot be given to residents of Illinois or nearby areas because this is tied to Illinois Housing Development Authority funding and the petitioner cannot restrict to the immediate neighborhoods.

Acting Chair Eckhardt closed the public comment portion of the meeting. He asked those in the audience not to blurt out questions or comments at this time while the petitioner and architect respond to some of the questions asked by the public. He asked the petitioner to respond to the question about the placement of the front door being on the rear of the building, and Ms. O'Connor-Brooks said these items were covered at the Plan Commission meeting and do not fall under this commission's purview. They intend on covering these items again at the Village Board meeting.

The commissioners summarized their comments. Commissioner Kingsley thanked everyone for being here and for caring about what is in their backyard, and she thanked the petitioner for listening to the commissioner's comments at the last review. She felt the changes made are of great importance and have changed the building for the better. She appreciated that more brick was put on the building, it looks a lot nicer and the petitioner has created something that makes a little bit more sense and is less chaotic. She said the changes made to the front and the back of the building make those elevations look pleasing. She was really happy that the color was changed from the stark white and the redder brick and the cream stone, to something that has a darker brick and a darker trim that is not quite as stark. She agreed with Staff about Option 2 for the canopy entrance and that the level of the canopy is to be raised up, and that the trim depicted on the west elevation will be the same on all sides of the building. Commissioner Kingsley referred to the north elevation where there is only one set of windows, as opposed to the south elevation where there are groupings of windows. She would be in favor of a window being added in the hallway in the center of the north elevation, instead of the paneling shown without windows, and either grouping the two windows on the north elevation to be more consistent with the windows on the south elevation, or slightly separating the two windows on the north elevation and eliminating that bay; however, something should be done with the trim that is similar to what is being done on the west elevation. Commissioner Kingsley acknowledged the comment made about making the building all brick, and while that is something the petitioner could consider, she would still want to see some bays that are not brick; she was not in favor of the entire building being brick. She reiterated that although the changes that were made are pleasing, she wanted to add these additional comments tonight. Commissioner Fitzgerald agreed with the comments from Commissioner Kingsley.

Acting Chair Eckhardt concurred with the other commissioners' comments. He felt that the three tones on the building are better than all brick because all brick would look very institutional. These are residential materials being used on this building, which help to break down the building and make it appear more linear in design than vertical. He agreed with Staff's recommendation to go with Option 2 for the canopy elevation which has a thinner header piece at the entrance. He said the colors are a tremendous change and are very nice; the brick is right, the Hardi cobblestone is a nice soft color, and he appreciated the petitioner making fairly radical changes from the first review. The building really has improved. In response to Staff's sketch of the west elevation that showed suggestions to add some small gable roofs to the top of the elevation, he commented that no one sees a building in flat elevation like that, and the bays have depth and they create shadows, and that is attractive. He asked the petitioner how they felt about these suggestions, and Ms. Thompson said they did look at ganging the pairs of bays together, but felt that they were over-scaled for the overall length of the building which is not very long. She added that because of the width of the bays, the gables that

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Staff sketched on the smaller end bays are so small that they feel they would be lost when passing by on Arlington Heights Road. She explained that the bay windows are offset 12 inches and the eave is two feet, so the eave over the bay is another 1-foot, which Acting Chair Eckhardt said creates a nice shadow line as well. Acting Chair Eckhardt said he is okay with the design as shown tonight.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED DESIGN FOR *GRACE TERRACE* LOCATED AT 1519-1625 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON, AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 8/28/23, EXTERIOR ELEVATIONS AND MATERIAL LIST RECEIVED 11/21/23, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT WINDOWS BE ADDED TO THE NORTH SIDE STAIRWAY (HALLWAY), TO BE APPROVED BY STAFF.
2. A REQUIREMENT TO IMPLEMENT 'CANOPY ELEVATION - OPTION 2', WITH THE INCREASED CEILING HEIGHT AND REDUCED FASCIA FOR THE ENTRANCE.
3. A REQUIREMENT THAT THE TRIM PATTERN BELOW THE WINDOWS OCCURS AROUND THE ENTIRE BUILDING, LIKE IT IS ON THE WEST ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/OWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

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# STAFF DESIGN COMMISSION REPORT
# RE-REVIEW

**PROJECT INFORMATION:**

| | |
|---|---|
| **Project Name:** | Grace Terrace |
| **Project Address:** | 1519-1625 S. Arlington Heights Road |
| **Prepared By:** | Steve Hautzinger |
| **Date Prepared:** | October 18, 2023 |
| **Date Revised:** | November 21, 2023 |

**PETITIONER INFORMATION:**

| | |
|---|---|
| **DC Number:** | 23-029 |
| **Petitioner Name:** | Jordan Bartle |
| **Petitioner Address:** | Full Circle Communities<br>310 S. Peoria St, #500<br>Chicago, IL 60607 |
| **Meeting Date:** | October 24, 2023 |
| **Re-Review Meeting Date:** | November 28, 2023 |

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**Requested Action(s):**
Approval of the proposed architectural design for a new supportive housing development.

**Design Commission Responsibility for Projects Being Reviewed by Plan Commission**:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****.*"

**Summary**:
The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. The building would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 surface parking stalls, including 8 ADA accessible stalls, are located towards the side and rear of the building. The subject property is currently vacant land, approximately 3.93 acres in size.

**Previous Review Comments:**
This project was previously reviewed by the Design Commission on October 24, 2023, at which time the project was CONTINUED to allow concerns with the proposed design to be addressed. A summary of issues discussed at the meeting is as follows:

- The color scheme needs improvement:
  - The brick should be less red with more iron spots, or consider a brick blend with some gray bricks mixed in.
  - The cast stone (window sills and brick cap) is too yellow. A white or gray cast stone is recommended.
  - A recommendation for a trim color that is less white.
- The brick base on the east elevation is too low. It should be raised to match the west elevation.
- The entry canopy needs improvement.
  - The canopy ceiling height is too low, and the giant fascia is unnecessary.
  - It was recommended to make the entire entry feature the trim color.
- The trim pattern around the windows is too busy and should be omitted or simplified.
- The North Elevation lacks detail.
- The rear East Elevation is flat. It was suggested to add bays to match the front West Elevation.
- It was recommended to break down the large white panels below the triple windows with trim to align with the windows above.

**Project Update:**

In response to the comments from October 24, the petitioner has made the following changes to the design:

- Color Scheme:
  - A new brick that is less red with more iron spots has been selected.
  - The cast stone color has been changed from "Buffstone" to "Bone".
  - The trim color on the building has been changed from "Arctic White" to "Cobblestone".
- The brick base has been raised on all sides of the building.
- Entry Canopy:
  - The canopy columns and fascia have been enlarged.
  - The color of the entry feature and canopy have been changed to all "Cobblestone".
  - An option has been provided to raise the canopy ceiling by reducing the canopy fascia.
- The busy trim pattern around the windows has been simplified.
- A decorative trim/panel detail has been added to the North Elevation to mimic the windows and bays.
- Trim has been added to the large white panels below the triple windows on the west elevation.

**Staff Comments:**

The petitioner did a nice job of addressing the Design Commission's concerns. Overall, the changes to the design are very nice improvements. However, Staff has the following additional comments to further enhance the design:

- Color Scheme. The new color scheme looks very good and appears to be a nice improvement. However, actual material samples will need to be reviewed at the meeting to confirm.
- Entry Canopy. The color change on the entry feature works very well to highlight the entrance. Staff recommends implementing "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
- The trim added below the windows on the west elevation bay windows looks great. However, Staff recommends adding this same trim on all sides of the building, not just on the West Elevation.
- West Elevation. The west elevation is the back of the building (opposite of the main entrance on the east), but it faces Arlington Heights Road. To further enhance the appearance of this elevation, Staff recommends a more substantial design feature(s) be added, such as the enlarged bays and gables as shown in the sketch below.



**West Elevation as submitted**.

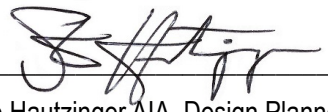


**West Elevation with suggested enlarged bays and gables to enhance the design.**

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations and material list received 11/21/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Confirm that the new color scheme works well by reviewing actual material samples at the meeting.
2. A recommendation to implement "Canopy Elevation - Option 2" with the increased ceiling height and reduced fascia.
3. Add trim below the triple on all sides of the building, not just on the West Elevation.
4. Enhance the appearance of the west elevation with a more substantial design feature(s), such as enlarged bays and gables.
5. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



November 21, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-029

2 NORTH WEST VIEW

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DESIGN COMMISSION SUBMITTAL

CORDOGAN CLARK
Aurora
Chicago

FULL CIRCLE communities

# Grace Terrace

1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.21.2023

REVISIONS:

A7.1

1 EAST VIEW

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DESIGN COMMISSION SUBMITTAL

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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.21. 2023

REVISIONS:

A7.0




1 East Elevation
1/8" = 1'-0"




2 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"




4 West Elevation
1/8" = 1'-0"

**BUILDING MATERIAL & COLOR LEGEND**

- VINYL WINDOW - WHITE
- SHINGLES - COBBLESTONE GRAY
- FC TRIM - COBBLE STONE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - COBBLE STONE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - CRIMSON CREEK IRONSPOT

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

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FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING ELEVATIONS

JOB NUMBER 20-410
DATE 10.17.2023

REVISIONS:

BID SET

A5.1




1 Enlarged Canopy Elevation - As Proposed
1/4" = 1'-0"




2 Enlarged Canopy Elevation - Option 2
1/4" = 1'-0"

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Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

ENTRANCE CANOPY OPTIONS

JOB NUMBER 20-410

DATE 10.17. 2023

REVISIONS:

BID SET

A5.2



CERTAINTEED LANDMARK SHINGLES
COBBLESTONE GRAY

‘WHITE’ VINYL



HARDIE ‘COBBLE STONE’
FC SIDING & TRIM



HARDIE ‘AGED PEWTER
FC SIDING & PANELS



ROCKCAST ‘BONE’ CAST
STONE

HEBRON BRICK COMPANY



CRIMSON CREEK
IRONSPOT

FULL CIRCLE communities

**GRACE TERRACE**
1519 ARLINGTON HEIGHTS RD.

**EXTERIOR MATERIALS BOARD**

CORDOGAN CLARK

# APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 24, 2023

Chair Kubow called the meeting to order at 6:30 p.m.

| | |
|---|---|
| Members Present: | Jonathan Kubow, Chair<br>Kirsten Kingsley<br>John Fitzgerald<br>Ted Eckhardt |
| Members Absent: | Scott Seyer |
| Also Present: | Thomas Roszak, Moceri & Roszak for *Arlington Heights Gateway*<br>Mike Moceri, Moceri & Roszak for *Arlington Heights Gateway*<br>Paul Baulier, Moceri & Roszak for *Arlington Heights Gateway*<br>Brian Carley, Bradford Allen for *Arlington Heights Gateway*<br>Therese Thompson, Cordogan Clark for *Grace Terrace*<br>Zubair Ahamed, Cordogan Clark for *Grace Terrace*<br>Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace*<br>Denise Reyes, Full Circle Communities for *Grace Terrace*<br>Mayor Thomas Hayes, Village of Arlington Heights<br>Steve Hautzinger, Planning Staff |

## REVIEW OF MEETING MINUTES FOR SEPTEMBER 26, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

## REVIEW OF MEETING MINUTES FOR OCTOBER 10, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. INSTITUTIONAL REVIEW

DC#23-029 – Full Circle Communities / Grace Terrace – 1519-1625 S. Arlington Heights Rd.

Therese Thompson & Zubair Ahamed, representing *Cordogan Clark*, and Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed architectural design for a new supportive housing development. This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building design and signage only.

The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design, with the following specific suggestions:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third-floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door on the north elevation. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first-floor units on the east elevation.

All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure. There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view. Trash will be stored inside the building which is ideal for screening. There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however, detailed signage plans have not been received for review, and separate permits are required for all exterior signage.

Staff recommends the Design Commission evaluate the proposed design, with the comments and suggestions given by Staff.

Emma O'Connor-Brooks said that they are here tonight to present a 25-unit development that is permanent supportive housing, which means it is 100% affordable, with supportive services on site that are not required but are provided to the residents. Their target population are people with disabilities and veterans, so that is who they designed the project for. She understood the purview of this commission is to review the architecture of the building, so she introduced their Architect, Therese Thompson, to talk about the design. Ms. Thompson said that the building and the site are designed with the target residential population in mind, and they have gone through a couple of focus groups with people who live in permanent supportive housing in the Northwest suburbs to get their feedback on some of the design features, some of the outdoor elements, and some of the amenities inside. She referred to the site plan and pointed out the

parking that will be located behind the building on the east elevation; with no parking proposed on the west elevation, the view from the street will be clear of parking and traffic. On the south elevation, an area of raised community garden beds is proposed, to encourage proper growth, and the north end of the east elevation will have a resident patio with outdoor furniture, grills, and picnic tables. They explored the possibility of locating the single gas meter on the north side of the building; however, the gas company does not approve, so the proposed location for the meter will include an abundance of landscaping shrubs for screening. All appliances in the units and the heating/cooling systems will be electric, to minimize the carbon use in the building.

Ms. Thompson also said that when they originally designed the concept for the building, the site area to the north was included; however, since then, this site area is being sold to be part of a different development. This heavily wooded area would have screened the north end of the new building, and consequently, that end of the building has not been developed to the extent that it needs to be now that they will no longer have control over what happens with the mature growth to the north of the building. Elevations of the raised planting beds were shown, which will be brick to match the base of the building, and a privacy fence bordering the north and east and southeast lot lines that abut the residential to the east.

Ms. Thompson said that the site is bordered by low scale, single-story split-level and two-story buildings on pretty much all sides, given the single-family residential to the east and on the other side of Arlington Heights Rd. The concept for the design and the low sloped roof is to minimize the height of the building; three-stories are needed to accommodate the 25 units in a reasonably compact building footprint, and to be compatible with the adjacent residential development. The current roof overhang is 2-feet, which is a pretty good eave to begin with, and since they do not see this as a Prairie style building, they feel the 2-feet is appropriate. It gives some shadow line over the bays that project out of 1-foot, so there will be fairly nice shadows on the recessed portions and still some shadow lines on the bays as well. In response to Staff's suggestion to extend the bays down to the ground, Ms. Thompson said the bays will be suspended right above the first-floor window heads for a couple of reasons; because each living room on this side of the building has them, they feel that going all the way to the ground would chop the elevation up because the bays are relatively thin, and it will further interrupt the brick base, which is intended to give the entire building a unified base and reduce the visual height of the building by breaking it into larger horizontal elements. They are looking at creating an element on the north side of the building, but unfortunately, it will not have glazing in it because the resident trash room abuts the stairs there, resulting in no opportunity for a window. However, something could be done in siding, trim, and panels that replicate the bay look, but without the windows. To the discussion about brick versus stone, she said that color is subjective and the grey siding and the red brick do not show as well in the graphics as they do in reality. The grey is a warm color that works well with the warm reddish/orange brick, which looks a lot more maroon in the rendering. They considered a few options with a cast stone, similar to what they used at the Heart's Place project years back, but stone has a rusticated feel to it that really is at odds with the trim scheme, and they felt the brick has a cleaner, finer finish to it than a cast stone. It would require a lot of rethinking of other details to make stone work with the design. The hipped roof was continued to conceal the first few feet of equipment on the roof, and sight line studies were done that found that from potentially a second-floor window of one of the homes to the east, the top of the tallest piece of rooftop equipment might be visible. Therefore, a knee wall was added that is like a vertical extension of the hipped roof. In further study, feedback was received that it needed to be a bit taller in order to completely screen the rooftop unit, so the knee wall height is designed to completely screen the unit, but consequently it is more visible from the ground than the original concept was. They also agree that the windows in the Community Room should be full height windows and they are prepared to change them.

Emma O'Connor-Brooks reiterated their goal with this project is to create a warm home for their residents and make the building contextual to the neighborhood that is surrounding it. They have been working with Staff for a few months, and only received some of Staff's comments recently, so they have not been able to incorporate some of the elements that Theresa mentioned that they are planning to change; however, they are amenable to many of them and look forward to discussing them with the commissioners tonight.

Chair Kubow asked if there was any public comment and there was no response from those in the audience.

The commissioners summarized their comments. Commissioner Fitzgerald liked the scale of the building and he agreed that something should be done to the north elevation. His biggest concern is with the colors; the brick is a little bright, but not enough for him to say no to it, and he liked that there are some grey specks in it and he would support more in it. He questioned the cast stone color and asked for clarification on where it is on the building. The petitioner said there are cast stone sills under the bedroom windows on the first-floor and a cast stone band at the head of the windows all the way around. Commissioner Fitzgerald was most concerned about this color because it reads a little yellow, and he suggested using a more grey color. He said the west elevation that faces Arlington Heights Road looks like the back of the building, and he wished there could be something else done with it; he suggested trees or something just to break it up and soften it.

Commissioner Eckhardt agreed with the comments about the yellow tone of the cast stone, and he asked if a mortar color has been chosen for the brick. The petitioner replied that the mortar color will be a plain grey to accentuate the brick, not blend with the brick. Commissioner Eckhardt asked about the 2 different heights of Hardie-siding being shown, and the petitioner said that both 4-inch and 7-inch lap siding are proposed, which Commissioner Eckhardt was okay with. However, he was concerned about the large flat areas on both elevations, such as the panels under the triple windows and the availability of Hardie siding larger than 4-feet wide. He sees this detail happen a lot on townhomes and he felt these panels should have some trim or fenestration to add character to the space, instead of the big, flat, white areas that will not show well. There are basically 2 colors on the building, white and beige, and the renderings are nicely prepared with shadows and he appreciated that the brick base was raised up to a height that he felt was good. He suggested an iron spot brick that is a darker grey because the red brick is out of character with the contemporary coloration of the grey and the white colors; it jumps out as not being in the same family. Commissioner Eckhardt reiterated his comment that the rear elevation appears flat, and it should be treated with the same bays on the front, although he understood budget issues. He had no further comments.

Commissioner Kingsley concurred with the comments from the other commissioners. She liked the maroon color of the brick in the rendering more than the brighter red color of the brick sample, and she appreciated that the sample was presented tonight. She agreed that the buff-colored cast stone is too dissimilar to the white siding color because the white is so stark, and she was not in favor of the white trim, mostly the white corner boards, because it breaks down the elevations. She pointed out that the brick base, grey siding at the second and third-floor, and white at the top, create vertical elements in between, but then the elements that do not have the bays or the white verticals become a design of different material that ends up being a cross pattern; it is just a little busy for her. She agreed with Staff that maybe it needs to be looked at again; there are a lot of materials on the building and maybe it could be simplified. Changing the white color of the fascia that runs all the way across the elevation could help, and either raising up the bays to match the top of the brick, or raising up the two paneled systems to stop at the stone cap. On the rear elevation, the canopy area looks heavy and should be all white, and the entry gable should be larger by reducing the area where the roof returns back into the gable; either the canopy needs to be lowered and the panelized system eliminated, or eliminate it and leave it that height and just bring it up. Commissioner Kingsley appreciated the bays on the west elevation which is really the back of the building that faces Arlington Heights Road, but the green space on the west elevation is the only yard for the residents living there and it would be nice to make it look less like a back yard and more like a lived-in outdoor space for the residents. She cautioned to use a good liner in the raised brick planters on the south elevation. She added that the underside of the bays should match the face of the bays because of their visibility from the lower windows. She asked if all the siding will be smooth, and the petitioner said yes, which Commissioner Kingsley was in favor of, but she felt that a slightly lighter white siding color would better enhance the brick. The petitioner commented that the windows will be white, which is part of the reason for choosing the white siding color, and Commissioner Kingsley replied that the amount of white on the white windows is so small compared to the amount of white on the building. She felt the petitioner should further study the white siding color being proposed, and that the project come back before the commission for another review.

Chair Kubow said that first and foremost he loved this use in the community. With regards to the architecture, he really liked the strong, vertical element on the building that is dynamic and feels good; however, the cross-type design around the middle windows feels a little unnecessary and busy. He suggested eliminating it to make it simpler and making some adjustments with the fenestration. On the east elevation, he said the base felt very squatty and the

windows felt small; the ratio between them is a little off; however, it is done well on the west elevation. He agreed with the comments from the other commissioners that there are some simple moves that could bring the building back into a more classic design.

Commissioner Eckhardt said the first-floor units look like garden apartments because the fascia sits right on top of the windows, and he suggested raising the white horizontal line up to make the ground-floor more pronounced. He felt the canopy above the front door was too low and should be raised higher, and the giant canopy fascia was unnecessary. The proportions of the east elevation should be further studied because right now it looks like the upper level is crushing the first-floor. He agreed with Chair Kubow's comment about the cross design around the middle windows, which makes it more complicated than it needs to be; it could be simpler. He liked the bay windows, but felt the cross designs and the trim take away from them. Given the comments and concerns from the commissioners tonight, Commissioner Eckhardt suggested continuing the project to allow the petitioner to look at the alternatives suggested tonight.

Ms. Thompson agreed with many of the comments made tonight, and they are amenable to reconsidering things such as the trim scheme around the windows that creates a larger element of the bedroom and the smaller window groups that appear too busy. Ms. O'Connor-Brooks reiterated that they are open to exploring the comments given tonight and coming back for another review, with the trim color being the biggest issue and looking at the relationship of the buff and red color with the siding color choices. Their goal is to be a good partner with the Village and she thanked the commissioners for their clear and constructive feedback.

Chair Kubow encouraged the petitioner to work with Staff regarding any new design concepts based on the feedback and comments given tonight. Commissioner Eckhardt agreed and said that re-creating renderings and developing the proportional things talked about tonight should be a minimal expense. It was noted that this project did not require public notification, so there is flexibility on a re-review date whenever the petitioner is ready to come back. Mr. Hautzinger asked the commissioners for clarification of their comments on the colors and materials. The commissioners said the cast stone is too yellow and does not fit with the overall color palette, and something more in the grey tone would be a better choice; the red brick color is a little bright and could be toned down with a little more brown in the red brick, but not a brown brick, or a little more of the grey speck in the red brick, or a brick blend that has grey/pewter in it; the grey siding, the white trim and the asphalt shingle colors are all acceptable; the brick proportions of the base and some of the details around the windows is too busy.

Ms. Thompson asked for further clarification about the concerns regarding the color of the cast stone trim. Also she asked about an option that replaces the white siding color with a cobblestone color or one of the other slightly beige Hardie colors that work better. Commissioner Fitzgerald did not love the cast stone with the brick or the aged pewter siding; to him it reads yellow.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE PROPOSED *FULL CIRLCE COMMUNITIES - GRACE TERRACE* PROJECT AT 1519-1625 S. ARLINGTON HEIGHTS ROAD (DC23-029), TO THE NEXT AVAILABLE DESIGN COMMISSION MEETING THAT THE PETITIONER IS READY TO COME BACK TO.

Commissioner Eckhardt commented that the petitioner should consider the following:

1. Tone down the brick color.
2. Change the cast stone color to a color less yellow, such as a brighter white or a grey tone.
3. The white and the grey Hardie siding colors are acceptable.
4. Further study the proportions of the brick on the base of the building and the horizonal belly band around the building, with a suggestion to raise it up.
5. Further study the entrance canopy proportions.
6. Further study the white trim fenestration that forms a cross-shaped detail with the stacked windows, simplify this detail.

7. Further study the large, white panels to determine if they can be subtly broken down into a pattern that might match and align with the triple windows above.

Commissioner Kingsley clarified that the motion made is to continue the review of the project to a date when the petitioner determines they are ready to return. The items summarized are only a highlight of items for the petitioner to consider, and all comments given by the commissioners tonight should be considered. Flexibility is being given to the petitioner to change what they see fit.

KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

# STAFF DESIGN COMMISSION REPORT

**PROJECT INFORMATION:**

**Project Name:** Grace Terrace
**Project Address:** 1519-1625 S. Arlington Heights Road

**Prepared By:** Steve Hautzinger
**Date Prepared:** October 18, 2023

**PETITIONER INFORMATION:**

**DC Number:** 23-029
**Petitioner Name:** Jordan Bartle
**Petitioner Address:** Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607
**Meeting Date:** October 24, 2023

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**Requested Action(s):**
Approval of the proposed architectural design for a new supportive housing development.

**Design Commission Responsibility for Projects Being Reviewed by Plan Commission**:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

**Summary**:
The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. The building would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 surface parking stalls, including 8 ADA accessible stalls, are located towards the side and rear of the building. The subject property is currently vacant land, approximately 3.93 acres in size.

**Architectural Design:**
The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design. Some specific suggestions are as follows:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.

**Mechanical Equipment, Utility Equipment, and Trash Screening**:
All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure.

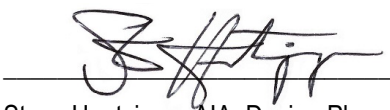
There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view.

Trash will be stored inside the building which is ideal for screening.

**Signage:**
There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however detailed signage plans have not been received for review. Separate permits are required for all exterior signage.

**RECOMMENDATION:**
It is recommended that the Design Commission **evaluate** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations received 10/10/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development is recommended to add more architectural interest and quality to the design.
2. Consider a deeper roof overhang for a more pronounced roof line.
3. Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
4. Confirm that the proposed exterior colors work well together. Review other brick color options, or consider changing the brick to stone for a warmer appearance.
5. Consider accentuating the box bays by extending them down to the ground.
6. The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
7. The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.
8. Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.
9. Evaluate the appearance of the rooftop mechanical platform enclosure.
10. It is recommended to move the gas meter from the front wall of the building to the rear, but if it must remain, then adequate landscaping should be provided to screen the view of the equipment.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 18, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-029

# APPROVED

**MINUTES OF A MEETING OF**
**THE ARLINGTON HEIGHTS HOUSING COMMISSION**
**VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS**
**SEPTEMBER 20, 2023**

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**IN ATTENDANCE:**

| | | |
|---|---|---|
| Commissioners Present: | John Eggum | Ken Kiefer |
| | Janice Krinsky | William Delea |
| Commissioners Absent: | Andre Arrington | David Miller |

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present:
Joe Taylor, 116-125 Eastman
Bernard Citron, 116-125 Eastman
Rolando Negron Rodriguez, Full Circle Communities
Denise Reyes, Full Circle Communities
Emma O'Conner-Brooks, Full Circle Communities
Jordan Bartle, Full Circle Communities
Tom Gaynor, Hana Board President
Hugh Brady, Housing Task Force
Linda Waycie
Gary Stubits
Barb Taylor
Jack Sturgeon
Pat Sturgeon
Emily Mysler
Sally Mysler
Keith Moens, Resident
Fred Vogt, Resident

## I. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Eggum.

## II. ROLL CALL

**Present**: J. Eggum, J. Krinsky, K. Kiefer, & W. Delea
**Absent**: A. Arrington & D. Miler

## III. NEW BUSINESS

Chairman Eggum took the prerogative to reorder the agenda to move the new business items forward on the agenda beginning with the 116-125 Eastman project.

### A. 116 – 125 Eastman Affordable Housing Plan (Revised)

Ms. Boyer shared the staff report: 116-120 W Eastman is a proposed mixed-use building in downtown Arlington Heights. Due to its location in the B-5 zoning district, the Inclusionary Housing Ordinance requires that 7.5% of the total number of units in the development be affordable with the option that a minimum of 5% of the units must be provided as onsite actual affordable housing units and up to 2.5% of the units may be provided using the fee-in-lieu option at the amount per unit prescribed in the Inclusionary Housing Guidelines at the time of the issuance of the building permit. The amount prescribed in the Guidelines is currently $28,370 per unit but is subject to annual updates according to changes in the Consumer Price Index for the Chicago-Elgin-Naperville Area.

The Affordable Housing Plan for this project was previously reviewed by the Housing Commission in April, 2023. The Housing Commission recommended approval of that Affordable Housing Plan with conditions to the Village Board. However, since April, 2023, the project has undergone some changes and the petitioner has revised the proposed Affordable Housing Plan for the project. Therefore, a revised Affordable Housing Plan is being presented to the Housing Commission.

**116-120 Eastman REVISED Affordable Housing Plan Summary**

- Total Dwelling Units: 136
- Market Rate Units: 129
- Affordable Unit Obligation (7.5%): 10.2
- Inclusionary/Affordable Units (Min. 5%): 7 (5% is 6.8 units rounded to 7 units)
- Fee-in-Lieu Units (Max. 2.5%): 3.2 (10.2 units minus 7 on-site units)

The applicant has agreed to the requirements of the Inclusionary Housing Ordinance and associated Guidelines including, but not limited to, the following criteria:

- To provide 7 on-site affordable housing units which meets the requirement that a minimum of 5% of the total number of units be provided as actual on-site units in perpetuity
- To pay a fee-in-lieu of providing 3.2 units x the applicable fee at time of permit (2.3% of total units)
- The annual income for tenants shall comply with the Inclusionary Housing Ordinance and Guidelines which are a maximum of 60% of area median income adjusted for household size
- The maximum rents shall comply with the Inclusionary Housing Ordinance and Guidelines with rents affordable at 60% of area median income adjusted by unit size and also adjusted for a utility allowance
- The affordable units shall be integrated throughout the building
- The affordable units shall be constructed simultaneously with the market rate units
- The interior and exterior finishes of the market rate and the affordable units will be the same
- The bedroom mix of the affordable units shall be equivalent to the mix of the market rate units (rounded) at 3 studio units; 3 one-bedroom units; and 1 two-bedroom units. If the bedroom mix and density calculations change, distribution may be adjusted accordingly
- The management shall provide the required annual report concerning the affordable units on a form prescribed by the Village

The applicant has provided an Affordable Leasing Plan (ALP) that is consistent with the Inclusionary Housing Ordinance and Inclusionary Housing Guidelines including the implementation of the tenant preferences. The ALP is incorporated into the Affordable Housing Plan.

Staff recommended that the Housing Commission recommend that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Bernard Citron, attorney for the developer, explained that the project has been revised as a result of meeting with the Village and neighborhood residents. The total number of units was reduced from 150 units to 136 units. There were changes in setbacks and there is some stair stepping of the building. While the number of units has dropped, the project will cost about as much to build because the amenities have not changed and the cost of construction and financing have increased. All amenities will be available to all residents: upper deck, pool, restaurant, and co-working spaces. No density variances will be needed, and this will be a one phase project. For all of these reasons, they are not able to provide the additional 3 affordable units and are proposing to pay the fee-in-lieu for those units.

The applicant has further agreed to offer each tenant a minimum of one parking space per affordable unit at a monthly rate that is reduced by the same proportion that the tenant's affordable monthly rent is discounted from the rent amount for an equivalent market rate unit. He said that parking spaces are about $50,000 to provide so they can't give away the spaces.

Tom Gaynor, Hana Board President, expressed that the revised plan is much improved as a result of the developer, neighborhood, and Village having worked collaboratively, and the revisions are much appreciated. He said the plan is respectful of the neighborhood and good for the Village. He said they would be in favor of 10 affordable housing units being provided in the building instead of 7, but at least the project is compliant.

Mr. Gaynor also shared a concern for historical homes in the Village being torn down. Through a recent FOIA request, he learned that 10% of the 517 homes identified by the 2004 Art Institute study has having historic character have been torn down and replaced by large, million-dollar homes. There have been 657 tear downs since 2004 and many of torn-down homes may have been considered affordable. He encouraged the Housing Commission to work in tandem with the Design Commission, which reviews tear down and rebuilds, to preserve affordable housing within the community.

Mr. Moens pointed out that the staff report states that the preference in projects is to provide the affordable units rather than accept the fee-in-lieu, and he stated that he does not think that providing the 3 more affordable units will break this project. He asked that the developer to provide evidence that the 3 more affordable units cannot be provided, and asked that the motion be amended to strike accepting the fee-in-lieu for the 3 units and include all 10 affordable units in the project

Mr. Taylor explained that the cost to build these units is approximately $350,000/unit and the rent generated from the affordable units will be about 1/3 of that received from the market rate units. He said that the project can only absorb a limited number of these units without receiving any funding from the municipality or tax incentives. He said that he does not share proformas with the Village or public but he has lenders and equity partners to satisfy. He said without further incentives, it is difficult economically to provide more affordable units. Mr. Citron pointed out that they are not asking for any variances, including not asking for any density bonus, as was the case previously. Instead, they have decreased the total number of units in response to the neighborhood's requests for decreased height and lower density.

Chairman Eggum asked if the developer was saying that due to the number of units decreasing and construction costs remaining relatively the same, if that materially dropped the rate of return to which the developer agreed. Chairman Eggum stated that the Village has indicated through the Trustees that they are interested in maximizing affordable housing and maintaining that as a priority, but when other commissions, staff, or Trustees decline to allow requested density bonuses, this will decrease the ability of developers to develop affordable housing due to reduced rates of return. He said that the developer having complied with the Ordnance is appreciated; however, it is unfortunate that the proposal to increase density in return for providing more affordable housing in the community was unable to be realized.

Commissioner Kiefer inquired about the tenant selection for the inclusionary units. He asked about the marketing plan for the inclusionary units, especially how they would be directed to Arlington Heights residents. Mr. Taylor stated that there is a marketing plan. Their management company, Lincoln Properties, will manage the process and it will include local housing outreach and will also comply with fair housing laws. Mr. Citron added that they are open to partnering with the Village to market the units locally such as on the Village website if desired. He said though that they cannot limit the units to Arlington Heights residents only.

Commissioner Eggum said the Housing Commission has heard a lot about maintaining affordability for residents for persons such as seniors and that is a concern for the Senior Commission that is represented at this meeting. He said there is a rational basis and reasoning for being concerned about current residents. He said there is a misunderstanding about restrictions versus preferences. He said that there have been repeated concerns about residents being priced-out of our community and there is a reasonable desire to assist residents to be able to remain in the community and not be forced to move to unfamiliar communities in order to find housing.

Mr. Moens asked if a motion can be made at this point to add the increased density to make possible adding the 3 additional affordable units. Mr. Citron stated that the project has already been reworked in response to neighborhood concerns and they are not in a position to rework the project again. Chairman Eggum recognized that the project had been re-engineered and that different commissions have different perspectives. Mr. Citron pointed out again that they are not asking for less than what the Inclusionary Housing Ordinance requires. Chairman Eggum said that the message in what has occurred is that people need to speak in favor of things like density bonuses to support affordable units when other people are taking the position speaking in favor of less density so that there is a discussion of the competing interests.

**Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:**
It is recommended that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:
The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

**The motion was approved unanimously by voice vote.**

The developers were thanked for their investment in Arlington Heights and for returning to the Housing Commission.

**B. Grace Terrace Affordable Housing Plan**

Ms. Boyer shared the staff report. Grace Terrace is brought to the Village by Full Circle Communities. It would primarily be financed by the Illinois Housing Development Authority's Permanent Supportive Housing program. It is a proposed 25-unit universally designed permanently supportive housing development providing affordable housing for persons with disabilities. Priority is given to veterans who are otherwise eligible for tenancy. Under the terms of its financing from the Illinois Housing Development Authority (IHDA), all 25 units (100%) must be used to provide affordable permanently supportive housing for a minimum of 30 years. Full Circle Communities has stated that its mission-driven intention is to own and manage all of the units as permanently supportive housing in perpetuity.

Grace Terrace is proposed to have 20 one-bedroom and 5 two-bedroom units in a 3-story building. Tenants will pay 30% of their incomes toward rent and utilities with the remainder covered by Cook County Housing Authority Project-Based Vouchers. This project sets maximum annual household incomes at 30% and 50% of area median income.

In addition to the financing from IHDA, the project is receiving public financing and other grants from Cook County (federal HOME program), a ComEd energy efficiency grant, IFF loan, a State of Illinois Capital Bill allocation, and a Federal Home Loan Bank grant.

Inclusionary Housing Ordinance: Below is a comparison of the proposed project and the requirements under the Inclusionary Housing Ordinance (IHO) and IHO Guidelines.

| **Criteria** | **Grace Terrace** | **Village Requirement Inclusionary Housing Ordinance (IHO) or Guidelines** | **Comment** |
|---|---|---|---|
| Percentage (Number) of Affordable Units | 100% (25) units for first 30 years; thereafter at a minimum to comply IHO 10% (3) unit requirement but the intention it to continue operation as a 100% affordable permanent supportive housing building. | 10% (3) units are required to be affordable due to public financing | Exceeds affordability requirement first 30 years and will continue to comply thereafter |
| Fee-In-Lieu | Not applicable | Not applicable | Not applicable |
| Maximum Tenant Annual Incomes | Maximum 30% and 50% of Area Median Income, thereafter to comply with IHO | Maximum 60% Area Median Income | Exceeds affordability requirement first 30 years and will continue to comply thereafter |
| Maximum Rents | Tenant rents are 30% of household income for the first 30 years (HACC Project Based Vouchers); thereafter to comply with IHO | Maximums as per IHDA/IHO Guidelines chart by bedroom size | Exceeds requirement first 30 years and will continue to comply thereafter |
| Integration of Affordable Units | All units are affordable first 30 years; thereafter must comply with IHO | Affordable units to be integrated | Meets requirement |

| | | | |
|---|---|---|---|
| Phasing | Not applicable due to it being a one building development | Not applicable due to it being a one building development | Meets requirement |
| Interior and Exterior Finishes | All unit finishes are the same | Finishes in affordable units must meet minimum standards | Meets requirement |
| Bedroom Mix | All units are affordable first 30 years; thereafter to comply with IHO | Affordable unit bedroom mix must be proportional to market rate mix | Meets requirement |
| Preferences | First 30 years disability will be a condition of tenancy and veterans will receive preference, thereafter to comply with IHO but the intention is to continue to operate as a permanent supportive housing facility for persons with disabilities | IHO Guidelines state that the developer must give preference to one or more of 4 preference categories (persons with disabilities, veterans, local residents, local employees) | Meets requirements |
| Reporting | Petitioner has agreed to reporting requirements | IHO Guidelines contain reporting requirements | Meets requirement |

The petitioner has reported that a Tenant Selection Plan will not be produced until closer to the financial closing with IHDA and has offered to provide a copy to Staff at that time. The IHDA Tenant Selection Plan template will be used. Staff will ensure consistency of the Tenant Selection Plan with the inclusionary housing requirements.

The matter of tenant preferences requires further discussion for which supplemental information was provided. Ms. Boyer explained with respect to the preferences that disability by a head of household is a requirement of tenancy and preference would be given to veterans. These are the required preferences under the IHDA program. IHDA's requirements do not permit the preferences for local residents and employees. This is the same at Heart's Place in Arlington Heights in Arlington Heights which is also an IHDA-financed Permanent Supportive Housing building although Heart's Place was approved prior to the adoption of the Inclusionary Housing Ordinance.

Staff is recommending that the Affordable Housing Plan for Grace Terrace, 1519 – 1623 S Arlington Height Road be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Ms. O'Conner-Brooks introduced the mission of Full Circle. She said that they are excited about the Arlington Heights location as a high opportunity area and its proximity to a grocery store, park, public transportation including a PACE bus line, and other amenities.

She said that supportive services will be available to tenants on-site but are not required. Tenants will have leases; it is not transitional housing. There will be 100% rental assistance though the Housing Authority of Cook County because they have a priority for affordable housing for persons with disabilities and veterans. Tenants will be required to pay 30% of their income for rent. Every lease holder is required to be an individual with a disability, veterans receiving priority.

Ms. Denise Reyes discussed the project financing plan of which the main component is IHDA's Permeant Support Housing program. This program provides funding for acquisition and construction of projects for persons with disabilities. State and private grants and loans will also be including in the financing. All funding sources are confirmed and committed. They are wrapping up the conceptual project phase and intend to submit for permitting before end of the year, closing on the IHDA financing shortly thereafter. Construction is expected to begin in early spring 2024 and will take about one year to complete. Full Circle property management will then take over the property.

Chairman Eggum asked for the total cost for the project which was reported to be $13.5M with the IHDA portion being $8.5M and loans totaling $1.5M. The builder is Weiss Builders.

Ms. O'Conner-Brooks shared their success with a development in McHenry County.

Services on-site in Arlington Heights will include a case manager, help with literacy, job training, case management, applying for benefits, socialization and community building, help integrating into the community, health and wellness programs, in/out patient services as needed, etc. Full Circle reinvests 75% of their differed development fees back into their services so that tenants receive what they need. Their project aligns with Arlington Heights' inclusionary housing goals, goals for the development of vacant land, and will pay approximately $50K per year in property taxes.

Ms. O'Conner-Brooks stated that the Fair Housing Act does not permit the local preferences, but the units will be marketed locally and a wait list based on location will be developed. She also said that they are willing to work with the Village's Health Department to identify possible referrals. Chainman Eggum asked if not permitting the local preference was an IHDA requirement or a matter of fair housing law. Ms. O'Conner-Brooks said that fair housing law disallows limiting units to tenants from specific zip codes.

Hugh Brady, Housing Task Force representative, provided some background on how the project came about and said that the Task Force is very supportive of this project. He said that their market research shows a strong need for this type of housing in the area. He shared that area residents are interested in staying in their communities. Services that are provided within the housing are needed. Mr. Brady said that a similar building in Mt. Prospect called Meyers Place was nearly entirely occupied by tenants who previously resided locally – in Mt. Prospect or a nearby suburb.

Sally Mysler encouraged the project move forward after her daughter Emily benefitted from a similar community.

Commissioner Krinsky said that she is very supportive of this project. She said that she has professional and personal experience with special needs populations and lives on the west side of Arlington Heights Rd. where the building is proposed to be located. She thanked the developer for bringing this to our community and her area which so desperately needs this type of housing.

Chairman Eggum said that there is a lack of complete understanding concerning the legal framework regarding the preferences. He said that in-general he views this project as warranting a possible exception to the standing preferences because of the IHDA requirements. However, the exception is not something that would be made under a normal set of circumstances (such as in a privately-financed development) where financing does not require such an exception. He said that he wants to be clear that the preferences were discussed by the Housing Commission and the Village Board and are in the Inclusionary Housing Guidelines pursuant to direction from the Village Board, and it needs to be clear that that an exception would not otherwise be considered if it were not for these unique circumstances related to the requirements under the financing.

Commissioner Kiefer said that he is supportive of the project and understands that IHDA has its restrictions, but he is concerned about the Village tenant selection preferences. The Mt. Prospect building providing affordable units to residents of surrounding communities is fine, but Arlington Heights is the only suburb in the area that requires inclusionary units and the intention is that local residents should have the opportunity to benefit from these units. He would like this topic investigated further. There was a discussion about the difference between illegal restrictions and potentially legal preferences with it being permissible to have preferences for which there is a rational basis and and does not create a disparate impact.

It was also stated that an interested persons list will be kept by the developer, and the persons on the interested persons list will be notified when the Cook County Housing Authority waiting list is opened. Therefore, publicizing the project locally and getting interested persons on the developer's interested persons list would be a way of help local residents access the Cook County Housing Authority waiting list.

**Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:**
It is recommended that the Affordable Housing Plan for Grace Terrace, 1519 – 1625 S Arlington Heights Road be approved as meeting the requirements of the Inclusionary Housing Ordinance and that the developer be granted an exception to the Inclusionary Housing Guidelines because they are required by State-based public funding sources (Illinois Housing Development Authority) to refrain from giving preference to Arlington Heights residents and workers.
**The motion was approved unanimously by voice vote.**

Chairman Eggum asked that staff be prepared to explain the distinctions described above to the Trustees and point out that the preferences were the preferences of the Trustees. The Trustees decided to enact the Ordinance and the preferences with the Guidelines.

The Housing Commission resumed the regular order of business on the meeting agenda.

## IV. APPROVAL OF MINUTES

**A motion was made by Commissioner Kiefer, seconded by Commissioner Delea to approve the minutes of the August 16, 2023 meeting with the correction of a few typographical errors. The motion was approved unanimously by voice vote.**

## V. REPORTS

### A. Regular Status Update of Inclusionary Affordable Housing Projects

- **Arlington Gateway** – Is a redevelopment proposed for the SE corner of S Arlington Heights Rd. and Algonquin Rd. The proposal is for an 8-story, 300-unit rental apartment building. It went to early review before the Village Board on June 20, 2023 and the Conceptual Plan Review Committee on July 26, 2023. The developer's proposal is to provide the required 10% (30) affordable units.

- **Chestnut Townhomes** – Is a proposed 5 townhome development for 2201 N Chestnut Ave. Payment of the linkage fee would be required due to the size of the project (under 10 units).
- **Full Circle Communities' Grace Terrace** – Is a permanently supportive housing development proposed to be located at 1519 – 1625 S Arlington Heights Rd. The Affordable Housing Plan was presented to the Housing Commission at this meeting - September 20, 2023. The project will be going soon to the Design and Plan Commissions.
- **International Plaza/TIF 4** – Discussions are continuing regarding the redevelopment site. There is potential for movement on the project in the coming month or two. The affordable housing partner applied for low-income housing tax credits for the affordable building. The application passed IHDA's preliminary review, but the project was not awarded tax credits in 2023. There may be a reapplication for 2024 tax credits.
- **116-120 W Eastman** – The Affordable Housing Plan for this rental building was reviewed by the Housing Commission in April 2023. The revised Affordable Housing Plan was presented to the Housing Commission for re-review at this meeting - September 20, 2023.
- **4 N Douglas** – The Affordable Housing Plan has been reviewed by the Housing Commission. The project has not yet advanced to the Plan Commission.
- **Crescent Place** – Is a 40-unit, 100% affordable apartment building that has been approved and is under construction.
- **ADRIII/3031 W Salt Creek Ln.** – Was a proposed rental building that went for preliminary review to the Conceptual Plan Review Committee on November 30, 2022. Nothing more has been heard from the petitioner.
- **Arlington 425** – Is approved. There is no update this month.

## VI. OLD BUSINESS

### A. Single-Family Rehabilitation Program Report & 2023/2024 Budget Discussion

Ms. Boyer said that the allocation for the Single-Family Rehab program for 2023/2024 is $32,419, and there are now three applications.

The applications for the Group Home Rehab Grant Program were going to be reviewed in October, but she suggested that she ask the agencies to collect multiple bids for their projects in the hope that there may be costs savings. If there are extra funds in the Group Home Rehab Grant Program, perhaps the funds could be reallocated to the Single-Family Rehab Program.

Commissioner Krinsky asked if Ms. Boyer knew how the applicants heard about the Single-Family Rehab Program. Ms. Boyer said that one applicant is a repeat participant and the other two applicants read about the program when the program was recently publicized online.

### B. Single-Family Rehab Program Changes

Ms. Boyer said that the changes to the program recommended by the Housing Commission were accepted by the Village Board. The approval of loans up to 100% loan to value ratio are to approved on a case-by-case basis for urgent repairs.

### C. Rental Registry Recommendation

Ms. Boyer reported that the Village Manager is having the Building Department look into a Multi-Family Licensing program including a rental licensing and inspection program, looking at possible policies for short term rentals, and getting information on affordability. The challenge being the cost especially with regard to the inspection component.

Commissioner Eggum stated that the long-ago proposed rental registry was proposed with a small fee to cover the nominal cost for the set-up of the website page and data collection system. The proposed rental registry would provide the framework for the other topics being discussed and does not need to wait for those discussions to conclude. The rental registry could proceed and provide the data needed by the Housing Commission to do its work.

**D. Affordable Housing Trust Fund**

Ms. Boyer had no report.

## VII. OTHER BUSINESS

**A. Agenda Items for October Meeting**

None

**B. Public Comment**

Fred Vogt, of the Senior Citizens Commission stated that Village Board Goal #9 in the Strategic Plan is Attainable Housing. The Senior Commission met earlier this week and is wondering how the Housing Commission plans to monitor this goal. Commissioner Eggum said that the rental registry would help with this. He also said that it would be helpful if the Housing Commission had contact with a Realtor who would be willing to provide housing market data from the Multiple Listing Service (MLS). Chairman Eggum shared that the Housing Commission really does not have current data on Arlington Heights housing cost/value at this time. Mr. Vogt said that he will look into the idea.

## VIII. ADJOURNMENT

**A motion was made by Commissioner Krinsky seconded by Commissioner Kiefer to adjourn the meeting. The motion was approved by voice vote.**

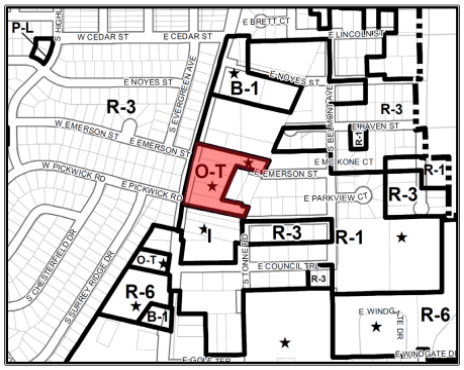
*Village of Arlington Heights*

# *Housing Commission Staff Report*

**Project: Grace Terrace**
**1519 -1625 S Arlington Height Rd.**

***To**: Housing Commission*
***Prepared by**: Nora Boyer, Housing Planner*
***Meeting Date**: September 20, 2023*
***Date Prepared**: August 24, 2023*

***Project**: Grace Terrace-Full Circle Communities*
*Permanent Supportive Housing*
*1519-1625 S Arlington Heights Rd*
*Inclusionary Housing Ordinance Project*
*Affordable Housina Plan Review*




## Background

The Village of Arlington Heights Inclusionary Housing Ordinance calls for the inclusion of affordable units in certain multi-family residential development projects. The number of affordable units to be included in the development are based on a percentage of the total number of units in the development, and these percentages vary depending on the zoning district in which the project is located and whether the project benefits from public financing.

## Grace Terrace Development

Grace Terrace is a proposed 25-unit universally designed permanently supportive housing development providing affordable housing for persons with disabilities. Priority is given to veterans who are otherwise eligible for tenancy. Under the terms of its financing from the Illinois Housing Development Authority (IHDA), all 25 units (100%) must be used to provide affordable permanently supportive housing for a minimum of 30 years. Full Circle Communities has stated that its mission-driven intention is to own and manage all of the units as permanently supportive housing in perpetuity.

Grace Terrace is proposed to have 20 one-bedroom and 5 two-bedroom units in a 3-story building. Tenants will pay 30% of their incomes toward rent and utilities with the remainder covered by Cook County Housing Authority Project-Based Vouchers. This project sets maximum annual household incomes at 30% and 50% of area median income.

In addition to the financing from IHDA, the project is receiving public financing and other grants from Cook County (federal HOME program), a ComEd energy efficiency grant, IFF loan, a State of Illinois Capital Bill allocation, and a Federal Home Loan Bank grant.

Inclusionary Housing Ordinance

Below is a comparison of the proposed project and the requirements under the Inclusionary Housing Ordinance (IHO) and IHO Guidelines.

| **Criteria** | **Grace Terrace** | **Village Requirement Inclusionary Housing Ordinance (IHO) or Guidelines** | **Comment** |
|---|---|---|---|
| Percentage (Number) of Affordable Units | 100% (25) units for first 30 years; thereafter at a minimum to comply IHO 10% (3) unit requirement but the intention it to continue operation as a 100% affordable permanent supportive housing building. | 10% (3) units are required to be affordable due to public financing | Exceeds affordability requirement first 30 years and will continue to comply thereafter |
| Fee-In-Lieu | Not applicable | Not applicable | Not applicable |
| Maximum Tenant Annual Incomes | Maximum 30% and 50% of Area Median Income, thereafter to comply with IHO | Maximum 60% Area Median Income | Exceeds affordability requirement first 30 years and will continue to comply thereafter |
| Maximum Rents | Tenant rents are 30% of household income for the first 30 years (HACC Project Based Vouchers); thereafter to comply with IHO | Maximums as per IHDA/IHO Guidelines chart by bedroom size | Exceeds requirement first 30 years and will continue to comply thereafter |
| Integration of Affordable Units | All units are affordable first 30 years; thereafter must comply with IHO | Affordable units to be integrated | Meets requirement |
| Phasing | Not applicable due to it being a one building development | Not applicable due to it being a one building development | Meets requirement |
| Interior and Exterior Finishes | All unit finishes are the same | Finishes in affordable units must meet minimum standards | Meets requirement |
| Bedroom Mix | All units are affordable first 30 years; thereafter to comply with IHO | Affordable unit bedroom mix must be proportional to market rate mix | Meets requirement |
| Preferences | First 30 years disability will be a condition of tenancy and veterans with receive preference, | IHO Guidelines state that the developer must give preference to one or more of 4 preference | Meets requirements |

| | | | |
|---|---|---|---|
| | thereafter to comply with IHO but the intention is to continue to operate as a permanent supportive housing facility for persons with disabilities | categories (persons with disabilities, veterans, local residents, local employees) | |
| Reporting | Petitioner has agreed to reporting requirements | IHO Guidelines contain reporting requirements | Meets requirement |

The petitioner has reported that a Tenant Selection Plan will not be produced until closer to financial closing and has offered to provide a copy to Staff at that time. Staff will ensure consistency of the Tenant Selection Plan with the inclusionary housing requirements.

Recommendation

It is recommended that the Affordable Housing Plan for Grace Terrace, 1519 – 1623 S Arlington Height Rd. be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.

b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

6/7/2023

Grace Terrace
Full Circle Communities, Inc.
Inclusionary Housing Plan

**Description of Development & Affordability Levels**

Grace Terrace is located at 1519-1625 S. Arlington Heights Rd. and will create 25 units of universally designed permanent supportive housing. There will be 20 one-bedroom and 5 two-bedroom units across three stories. All 25 units will be affordable with the following affordability levels:

| Unit Type | No. of Units | Sq. Ft. | AMI | Rent | Subsidy | Term |
|---|---|---|---|---|---|---|
| 1BR | 19 | 677 | 30% | $1,255 | HACC Project Based Voucher | 20 Years |
| 1BR | 1 | 677 | 50% | $1,255 | HACC Project Based Voucher | 20 Years |
| 2BR | 3 | 810 | 30% | $1,440 | HACC Project Based Voucher | 20 Years |
| 2BR | 2 | 810 | 50% | $1,440 | HACC Project Based Voucher | 20 Years |

**Funding**

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Rental assistance means that tenants will only pay a maximum of 30% of their income towards rent and utilities and the remainder is covered by the Housing Authority of Cook County (HACC) Project Based Vouchers. This project was awarded for 100% of the units because PSH housing for people with disabilities and veterans is a priority for the county and recognized as being necessary for long term success for both the tenants and the project. The rent outlined in the table above is based on the HACC payment standards which are updated annually.

Based on our funding sources from IHDA, there will be a 30-year land restriction agreement in place. However, because Full Circle is a mission-driven non-profit that does affordable housing, we plan to own and manage the property as affordable PSH in perpetuity. Our IHDA Permanent Supportive Housing funds are also driving the target populations and maximum rents (driven by 30% and 50% AMI levels and HACC payment standards).

**Property Management and Tenant Selection**

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during regular business hours. The building will have secure entries, a fire suppression system, security camera system that can be monitored remotely, as well as a 24-hour phone line.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Leaseholders/heads of households are required to have a disability to qualify for applying to the property. The property will be disability neutral, meaning no specific disability will be targeted. There is also a

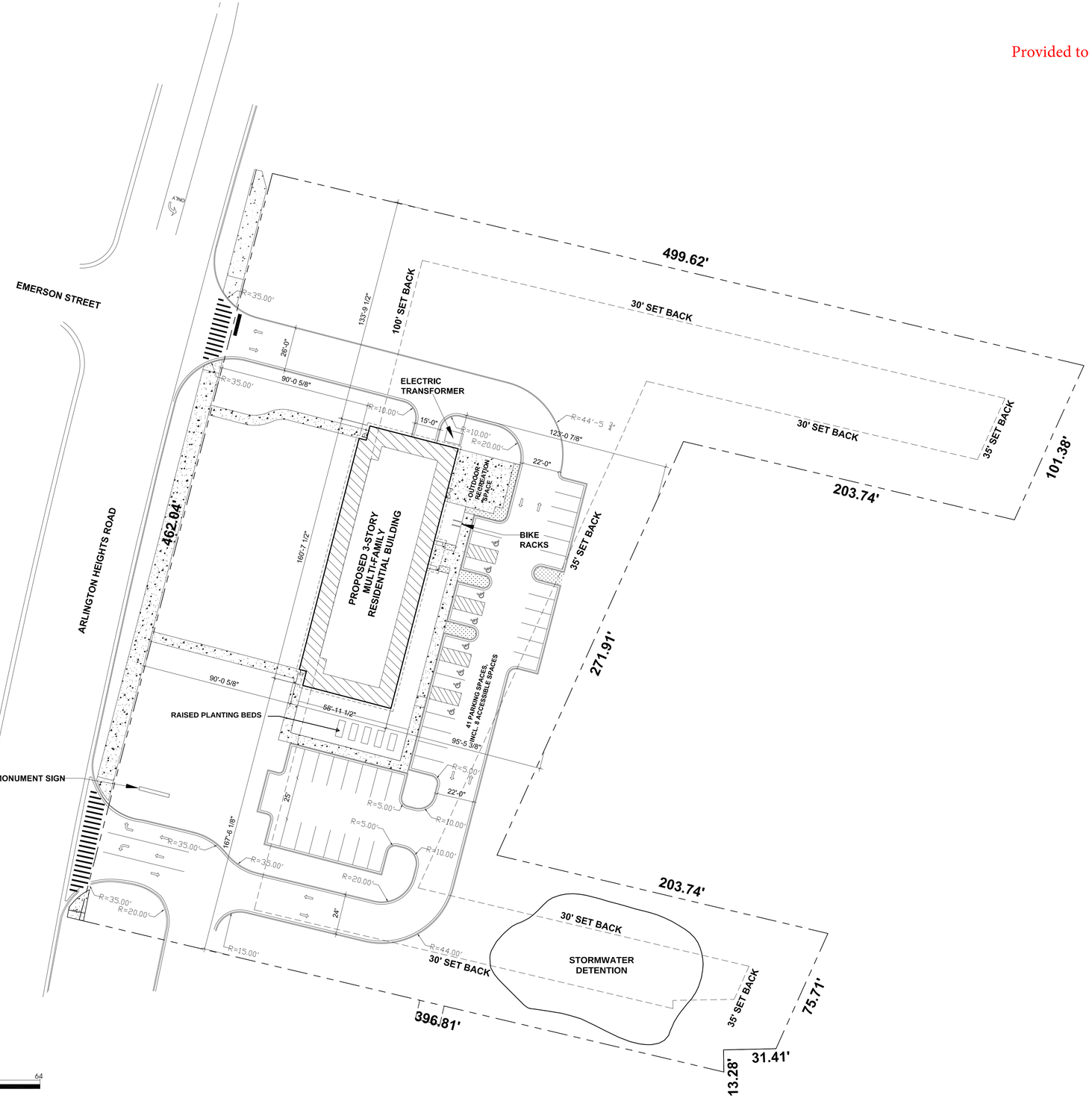
preference in the tenant selection process for veterans, whereby veterans that otherwise qualify for the housing will move to the top of the list.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

**Project Timeline**

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of expected completion of all 25 affordable units is March of 2025

Provided to Housing Commission for Background/Context




N

1 SITE PLAN
1/32" = 1'-0"

0 8 16 32 64
1/32" = 1'-0"

PROJECT DATA:

| | |
|---|---|
| SITE AREA | : 3.61 ACRES/ 157,478 SF |
| BUILDABLE AREA | : 1.76 ACRES/ 76,458 SF |
| BUILDING FOOTPRINT | : 9,402 SF |
| BUILDING COVERAGE | : 5.9% |
| BUILDING AREA | : 28,032 SF |
| FAR | : 17.8% |
| NUMBER OF UNITS | : 25 |
| SITE AREA/UNIT | : 6,299 SF |
| FIRST FLOOR | : (4)-1BR<br>(1)-2BR<br>= 5 UNITS |
| FLOOR 2&3 | : (8)-1BR/FLR = (16)-1BR<br>(2)-2BR/FLR = (4)-2BR<br>= 20 UNITS |

TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES

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CORDOGAN CLARK
Chicago
714 North Wells Street, Chicago, IL 60654
tel 312.243.3500 fax 312.243.4771
Aurora
640 Fifteenth Avenue, Aurora, IL 60505
tel 630.896.4678 Fax 630.896.4687

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 08.23.2023

ZONING SUBMITTAL
REVISIONS:

A 1.0

Provided to Housing Commission for Background/Context



1 EAST VIEW

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CORDOGAN CLARK
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600 Broadway Avenue, Aurora, IL 60506
tel: 630.844.4478 Fax 630.896.4987
Chicago
71 North Wells Street, Chicago, IL 60606
tel: 312.243.3300 Fax 312.443.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 08.23. 2023

REVISIONS:

A 7.0

ZONING SUBMITTAL

Grace Terrace
Full Circle Communities, Inc.
Inclusionary Housing Plan

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MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 1, 2023
7:30 PM

## I. CALL TO ORDER

A. Swearing in of Trustees

President Hayes administered the Oath of Office to Robin P. LaBedz, Thomas F. Schwingbeck, Wendy Dunnington and Scott Shirley. President Hayes encouraged all residents to consider elected or volunteer positions in the Village.

## II. PLEDGE OF ALLEGIANCE

## III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Dunnington, Schwingbeck, Bertucci, Tinaglia, Grasse, LaBedz, Shirley, and Baldino.

Also present were: Randy Recklaus, Hart Passman, Charles Perkins, Cris Papierniak, Diana Mikula and Becky Hume.

## IV. APPROVAL OF MINUTES

A. Committee of the Whole 04/10/2023 Approved

Trustee Tom Schwingbeck moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Tinaglia

Abstain: Dunnington, Shirley

B. Village Board 04/17/2023 Approved

Trustee Nicolle Grasse moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Tinaglia

Abstain: Dunnington, Shirley

## V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/30/2023 Approved

Trustee James Bertucci moved to approve in the amount of $1,110,283.58. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

## VI. RECOGNITIONS AND PRESENTATIONS

A. Third Fallen Hero from the Civil War from Arlington Heights

Greg Padovani invited residents to the 104th Memorial Day Parade Monday, May 29th. There will be a ceremony honoring the Village's Fallen Hero's at 11 a.m. at Memorial Park. There is new knowledge of a third Civil War Fallen Hero from the Village who will be honored.

B. Building Safety Month Proclamation

President Hayes recognized the Month of May, 2023 to Building Safety Month by issuing a proclamation from the Board.

## VII. PUBLIC HEARINGS

## VIII. CITIZENS TO BE HEARD

Donald Meersman gave credit to the Board for their Budgeting success and reducing the tax burden on residents. He is in support of eliminating vehicle stickers.

Tina Heiden spoke on behalf of her father who experienced a water main break on April 2. She said the Water Department came out quickly and it was patched. They are going through the insurance process with IRMA and don't think IRMA has done a full investigation as they have not come to the site at 2105 N. Cherry Hill Drive. The subdivision has had more than 8 water main breaks recently. There is a 5-year plan to replace the mains in

the subdivision and Ms. Heiden thinks this fact should have been part of what was reviewed. Mr. Recklaus said he would be happy to work with them.

## IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of May 1, 2023 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to BMAH, Inc. dba Brookhaven Market located at 450 E. Golf.

Trustee Tom Schwingbeck moved to recommend to the Liquor Commissioner approval. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Report of the Committee of the Whole Meeting of May 1, 2023 — Approved

Interview of Matthew Fink for appointment to the Special Events Commission term ending April 30, 2025.

President Hayes administered the Oath of Office to Mr. Fink.

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

## X. CONSENT AGENDA

### CONSENT APPROVAL OF BIDS

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz,

Schwingbeck, Shirley, Tinaglia

A. Roadway Maintenance Materials 2023 - Award — Approved

B. Liquid Deicer 2023 - Award — Approved

**CONSENT LEGAL**

A. Resolution - Illinois Attorney General - Organized Retail Crime Grant Program — Approved

Trustee Jim Tinaglia moved to approve R2023-16. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Ordinance – Budget Amendment – Upgrade of Existing UPS Battery Backup — Approved

Trustee Jim Tinaglia moved to approve 2023-26. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

**CONSENT REPORT OF THE VILLAGE MANAGER**

**CONSENT APPOINTMENTS**

A. Board and Commission Reappointment — Approved

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

## CONSENT PETITIONS AND COMMUNICATIONS

| | | |
|---|---|---|
| A. | Request for Fee Waiver - AH Park District Special Event Liquor License | Approved |

Trustee Jim Tinaglia moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

## XI. APPROVAL OF BIDS

## XII. NEW BUSINESS

Mr. Recklaus said there was an error in the public notice for these agenda items when they came before the Board the first time. To make sure residents had a chance to speak to the Special Use permits for Greenbrier and Windsor Schools, they are being brought forward again. Mr. Passman said the Public Hearing occurred at the Plan Commission.

Trustee moved to Motion. Trustee Seconded the Motion.
The Motion:

A. Greenbrier School Addition - 2330 N. Verde Dr. - PC#22-020
Amendment to SUP Ord. #17-035 for Building Addition, Variations

B. Windsor School Addition - 1315 E. Miner St. - PC#22-021
Amendment to SUP Ord #90-082 and #17-013 for Building Addition

## XIII. LEGAL

| | | |
|---|---|---|
| A. | Ordinance - Greenbrier School - 2330 N. Verde Dr. | Approved |

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-27. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

B. Ordinance - Windsor School - 1315 E. Miner St. Approved

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-28. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

## XIV. REPORT OF THE VILLAGE MANAGER

A. Full Circle Communities Permanent Supportive Housing Development - 1519 S. Arlington Heights Rd.

Mr. Recklaus explained the applicant is seeking Early Review of their development. No formal approval or denial is being sought at this time. This opportunity is to provide feedback to Full Circle.

Denise Reyes and Emma O'Connor-Brooks of Fill Circle presented their concept for an affordable housing development. Their company seeks to create and preserve affordable housing and dedicates at least 75% of their economics to services. They believe there is a community need as Heart's Place is fully leased and has an extensive wait list. They were approached by the Northwest Suburban Housing Task Force to consider a development in Arlington Heights.

The site is near the intersection of Golf and Arlington Heights Road. It is close to employers, a bus stop and has sidewalks. They plan to share the driveway with the memory care facility to the south and maintain the wooded area to the north. There are 41 parking spaces which is 10 shy of the Village's requirements. They believe this is okay as parking is underused in supportive housing. There will be rental assistance for their tenants. The target population is people with disabilities who are also veterans. 30% of residents earn $22,000 a year and 50% earn $36,000 per year. The funding comes from private and public grants. They hope to have a permit in the fall. Full Circle will have onsite staff, case management, tenant support services, access to behavioral health services, transition

assistance, legal assistance and socialization opportunities. The development will pay property taxes.

Mr. Perkins said the main decision is whether the property should be rezoned from office to institutional. The corridor is designated as office transitional. The memory care facility next door was rezoned as institutional prior to its construction. There is a 25% vacancy rate for office space in the area. Staff has asked for a plan on how the wooded area on the north side of the property would be developed.

President Hayes said the Village has supported affordable and supportive housing in the past. He said he was supportive of the concept, and liked that it was targeting veterans. Ms. Reyes said it is for disabled residents, with a veteran overly of priority. Staff will be there during working business hours, but security cameras will be accessed 24 hours a day. Mr. Perkins said the property has been vacant since the early 1990's.

Trustee Tinaglia asked how the residents are chosen. Ms. O'Conner-Brooks replied the interest list will be created in conjunction with Cook County to include local residents. It's specific to Arlington heights, not a county wide list. For this property, because of their funding sources, residents must have a disability. The preference for veterans is an overlay, which allows veterans to move to the top of the list. Trustee Tinaglia said he wants local veterans to get these units. Ms. Reyes said the project will be marketed locally and they work with local agencies to make sure those targeted get on the list.

Trustee LaBedz clarified that all the tenants will have a disability, and some may also be veterans. She said it sounded like a terrific project and was not concerned about the zoning change. She asked about the property to the north. Mr. Perkins explained a previous development showed a cross access from this site to the lot to the north. Staff will need to plan for the egress/ingress between sites as there will be room for another building.

Trustee Grasse said she supports the land use designation because of the memory care facility to the south and the need for this kind of supportive housing. She liked that the location had access to public transportation and shops.

Trustee Bertucci noted the two single family homes to the east and asked how they will be addressed. Mr. Perkins confirmed said there will be community meetings early in the process for residents to give feedback on the project. Trustee Bertucci asked if the funding considers the higher costs being experienced in the market. Ms. Reyes said their sources are mainly IDHA-PSA grants and all of their funds are committed. Other sources are: ComEd, IFF, the State of Illinois, and a grant from Federal Home Loan Bank. They use the Federal definition of disability which can be mental or physical. The grant funding dictates the income levels based on Federal guidelines. Trustee Bertucci asked if staff had any concern on changing the zoning. Mr. Perkins said based on the office market now, and the other land

uses along the corridor, this use seems like a good fit. The site plan is still conceptual, so staff hasn't been able to study the details. Ms. O'Connor-Brooks said they are committed to working with staff on this.

Trustee Dunnington asked what kind of screening would be between the project and single-family homes. Ms. O'Connor Brooks said they plan on making it pleasing for the neighbors, but do not have that fleshed out yet. Trustee Dunnington said it is a terrific project, and the Village needs affordable housing. She said she is excited to see the full plan brought forward and that it makes sense to change the zoning because the memory care is next door.

Trustee Schwingbeck asked for clarification regarding the disposition of the water detention pond in front of the memory care facility. Ms. O'Connor-Brooks said they will be purchasing the land from the former owners. They will keep the land as a retention basin and have a co-maintenance agreement. Trustee Schwingbeck said protecting the two single-family homes is important. He asked why they wouldn't clear the north side of the lot to make the overgrowth more presentable. Ms. O'Connor-Brooks said they will keep some of the legacy trees, clean it up and augment it with landscaping to improve the site. Trustee Schwingbeck said he agreed with the parking assessment. Mr. Perkins said the development would need a dedication for access to the home to the east which is a Fire Department requirement.

Trustee Baldino said there is a need for this kind of housing and he thinks it's a great location. He is supportive of the zoning change and is looking forward to seeing more detailed plans.

Trustee Tinaglia agreed it was good to think about the potential of a second building. He suggested land banking parking, to show it could be implemented in case it is needed in the future.

Arlen Gould said this concept works as evidenced by Boeger Place and Heart's Place. We know there is a need and it will generate revenue. We are a community of good neighbors. He hopes it will gain approval and be a shining light for AH for veterans and those with disabilities so they can live independently and productively.

Hugh Brady, Co-president of the Housing Task Force, said Full Circle takes 75% of its operating net and plows it back into services. When they first started on Boeger, a survey was done of the 5 surrounding miles. The survey showed there was a need for 970 units.

Sally Medill and her daughter Emily said Emily lives in supportive housing. She is able to live independently and they are very grateful.

## XV. APPOINTMENTS

## XVI. PETITIONS AND COMMUNICATIONS

A. Request for Closed Session per ILCS 120/2(c)(21): Discussion of minutes lawfully closed, whether for purposes of approval of the minutes or the semi-annual review of the minutes

-and-

5 ILCS 120/2(c)(5): purchase or lease of real property for the use of the public body including discussing whether a particular parcel should be acquired.

## XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn to Closed Session at 8:54 p.m.
Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Grace Terrace
Full Circle Communities, Inc.
Written Justification for Loading Berth Variation

**Variation Justification**

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. In the case of multi-family housing, the loading berth will be used for the trash truck. In our case, the amount of space allotted still allows for the trash truck to pull in and will only partially block the drive aisle. Since the trash is collected during limited times, and there are two entries to the site, we do not think this will greatly impede the usability of the driveways.
2. The plight of the owner is due to unique circumstances as this is an affordable permanent supportive housing project. We previously were showing a 10'x35' berth, but due to the various constraints on the site as requested by the Village, the loading berth had to be reduced in size. We have straightened out the north drive aisle as well as shifted the building to allow for supplemental parking at the south so that we could get a larger buffer at the east end of the property (where adjacent to single family homes).
3. The proposed variation does not meet the requirements of Chapter 28 Section 10.7a due to the reasons outlined above.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property. As noted above, the site constraints have dictated the length of the loading berth and are limiting our ability to have a 35' long loading berth.

Grace Terrace
Full Circle Communities, Inc.
Written Justification for Parking Variation

**Parking Variance Request**

Full Circle Communities (FCC) is requesting a parking variance for the proposed development of Grace Terrace at 1519-1625 S. Arlington Heights Rd. Per Chapter 28, Section 10.4-1 of the Code, 51 stalls are required (2 per unit plus 1 per 300 SF of office space). We are requesting 41 parking stalls (1.6 per unit plus 1 per 300 SF of office space). FCC believes that due to characteristics of the resident population, excellent access to public transportation, and usage at comparable properties, the request meets the criteria for granting the variance.

The disability and income status of the tenant population is shown to have limited care use and ownership. According to research from the University of California-Berkeley, low-income individuals and families are less likely to have access to a car. [1] In the US, the percentage of low-income residents without access to an automobile is over 20% compared to just 4% for non-low-income residents. Research from the US Department of Transportation states that persons with a disability are 1.35 times less likely to drive or have access to a car than nondisabled persons. [2] These populations typically rely on more public transportation options because of their accessibility and affordability.

While there are likely to be less cars given the data above, the property has great access to public transit. Just south of the property along Golf Road is a Pace bus route that connects to Metra and CTA lines. Tenants with disabilities can also use the Call-n-Ride program.

**Traffic & Parking Study Conclusions**

Full Circle Communities commissioned a traffic and parking study which confirmed our belief that less parking would be sufficient at the proposed property. Per the ITE *Parking Generation Manual Requirement* for "Multifamily Housing Low-Rise (no nearby rail transit)" (Land Use Code 220), the parking ratio is 1.21 spaces per dwelling unit, which would be 30 parking spaces. Using this guideline, we are providing a surplus of 10 parking spaces (with an additional space for staff parking). The parking study concluded that the proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

**Task Force Parking Counts**

The Housing Task Force has also conducted their own parking counts for other nearby permanent supportive housing and found that they have low parking utilization rates. At Heart's Place, also located in Arlington Heights, there is a 1.83:1 parking ratio (33 parking spaces for 18 units) and their peak utilization rate is 27%. At Myers Place, located in Mt. Prospect, there is a 1.28:1 parking ratio (50 parking spaces for 39 units) with a 50% peak utilization rate. Please reference the parking data below, which was data collected on a regular basis by residents at random points in the day over the course of a month (8/12/20-9/20/20).

| Project & Owner | Address | Type | Units | Spaces | Ratio | Typical Parking |
|---|---|---|---|---|---|---|

[1] https://urbanpolicy.berkeley.edu/pdf/raphael.pdf
[2] https://www.bts.gov/sites/bts.dot.gov/files/legacy/publications/freedom_to_travel/pdf/entire.pdf

| | | | | | | Utilization Rate |
|---|---|---|---|---|---|---|
| Hearts Place UP Holdings | 120 E. Boeger Dr Arlington Heights, IL | Permanent Supportive Housing /Suburban | 18 units (10-1BR; 8-2BR) | 33 spaces | 1.83:1 | 9 spaces (0.50:1) |
| Philhaven UP Holdings | 2418 E. Hintz Rd Wheeling, IL | Permanent Supportive Housing /Suburban | 50 units (31-1BR; 13-2BR; 6-3BR) | 64 spaces | 1.28:1 | 31 spaces (0.62:1) |
| Myers Place UP Holdings | 1585 W. Dempster Mt. Prospect, IL | Permanent Supportive Housing /Suburban | 39 units (21-1BR; 18 studios) | 50 spaces | 1.28:1 | 25 spaces (0.64:1) |

**FCC Parking Utilization Study**

Moreover, in Full Circle's experience owning and operating more than 1500 housing units, we have found that PSH properties typically require a lower parking count. At FCC's property in McHenry, IL, Pearl Street Commons, there is a 1.32:1 parking ration (33 spaces for 25 units) and the peak utilization rate is 27%.

On the week of June 4, 2018, staff at the following Full Circle developments completed parking counts. Staff at each property surveyed each parking lot at least two random times during a seven-day period. The chart below reflects the highest parking counts recorded for each property and is inclusive of residents, staff, and visitors.

| Project | Address | Type | Units | Spaces | Ratio | Typical Parking Utilization Rate |
|---|---|---|---|---|---|---|
| ***Grace Terrace*** | ***1519 S. Arlington Heights Rd Arlington Heights, IL*** | ***Supportive/Suburban*** | ***25 units*** | ***41 spaces*** | ***1.6:1*** | |
| | | | | | | |
| Pearl Street Commons | 3512 Pearl St McHenry, IL | Supportive/Suburban | 25 units | 33 spaces | 1.32:1 | 9 spaces (0.36:1) |
| Milwaukee Avenue Apartments | 3064 N. Milwaukee Ave. Chicago, IL | Supportive/City | 32 units | 14 spaces | 0.44:1 | 9 spaces (0.28:1) |
| Goodlette Arms | 950 Goodlette Frank Rd. Naples, FL | Senior 62+/Suburban | 250 units | 120 spaces | 0.48:1 | 60 spaces (0.24:1) |
| Creekview | 5615 Liberty St Richmond, IL | Senior 55+/Supportive/Suburban | 25 units | 35 spaces | 1.40:1 | 10 spaces (0.4:1) |
| The Arbor at Lindale Trail | 1362 Blairs Ferry Rd Marion, IA | Senior 55+/Suburban | 70 units | 80 spaces | 1.14:1 | 49 spaces (0.6:1) |

| | | | | | | |
|---|---|---|---|---|---|---|
| Autumn Ridge | 326 S President St Carol Stream, IL | Multi-family/Suburban | 210 units | 388 spaces | 1.80:1 | 149 spaces (0.7:1) |
| Villagebrook | 278 E St Charles Rd Carol Stream, IL | Multi-family/Suburban | 189 units | 327 spaces | 1.70:1 | 137 spaces (0.7:1) |

The highest parking utilization rates are seen at FCC's multi-family (non-senior, non-supportive) suburban developments at approximately 0.7:1, far lower than the actual number of parking spaces provided.

**Variation Justification**

In conclusion:

1. 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 parking being in the rear of the property is in alignment with improved landscaping along the South Arlington Heights Corridor plan. The parking being located in the rear is also consistent with the neighboring property to the south. Additionally, as outlined above, there are other PSH properties located in Arlington Heights and surrounding areas that have lower parking counts where the parking is more than sufficient for the tenant population.
2. The plight of the owner is due to unique circumstances as this is an affordable permanent supportive housing project. As noted above, there is a reduced vehicle ownership rate for this type of housing, and therefore the parking count should also be reduced.
3. Chapter 28, Section 10.4-1 outlines residential uses (R-5 & R-6) for parking spaces and calls for two spaces for each dwelling unit. We have an Institutional zoning which is not outlined in this chapter. We are showing a ratio of approximately 1.6 parking space per dwelling unit which exceeds the requirement for Housing for Elderly and exceeds the requirements for multi-family dwellings in the R-7 zoning district. We believe that we are in harmony with the spirit and intent of this Chapter.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property. As outlined in the data above, we are exceeding most parking ratios for other similar dwellings. We are showing a parking ratio that we believe will be more than sufficient for this building use and will allow for enhanced landscaping across the site.

Grace Terrace
Full Circle Communities, Inc.
Project Description

## Introduction

Permanent Supportive Housing is an important housing option in communities enabling low-income persons with disabilities to live independently. Yet in most communities, demand for this type of housing outpaces supply. After several years searching for a site and formalizing a plan, Full Circle Communities, with support from the North/Northwest Suburban Housing Task Force, plans to create 25 new units of high-quality service rich supportive housing at 1519-1625 South Arlington Heights Road.

## Organization Background and Development Track Record

*Full Circle Communities (FCC)* was born from the belief that housing provides the foundation for core aspects of our lives – health, education, family and social relationships, and employment. Our mission is to expand access to quality housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to our residents and the surrounding communities.

Since our founding in 1999 as a 501c3 non-profit, our buildings have been thoughtfully designed to meet the goals of our residents and the local community. We are equally committed to funding and coordinating on-site supportive services and connections to relevant community resources so that residents can thrive.

FCC currently owns and/or manages over 1500 units of housing in Illinois, Michigan, and Iowa. Each of our developments is unique and the services provided by our local partners are tailored to meet the individual needs of our residents and communities.

## Context

According to the 2019 American Community Survey (ACS), 36% of renters in Arlington Heights are housing cost burdened and 7,500 individuals have a disability. Additionally, approximately 3,000 veterans live in Arlington Heights. IHDA's Affordable Rental Unit Survey demonstrates a need for more affordable rental units in Arlington Heights: the percentage of affordable rental units at 60% AMI falls below 54% for most census tracts in the Village. Full Circle's market study, performed by a third-party analyst, confirms the large demand for supportive housing as other operators of this type of housing nearby report long waitlists.

The property is located in a vibrant, amenity-rich area of Arlington Heights near local retail, services, and jobs. It also benefits from proximity to public transportation (Pace and Metra) and I-90, providing accessibility to jobs and amenities in the region.

## Design Details

Grace Terrace will create 25 units of universally designed supportive housing. There will be 20 one-bedroom and 5 two-bedroom units in a building that is approximately 28,000 sq. ft. The elevator-served, three-story building will be Enterprise Green Communities and Energy Star certified and include energy efficiency features. Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transport. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers. Building and on-site

amenities will include: a community room, computer lab, laundry, tenant storage space, community garden, on-site property management, and on-site service provision.

Grace Terrace will utilize typical multifamily wood framing with a masonry veneer, trimmed in metal cladding and fiber cement. There will be 41 parking spots provided on-site, including 8 accessible spaces. All units will be accessed through interior hallways serviced by an elevator to all floors allowing for a fully accessible building. The design will maintain the mature trees on site and will be supplemented with native landscaping.

**Funding**

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, a loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Services are funded by Full Circle Communities.

**Supportive Services**

By providing the target population with unit and property features enabling them to maintain or increase their independence, and through the provision of case management and advocacy services, Full Circle will create a housing solution that directly and significantly increases tenants' stability, independence, and quality of life. Full Circle will work with Anixter Center as a lead service provider, an expert in providing services for people with disabilities. Their comprehensive service provision will be an asset in connecting tenants to additional opportunities and services off-site as well.

The property includes a 180 SF office for a Case Manager who will provide direct case management services, advocacy, service linkages and support for the residents. Where households are already receiving community-based services or assistance, the Case Manager may work in conjunction with the existing service partner to provide additional support or linkages.

**Property Management and Tenant Selection**

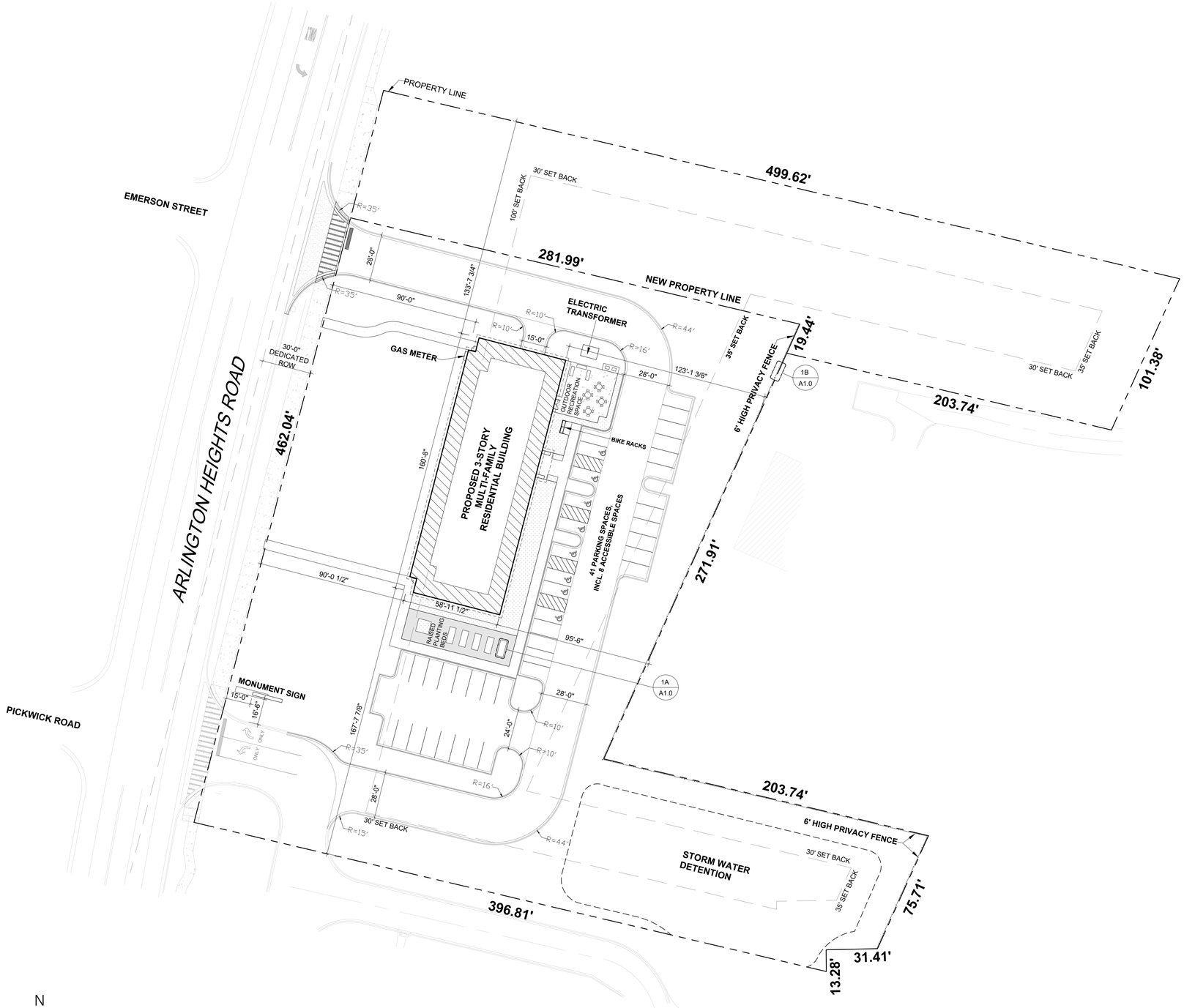
Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during business hours. The building will have secured entries, a fire suppression system, security camera system, as well as staff on-call 24 hours a day.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

**Project Timeline**

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of completion is expected to be March of 2025

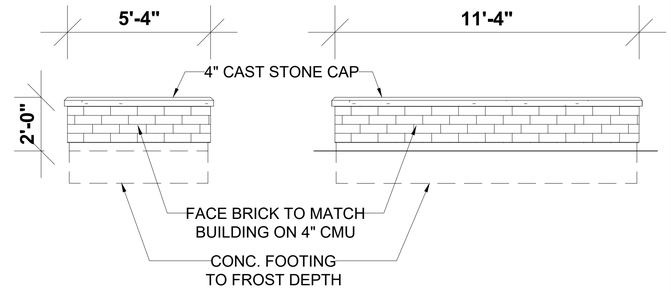



N

1 SITE PLAN
1/32" = 1'-0"

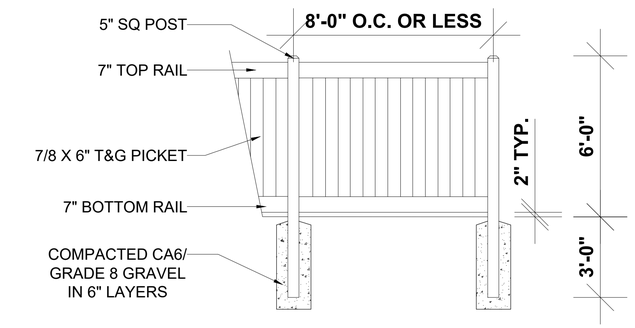
0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS




1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" = 1'-0"




1B FENCE ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" = 1'-0"

| PROJECT DATA: | | |
|---|---|---|
| SITE AREA | : 2.61 ACRES/ 113,955 SF | |
| BUILDABLE AREA | : 1.45 ACRES/ 63,290 SF | |
| BUILDING FOOTPRINT | : 9,402 SF | |
| BUILDING COVERAGE | : 8.2% | |
| BUILDING AREA | : 28,032 SF | |
| FAR | : 24.49% | |
| NUMBER OF UNITS | : 25 | |
| SITE AREA/UNIT | : 4,558 SF | |
| FIRST FLOOR | : (4)-1BR<br>(1)-2BR<br>= 5 UNITS | |
| FLOOR 2&3 | : (8)-1BR/FLR<br>(2)-2BR/FLR | = (16)-1BR<br>= (4)-2BR<br>= 20 UNITS |
| TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES | | |

CORDOGAN CLARK
Chicago
711 North Wells Street, Chicago, IL 60654
tel 312.943.3500 Fax 312.943.4771
Aurora
60 East Downer Avenue, Aurora, IL 60506
tel 630.896.4678 Fax 630.896.4987

FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 10.31.2023

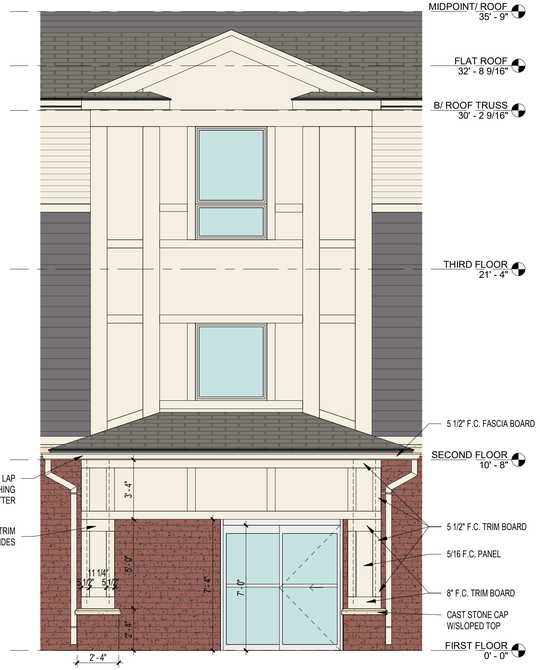
REVISIONS:
ZONING SUBMITTAL - 10.31.23

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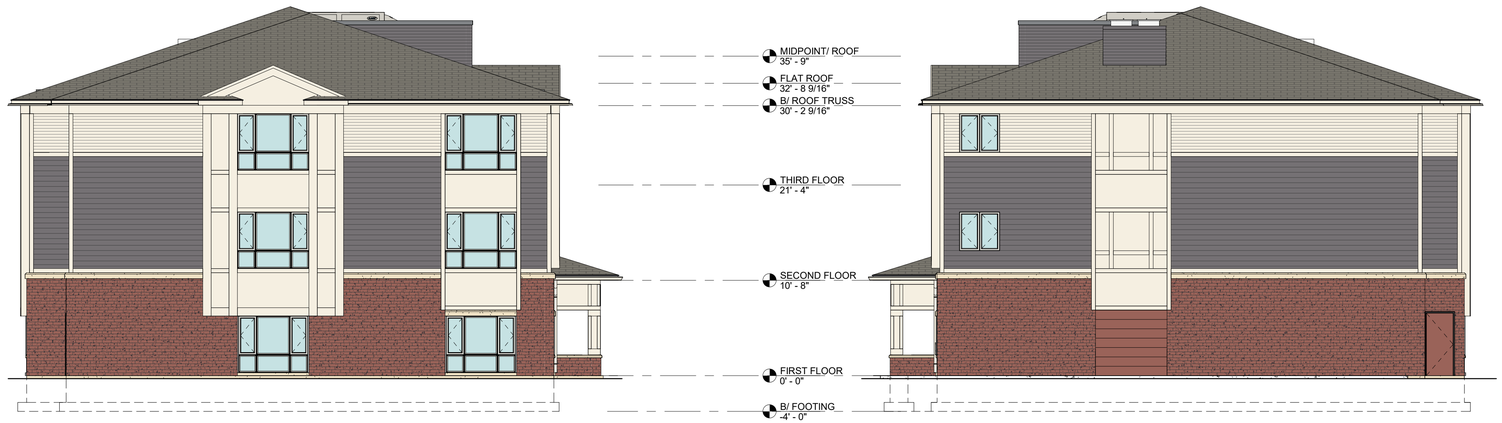
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1 East Elevation
1/8" = 1'-0"




5 Elarged Porch Elevation
1/4" = 1'-0"




2 South Elevation
1/8" = 1'-0"

3 North Elevation
1/8" = 1'-0"




4 West Elevation
1/8" = 1'-0"

## BUILDING MATERIAL & COLOR LEGEND

- SHINGLES - COBBLESTONE GRAY
- FC TRIM - NAVAJO BEIGE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - NAVAJO BEIGE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - CRIMSON CREEK IRONSPOT

## SYMBOL LEGEND

- SIM / 1 / A101 — DETAIL REFERENCE/ ENLARGED ELEVATION
  DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM / 1 / A101 — SECTION REFERENCE
  SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM / 1 / A101 — WALL SECTION REFERENCE
  SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — BUILDING COLUMN GRID LINE
- 0 — BUILDING PERIMETER COLUMN GRID LINE

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

CORDOGAN CLARK
Chicago
71 North Wells Street, Chicago, IL 60606
tel 312.443.3700 fax 312.443.4771
Aurora
Aurora Downtown Avenue, Aurora, IL 60505
tel 630.896.4478 Fax 630.896.4987

FULLCIRCLE communities

# Grace Terrace

1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING ELEVATIONS

JOB NUMBER 20-410

DATE 10.17.2023

REVISIONS:

BID SET

A5.1

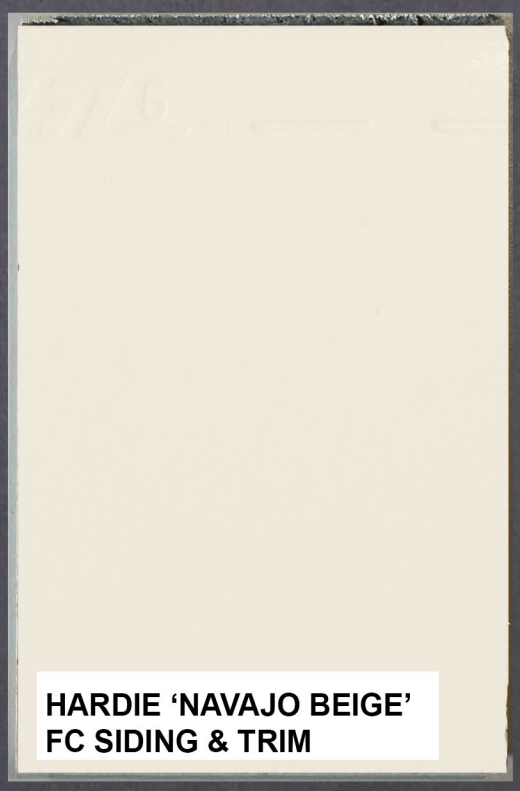
11/3/2023 11:46:07 AM
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CERTAINTEED LANDMARK SHINGLES
COBBLESTONE GRAY

ROCKCAST ‘BONE’ CAST STONE





HARDIE ‘NAVAJO BEIGE’
FC SIDING & TRIM

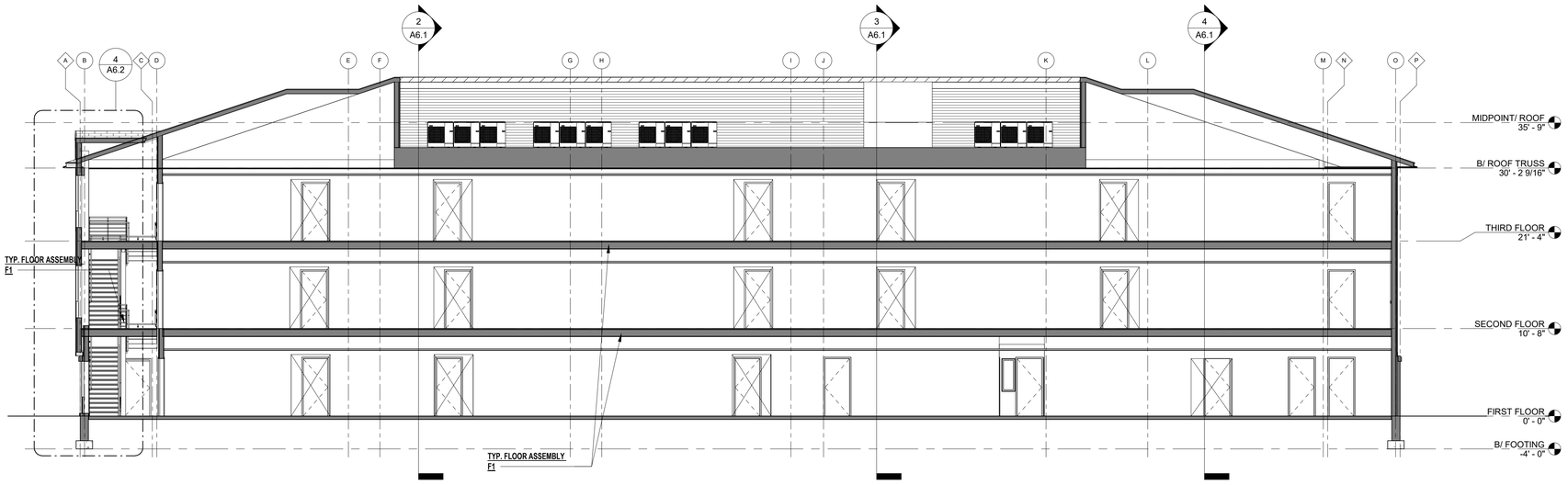


HARDIE ‘AGED PEWTER
FC SIDING & PANELS

HEBRON BRICK COMPANY



CRIMSON CREEK
IRONSPOT




1 BUILDING SECTION 1
1/8" = 1'-0"

**SYMBOL LEGEND**

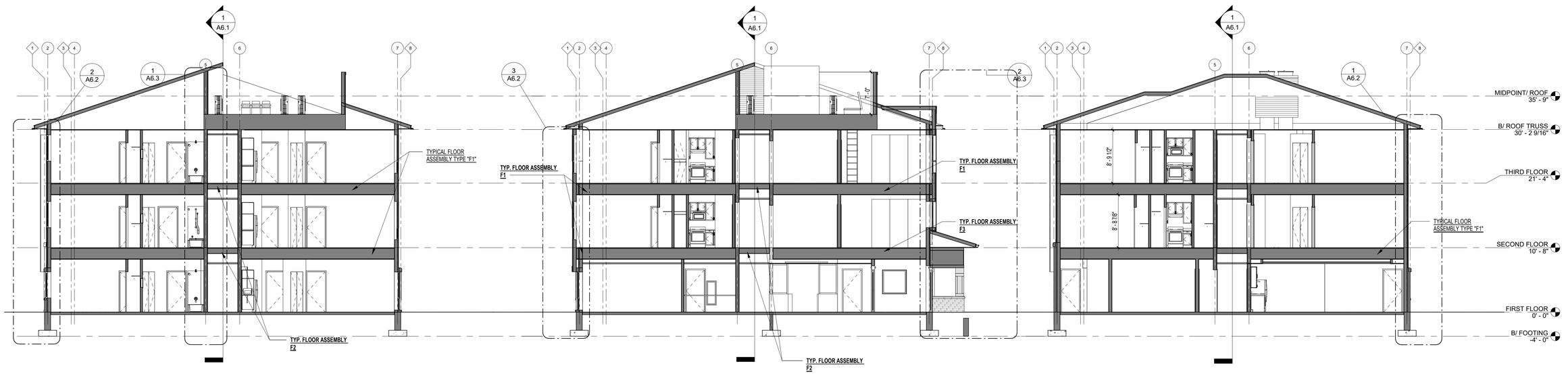
1 A101 SIM — DETAIL REFERENCE
DETAIL No. (TOP), SHEET No. (BOTTOM)

1 A101 SIM — SECTION REFERENCE
SECTION No. (TOP), SHEET No. (BOTTOM)

1 A101 SIM — WALL SECTION/ ENLARGED SECTION REFERENCE
SECTION No. (TOP), SHEET No. (BOTTOM)

0 — BUILDING COLUMN GRID LINE

0 — BUILDING PERIMETER COLUMN GRID LINE




2 BUILDING SECTION 2
1/8" = 1'-0"

3 BUILDING SECTION 3
1/8" = 1'-0"

4 BUILDING SECTION 4
1/8" = 1'-0"

| | |
|---|---|
| FIRST FLOOR ELEVATION - 0'-0" | = XXX.0 USGS |
| AVERAGE GRADE | = XXX.5 USGS |
| ROOF HEIGHT POINT - 35'-9" | = XXX.0 USGS |

20 5 0 10
1/8" = 1'-0"

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53 West Jackson Avenue, Aurora, IL 60506
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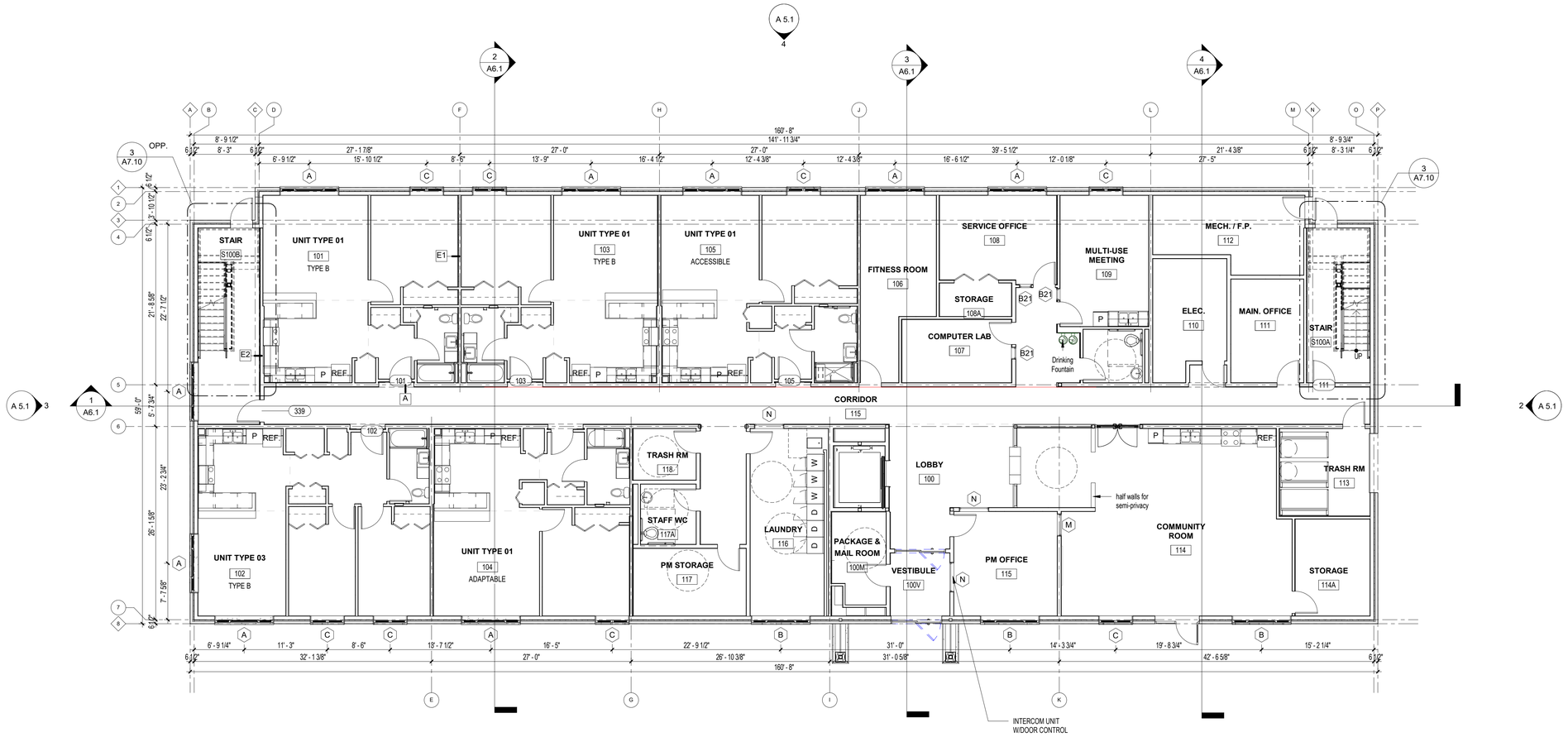
FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

BUILDING SECTIONS

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

A6.1




1 FIRST FLOOR PLAN
1/8" = 1'-0"

**SYMBOL LEGEND**

- SIM 1 / A101 — DETAIL REFERENCE/ ENLARGED PLAN — DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — WALL SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — BUILDING COLUMN GRID LINE
- 0 — BUILDING PERIMETER COLUMN GRID LINE
- 101 — DOOR TAG
- 1t — WINDOW TAG
- 1i — PARTITION TYPE

| | |
|---|---|
| FIRST FLOOR ELEVATION - 0'-0" | = XXX.0 USGS |
| AVERAGE GRADE | = XXX.5 USGS |
| ROOF HEIGHT POINT - 35'-9" | = XXX.0 USGS |

20 5 0 10
1/8" = 1'-0"

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FULL CIRCLE communities

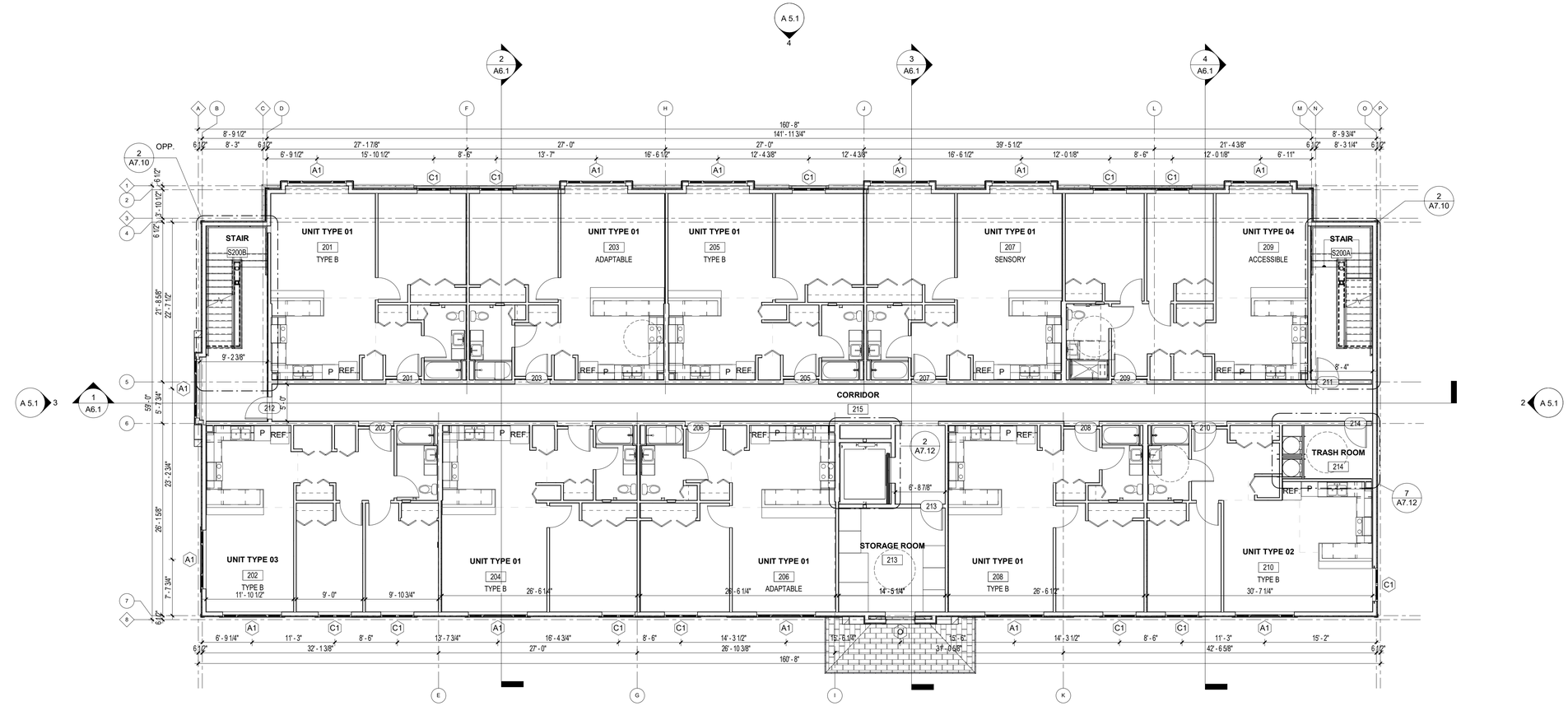
Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

FIRST FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

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A2.1




1 SECOND FLOOR PLAN
1/8" = 1'-0"

**SYMBOL LEGEND**

- SIM 1 / A101 — DETAIL REFERENCE/ ENLARGED PLAN — DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — WALL SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — BUILDING COLUMN GRID LINE
- 0 — BUILDING PERIMETER COLUMN GRID LINE
- 101 — DOOR TAG
- 1t — WINDOW TAG
- 1i — PARTITION TYPE

| | |
|---|---|
| FIRST FLOOR ELEVATION - 0'-0" | = XXX.0 USGS |
| AVERAGE GRADE | = XXX.5 USGS |
| ROOF HEIGHT POINT - 35'-9" | = XXX.0 USGS |

20 5 0 10
1/8" = 1'-0"


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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

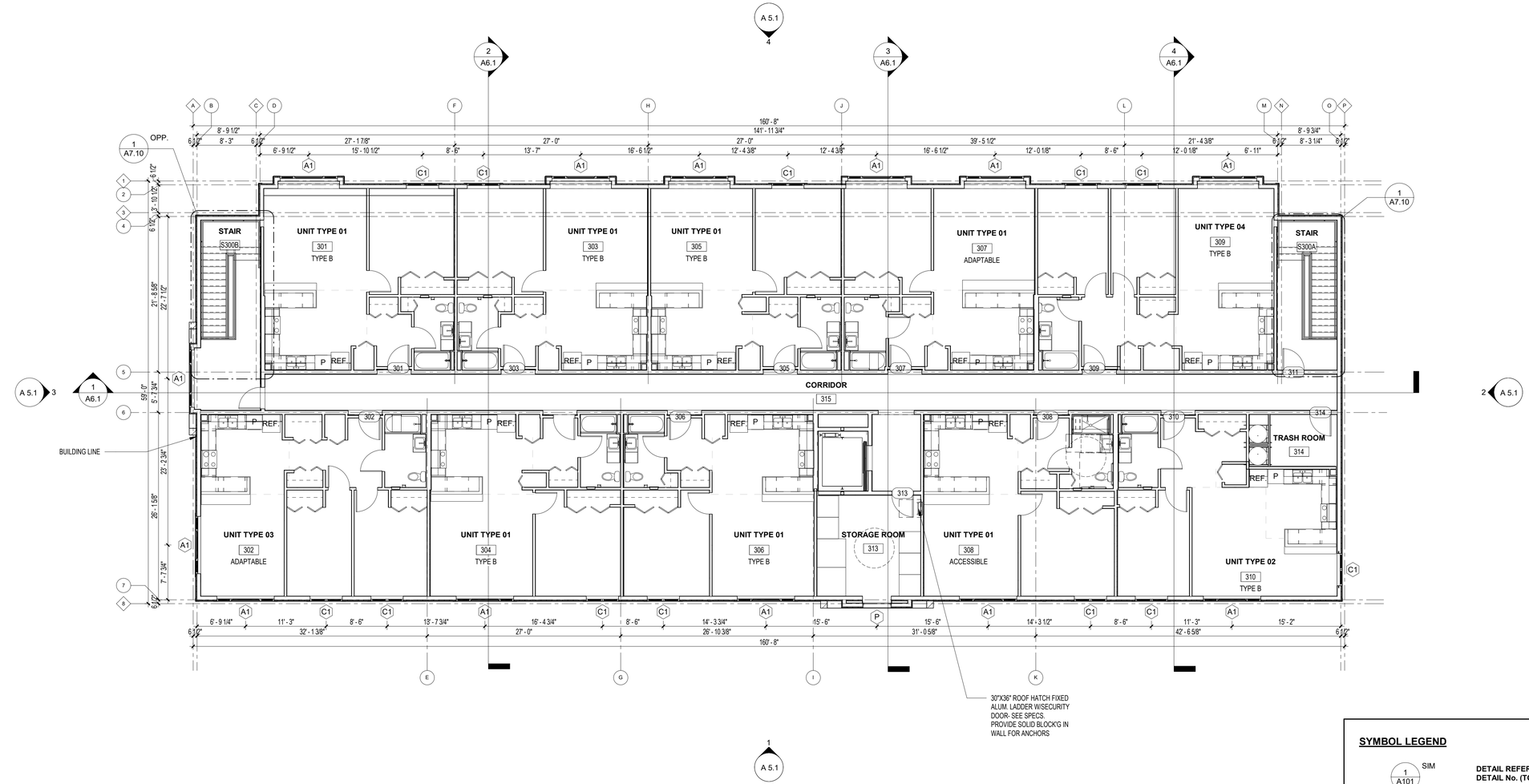
SECOND FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

A2.2

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N

1 THIRD FLOOR PLAN
1/8" = 1'-0"

**SYMBOL LEGEND**

- SIM 1 / A101 — **DETAIL REFERENCE/ ENLARGED PLAN**
  **DETAIL No. (TOP), SHEET No. (BOTTOM)**
- SIM 1 / A101 — **SECTION REFERENCE**
  **SECTION No. (TOP), SHEET No. (BOTTOM)**
- SIM 1 / A101 — **WALL SECTION REFERENCE**
  **SECTION No. (TOP), SHEET No. (BOTTOM)**
- 0 — **BUILDING COLUMN GRID LINE**
- 0 — **BUILDING PERIMETER COLUMN GRID LINE**
- 101 — **DOOR TAG**
- 1t — **WINDOW TAG**
- 1i — **PARTITION TYPE**

| | |
|---|---|
| FIRST FLOOR ELEVATION - 0'-0" | = XXX.0 USGS |
| AVERAGE GRADE | = XXX.5 USGS |
| ROOF HEIGHT POINT - 35'-9" | = XXX.0 USGS |

20 5 0 10
1/8" = 1'-0"

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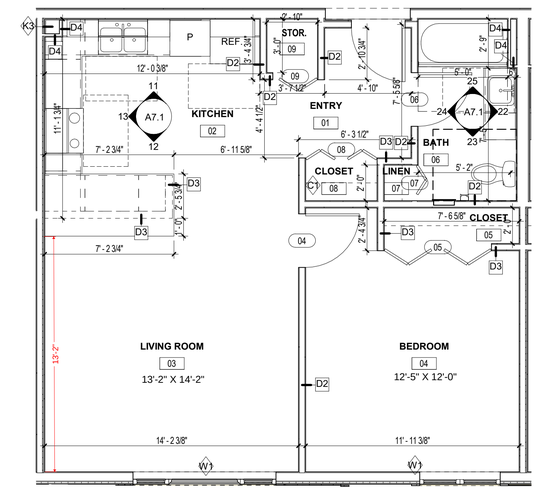
FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

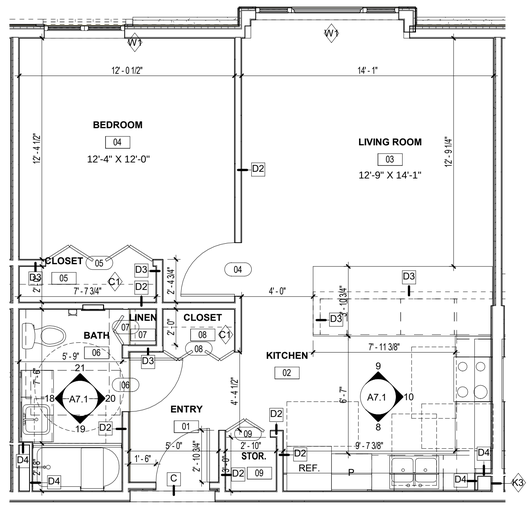
THIRD FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

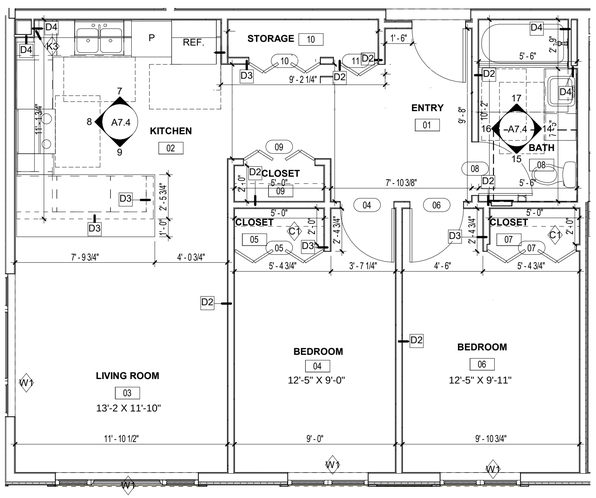
A2.3



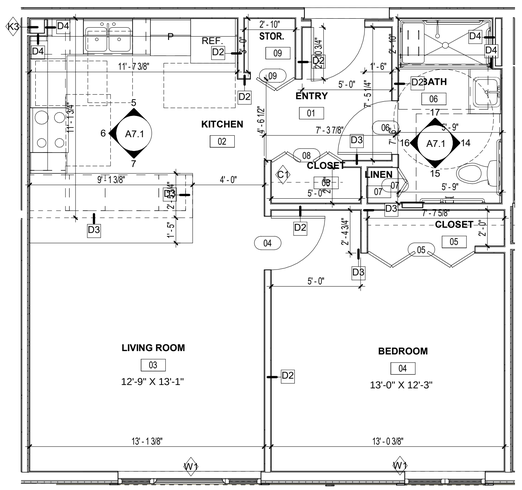

1 UNIT PLAN _ TYPE 01 - TYPE B — 668 NET SF
1/4" = 1'-0"
UNITS 101, 201, 208, 301, 306
UNITS (OPPOSITE HAND) 103, 303, UNIT 207 - SENSORY



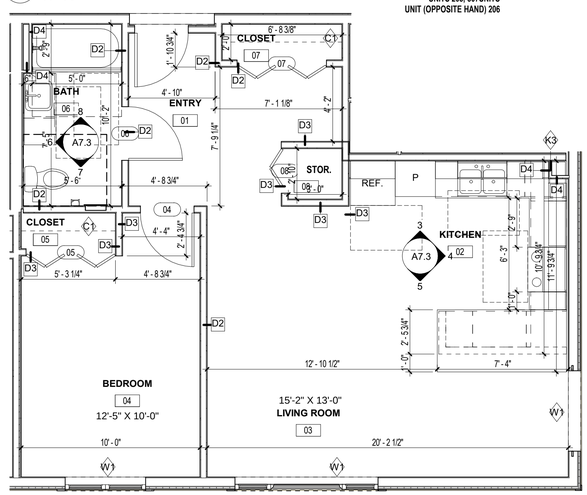

2 UNIT PLAN _ TYPE 01 - ADAPTABLE — 677 NET SF
1/4" = 1'-0"
UNITS 203, 307UNITS
UNIT (OPPOSITE HAND) 206



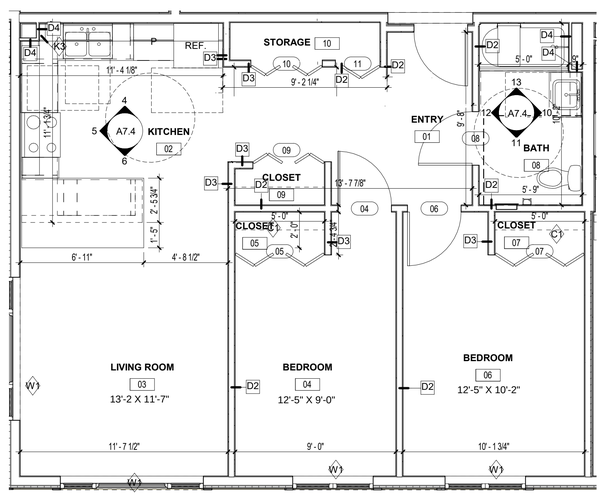

1 UNIT PLAN _ TYPE 03 - TYPE B — 798 NET SF
1/4" = 1'-0"
UNIT 102, 202



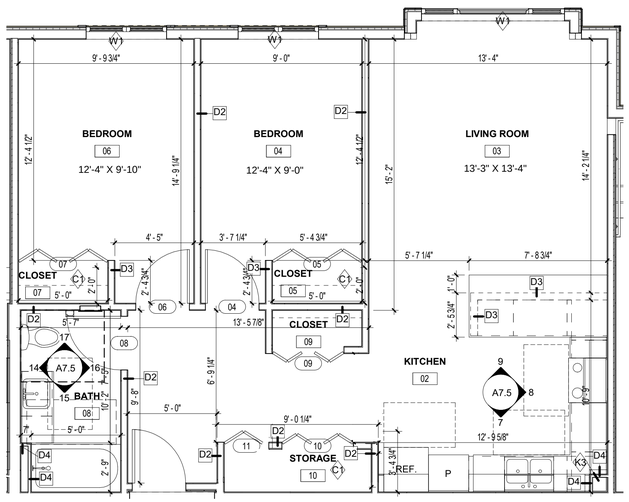

3 UNIT PLAN _ TYPE 01 - TYPE ACCESIBLE — 668 NET SF
1/4" = 1'-0"
UNIT 308



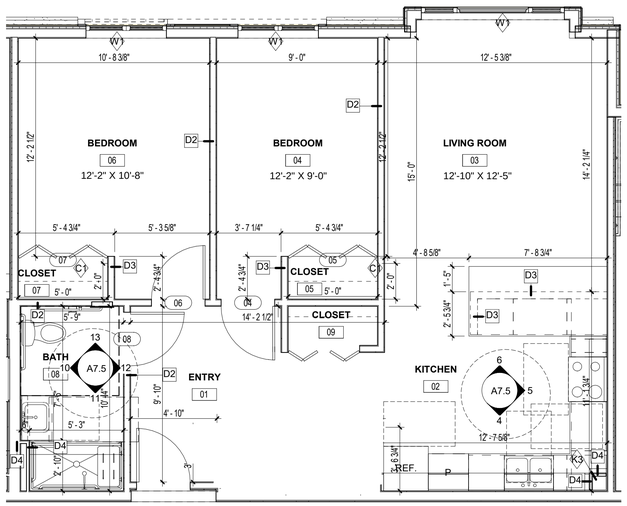

1 UNIT PLAN _ TYPE 02 - TYPE B — 673 NET SF
1/4" = 1'-0"
UNITS 210, 310




2 UNIT PLAN _ TYPE 03 - ADAPTABLE — 798 NET SF
1/4" = 1'-0"
UNIT 302 - ADAPTABLE




1 UNIT PLAN _ TYPE 04 - TYPE B — 842 NET SF
1/4" = 1'-0"
UNITS 309




2 UNIT PLAN _ TYPE 04 - ACCESSIBLE — 842 NET SF
1/4" = 1'-0"
UNITS 209 - ACCESSIBLE & SECTION 504

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FULLCIRCLE communities

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UNIT PLANS

JOB NUMBER 20-410
DATE 10.13.2023
REVISIONS:

A7.1

1 EAST VIEW

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DESIGN COMMISSION SUBMITTAL

REVISIONS:

# Grace Terrace

1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.03. 2023

A7.0

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fax 630.844.4987

Chicago
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Chicago, IL 60602
tel 312.641.3000
fax 312.444.4771

2 NORTH WEST VIEW

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FULL CIRCLE communities

# Grace Terrace

1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 11.03. 2023

REVISIONS:

DESIGN COMMISSION SUBMITTAL

A7.1

**Grace Terrace Neighborhood Meeting**

**Lutheran Church of the Cross - 2025 S Goebbert Rd, Arlington Heights, IL 60005**

**Tuesday, September 5, 2023 | 7-8:15 pm**

Number in Attendance – 15 (does not include Owner & Design Team)

Owner and Design Team Present:

- Jordan Bartle, Full Circle Communities (Developer)
- Emma O'Connor-Brooks, Full Circle Communities (Developer)
- Denise Reyes, Full Circle Communities (Developer)
- Rolando Negron Rodriguez, Full Circle Communities (Developer)
- Therese Thompson, Cordogan Clark (Architect)
- Zubair Ahamed, Cordogan Clark (Architect)

**Presentation:**

Denise Reyes and Emma O'Connor-Brooks gave an overview of the project location and development details. Therese Thompson and Zubair Ahamed gave an overview of the design of the project. Please see photo below taken during the presentation.



*Figure 1: Photo Taken During Presentation*

**Questions and Comments from Attendees and Answers Provided:**

Q: First, I admire the work that FCC does. Have we heard anything from the neighbors to the east?

A: We haven't heard anything from the neighbors about any issues so far. But we've taken into account the neighbors in our design by creating a buffer of parking and layered landscaping, and

also have a 6’ solid privacy fence. All neighbors within 1000’ of the property were invited to the neighborhood meeting.

Comment: Thanks for hosting the meeting. Clarified that neighbors in immediate vicinity got an invite to the meeting. Speaker is a member of the Task Force and talked about need and demand for PSH. Want to build on the other work they’ve done because there continues to be demand and long waitlists at the other PSH properties.

Q: Speaker has a daughter that lives in PSH and thinks it is good there will be more. She visited one of FCC’s other properties (Pearl Street Commons) and liked it. When will the construction be complete?

A: We’re estimating construction to be complete in the Spring of 2025. We have a great relationship with the Village of McHenry (where Pearl Street Commons is located) and they have asked us to develop another property in McHenry.

Q: Concerned for future residents regarding the proximity of the neighbor to the east (speaker struggles with mental health issues and paranoia; is concerned that the proximity may be an issue for future residents). Wants to make sure there will be security at the future property. Also, are there amenities nearby?

A: Clarified that there will be a 6’ solid privacy fence where the property is adjacent to residential zoning. There is also a 22’ minimum landscape buffer along with parking between our building and the nearest residential neighbor. There will also be staff during regular business, cameras with 24/7 access, and 24/7 emergency phone lines. There will be a secured entrance with key fob. There are nearby restaurants, grocery store, etc. (referenced the nearby Starbucks, Chipotle, Panera & Jewel-Osco).

Q: Will the property have an outside smoking area?

A: Not on the current design but we are considering adding one.

Q: Will the kitchens have dishwashers?

A: No.

Q: Is it easier to get into the building with a housing voucher?

A: The tenant doesn’t need their own voucher. All the units have vouchers so the people that move in get to benefit from that. So the tenant doesn’t need to seek out their own subsidy.

Q: Are all the units wheelchair accessible?

A: All the units will have a range of Universal Design features. 8 units will be fully accessible and the rest have accessible and adaptable features. We want to provide a range of accommodations because it is disability neutral. All units are adaptable and can be made more accessible.

Q: Once the units are fully occupied how long do tenants typically live at the property?
A: Housing is permanent, not temporary (all tenants have leases). We generally don't see a lot of turnover because people make the units their home.

Q: Is there a way residents can give feedback on the services they receive?
A: Yes, our services team conducts annual surveys and bi-annual focus groups to ensure services meet our residents' needs and goals.

Q: Is it a pet friendly building?
A: Yes, the building will be pet friendly.

Q: Is there a preference for a type of disability?
A: No, the building will be disability neutral.

Q: What defines a disability in order to live there?
A: ADA federal definition applies: "An individual with a disability is defined by the ADA as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment."

Q: Will we be doing solar panels?
A: Not in our design now but we can look into the possibility.

**Open House:**

After the Q&A portion, there was a brief (~15 minute) open house, where attendees had the opportunity to look at design boards more closely. Included on the boards were three different color options for attendees to be able to vote with sticker dots for their preferred scheme (attendees preferred the scheme that was submitted to the Village of Arlington Heights for Design Review/Option 1). Attendees were also given the opportunity to leave any additional feedback on a board with post-its. Only one post-it note was received. Please reference photos below for the open house portion.

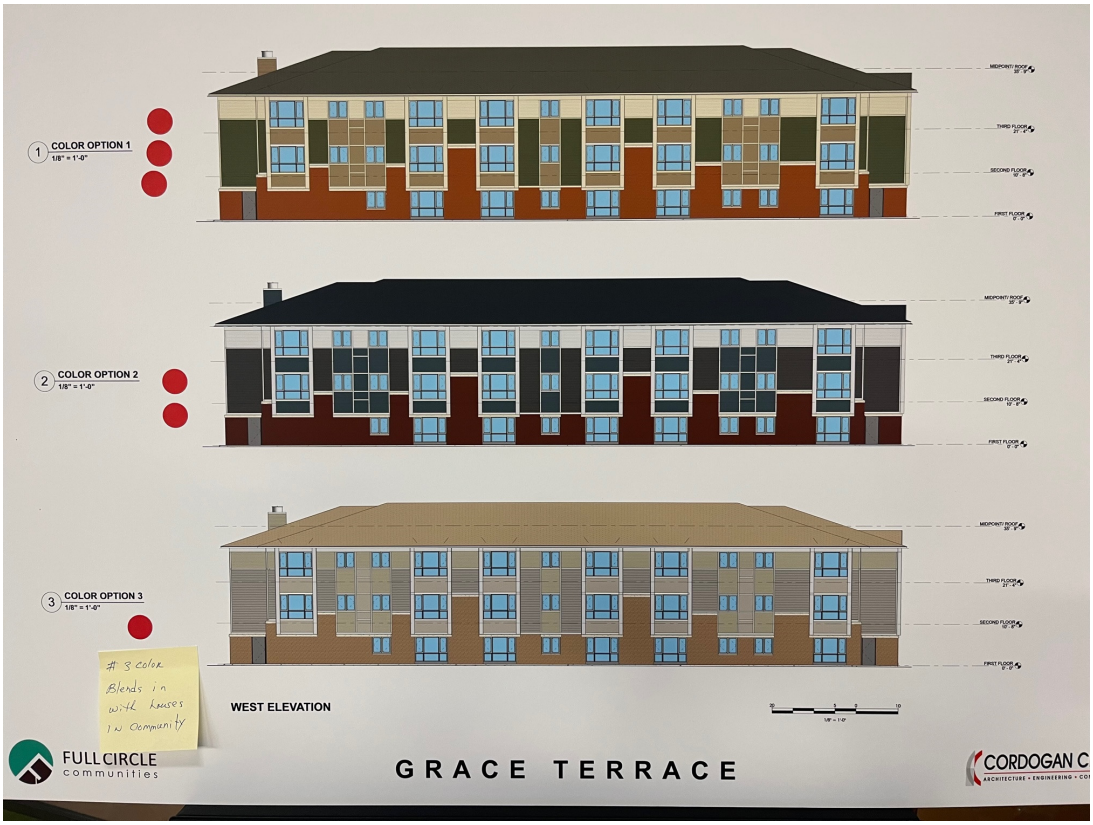



*Figure 2: Color Options for Residents to Vote for their Favorite Color Scheme*

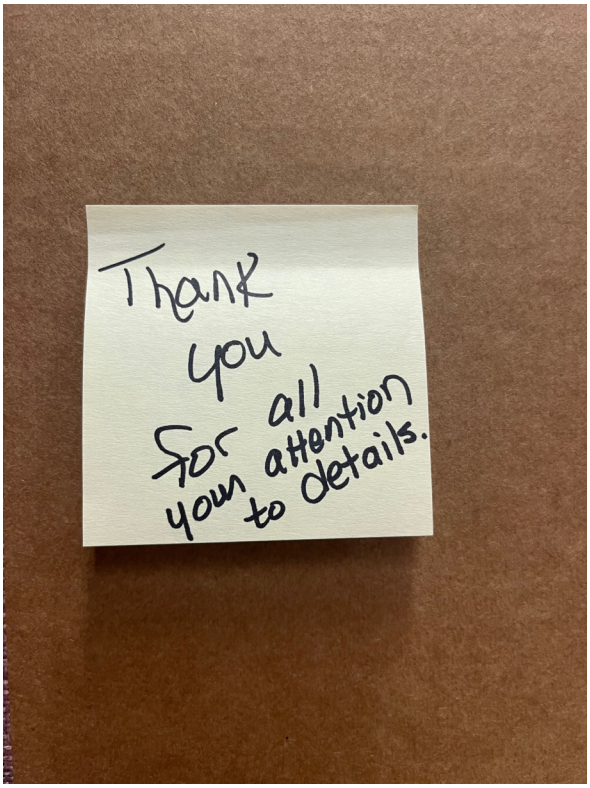



*Figure 3: Note left from Attendee on the "Feedback" Board*




*Figure 4: Boards on Display During the Open House*

# ALTA/NSPS LAND TITLE SURVEY

## TITLE NOTES

1. TITLE SERVICES MIDWEST LLC FILE 213140 WITH AN EFFECTIVE DATE OF MAY 18, 2023, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

2. SCHEDULE B, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

3. SCHEDULE B, ITEM 2: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND

4. SCHEDULE B, ITEM 3: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

5. SCHEDULE B, ITEMS 4–10: NOT SURVEY RELATED.

6. SCHEDULE B, ITEM 11: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS.

7. SCHEDULE B, ITEM 12: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISION AND RESTRICTIONS CONTAINED IN AN EASEMENT GRANT FOR A STORMWATER PIPE, PIPELINE AND EQUIPMENT AS GRANTED IN SAID EASEMENT GRANT RECORDED APRIL 20, 1992 AS DOCUMENT 92295456. AS SHOWN HEREON.

8. SCHEDULE B, ITEM 13: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE PLAT OF EASEMENT GRANTING CROSS ACCESS, SANITARY SEWER AND PUBLIC SIDEWALK AS GRANTED ON THE PLAT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429027. AS SHOWN HEREON.

9. SCHEDULE B, ITEM 14: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE EASEMENT AGREEMENT GRANTING ACCESS, EMERGENCY ACCESS, PUBLIC UTILITY, SANITARY EASEMENTS AS GRANTED IN THE AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT 1632342089. AS SHOWN HEREON, SEE DOCUMENT FOR PROVISION PARTICULARS.

10. SCHEDULE B, ITEM 15: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ONSITE UTILITY & MAINTENANCE AGREEMENT FOR MAINTAINING THE INSTALLED PRIVATE WATERMAIN, STORM SEWERS, UTILITIES AS ITEMIZED BY VILLAGE CODE AND THE PRIVATE ROADS AND PARKING AREAS WITHIN THE LIMITS OF THE PROPERTY AS DESCRIBED IN AGREEMENT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429026. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

11. SCHEDULE B, ITEM 16: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE AND ARLINGTON MEDICAL PARTNERS DEFINING REDEVELOPMENT OF THE CURRENT SITE, CONSTRUCTION COMMENCEMENT, FINANCING, MEETINGS, RESTRICTIONS AND ADDITIONAL COVENANTS, VILLAGE OBLIGATIONS, COVENANTS AND AGREEMENTS AND TIF ESCROW AMONG OTHER ITEMS AS CONTAINED IN THE ORDINANCE RECORDED FEBRUARY 13, 2008 AS DOCUMENT 0804431054. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

12. SCHEDULE B, ITEM 17: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE FOLLOWING ORDINANCES:
    AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDING THE ZONING ORDINANCE AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 26, 1988 AS DOCUMENT 88084275. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT 0020478159. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE REPEALING ORDINANCE NUMBER 88–03, GRANTING PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT AND CERTAIN VARIATIONS, AS CONTAINED IN ORDINANCE RECORDED MARCH 10, 2006 AS DOCUMENT 0606934062. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE FROM R–1 TO OT AS CONTAINED IN ORDINANCE RECORDED MAY 18, 2007 AS DOCUMENT 0713822004. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429024. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 13–063 AND GRANTING A VARIANCE, GRANTING PRELIMINARY AND APPROVAL OF THE PUD AND A PRELIMINARY PLAT OF SUBDIVISION, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 21, 2017 AS DOCUMENT 1705213033. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS

13. SCHEDULE B, ITEM 18: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS:
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING ARLINGTON HEIGHTS ROAD STUDY AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 25, 1974 AS DOCUMENT 22858283. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE OFFICIAL THOROUGHFARE PLAN AS CONTAINED IN ORDINANCE RECORDED MARCH 21, 1984 AS DOCUMENT 27012786. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY AMENDING THE LAND USE DESIGNATION AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429023. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE 2018 SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR PLAN AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 14, 2018 AS DOCUMENT 1825745016. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

14. SCHEDULE B, ITEM 19: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN NOTICES OF PROPOSED ANNEXATIONS AND ANNEXATIONS:
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836932. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836933. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836935. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836936. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836937. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837003. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837004. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE COMMISSIONERS OF HIGHWAYS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023277. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023278. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
    AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023279. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

15. SCHEDULE B, ITEMS 20–28: NOT SURVEY RELATED.

## SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.

4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.

6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.

7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE **WAS NOT** COVERED BY SNOW.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E.. AT 811.

9. THE SURVEYED PROPERTY IS ARE VACANT PARCELS WITH NO POSTED ADDRESS. (TABLE A, ITEM 2).

10. SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. (TABLE A, ITEM 3)

11. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R–1 "ONE FAMILY DWELLING DISTRICT" AND O–T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)

12. THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 675 FEET SOUTH OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND NOYES STREET. (TABLE A, ITEM 14)

13. ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

## LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

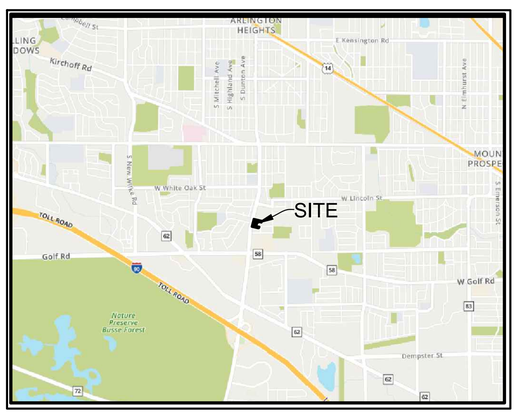
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR EMERGENCY ACCESS AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR INGRESS, EGRESS AND ACCESS FOR FIRE TRUCKS FROM ARLINGTON HEIGHTS ROAD IN THE EVENT OF AN EMERGENCY THROUGH THE "EMERGENCY ACCESS AREA" AS DESCRIBED AND DEPICTED IN EXHIBIT D OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 165.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 20 MINUTES 05 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 37.00 FEET TO A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 59.00 FEET; THENCE NORTH 13 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.00 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
PERMANENT, NON–EXCLUSIVE APPURTENANT EASEMENT FOR WATER MAIN AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR TAPPING ONTO, INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING WATER MAINS ON, OVER, UNDER AND ACROSS "WATER MAIN EASEMENT AREA"AS DESCRIBED AND DEPICTED IN EXHIBIT E OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 188.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.50 FEET TO A LINE BEING 15.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 11.50 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING




LOCATION MAP

NOT TO SCALE

## CURRENT P.I.N.:

08–10–300–012
08–10–300–056
08–09–401–003
08–09–401–014
08–09–401–015
08–09–401–016
08–09–401–022

## PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

## SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

## BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88–GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88–GEOID 18

## FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIG

# ALTA/NSPS LAND TITLE SURVEY

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

## CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

## PARKING SUMMARY

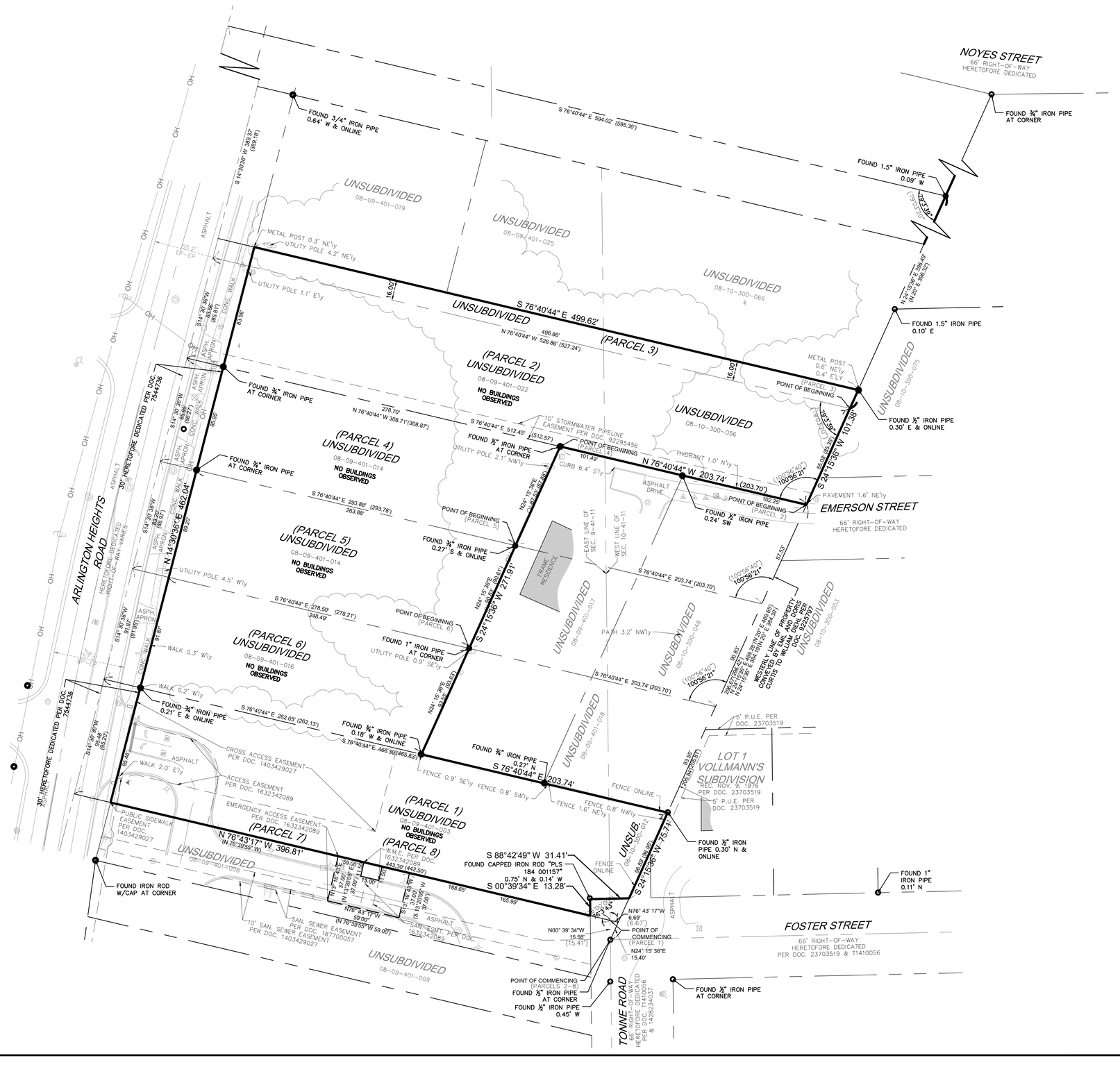
PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

## SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

## LEGEND

- BOUNDARY LINE =
- R.O.W. LINE =
- EASEMENT LINE =
- PAVEMENT LINE =
- CURB & GUTTER =
- CONCRETE SIDEWALK =
- SANITARY LINE =
- STORM LINE =
- WATERMAIN LINE =
- FOUND IRON ROD OR PIPE =
- EX. SANITARY MANHOLE =
- EX. STORM MANHOLE =
- EX. INLET =
- EX. HYDRANT =
- EX. VALVE BOX =
- EX. GAS VALVE =
- EX. TELEPHONE HANDHOLE = TH
- EX. ELECTRIC HANDHOLE = EH
- EX. ELECTRIC TRANSFORMER = ET
- EX. ELECTRIC JUNCTION BOX = EJB
- EX. LIGHT POLE =
- EX. BOLLARD =
- EX. SIGN =
- EX. CONCRETE =
- EX. BUILDING =
- MEASURED INFORMATION = XXX.XX
- RECORD INFORMATION = (XXX.XX)
- EDGE OF PAVEMENT = EP
- PUBLIC UTILITY EASEMENT = P.U.E.


NOYES STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 3/4" IRON PIPE 0.64' W & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
S 76°40'44" E 594.02' (595.30')
FOUND 1.5" IRON PIPE 0.09' W
FOUND 1.5" IRON PIPE 0.10' E
FOUND 1/2" IRON PIPE 0.30' E & ONLINE
EMERSON STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
FOUND 1/2" IRON PIPE 0.24' SW
PAVEMENT 1.6' NE'ly
ARLINGTON HEIGHTS ROAD
HERETOFORE DEDICATED
RIGHT-OF-WAY VARIES
20' HERETOFORE DEDICATED PER DOC. 7544736
30' HERETOFORE DEDICATED PER DOC. 7544736
UNSUBDIVIDED
08-09-401-019
UNSUBDIVIDED
08-09-401-025
UNSUBDIVIDED
08-10-300-066
UNSUBDIVIDED
08-10-300-075
UNSUBDIVIDED
08-10-300-056
UNSUBDIVIDED
08-09-401-017
UNSUBDIVIDED
08-10-300-048
UNSUBDIVIDED
08-10-300-053
UNSUBDIVIDED
08-09-401-018
UNSUBDIVIDED
08-10-300-012
UNSUBDIVIDED
08-09-401-009
(PARCEL 2)
UNSUBDIVIDED
08-09-401-022
NO BUILDINGS OBSERVED
(PARCEL 3)
(PARCEL 4)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 5)
UNSUBDIVIDED
08-09-401-014
NO BUILDINGS OBSERVED
(PARCEL 6)
UNSUBDIVIDED
08-09-401-016
NO BUILDINGS OBSERVED
(PARCEL 7)
(PARCEL 8)
W.I.E. PER DOC. 1632342089
(PARCEL 1)
UNSUBDIVIDED
08-09-401-003
NO BUILDINGS OBSERVED
S 76°40'44" E 499.62'
N 76°40'44" W 526.86' (527.24')
S 76°40'44" E 512.45' (512.57')
N 76°40'44" W 308.71'(308.87')
N 76°40'44" W 203.74'
(203.70')
S 24°15'36" W 101.38'
S 14°30'36" W 389.37' (389.16')
N 14°30'36" E 462.04'
S 76°40'44" E 293.88' (293.78')
S 76°40'44" E 278.50' (278.21')
S 76°40'44" E 262.65' (262.13')
S 76°40'44" E 466.39'(465.83')
S 24°15'36" W 271.91'
S 24°15'36" W 75.74'
N 76°43'17" W 396.81'
(N 76°39'55" W 397.00')
S 88°42'49" W 31.41'
FOUND CAPPED IRON ROD "PLS 184 001157"
0.75' N & 0.14' W
S 00°39'34" E 13.28'
N 00° 39' 34"W 15.58' (15.41')
N76° 43' 17"W 6.69' (6.67')
POINT OF BEGINNING (PARCEL 1)
POINT OF BEGINNING (PARCEL 2)
POINT OF BEGINNING (PARCEL 3)
POINT OF BEGINNING (PARCEL 5)
POINT OF BEGINNING (PARCEL 6)
POINT OF COMMENCING (PARCEL 1)
POINT OF COMMENCING (PARCELS 2-8)
FOUND 3/4" IRON PIPE 0.27' S & ONLINE
FOUND 1" IRON PIPE AT CORNER
UTILITY POLE 0.9' SE'ly
FOUND 3/4" IRON PIPE 0.18' W & ONLINE
FOUND 3/4" IRON PIPE 0.21' E & ONLINE
FOUND 3/4" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE
FOUND 1/2" IRON PIPE AT CORNER
FOUND 1/2" IRON PIPE 0.45' W
FOUND 1/2" IRON PIPE 0.30' N & ONLINE
FOUND IRON ROD W/CAP AT CORNER
FOUND 1" IRON PIPE 0.11' N
FOUND 1/2" IRON PIPE AT CORNER
METAL POST 0.3' NE'ly
UTILITY POLE 4.2' NE'ly
UTILITY POLE 1.1' E'ly
METAL POST 0.6' NE'ly 0.4' E'ly
UTILITY POLE 2.1' NW'ly
HYDRANT 1.0' N'ly
CURB 6.4' S'ly
UTILITY POLE 4.5' W'ly
PATH 3.2' NW'ly
WALK 0.3' W'ly
WALK 0.2' W'ly
WALK 2.0' E'ly
FENCE 0.9' SE'ly
FENCE 0.8' SW'ly
FENCE 1.6' NE'ly
FENCE 0.8' NW'ly
FENCE ONLINE
FRAME RESIDENCE
ASPHALT DRIVE
ASPHALT
CONC. WALK
ASPH. APRON
EP-EP
OH
10' STORMWATER PIPELINE EASEMENT PER DOC. 92395456
CROSS ACCESS EASEMENT PER DOC. 1403429027
ACCESS EASEMENT PER DOC. 1632342089
EMERGENCY ACCESS EASEMENT PER DOC. 1632342089
PUBLIC SIDEWALK EASEMENT PER DOC. 1403429027
10' SAN. SEWER EASEMENT PER DOC. 1870000057
10' SAN. SEWER EASEMENT PER DOC. 1403429027
SAN. ESMT. PER DOC. 1632342089
5' P.U.E. PER DOC. 23703519
LOT 1 VOLLMANN'S SUBDIVISION
REC. NOV. 9, 1976
PER DOC. 23703519
5' P.U.E. PER DOC. 23703519
FOSTER STREET
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. 23703519 & T1410056
TONNE ROAD
66' RIGHT-OF-WAY
HERETOFORE DEDICATED
PER DOC. T1410056 & 1428234037
EAST LINE OF SEC. 9-41-11
WEST LINE OF SEC. 10-41-11
WESTERLY LINE OF PROPERTY CONVEYED BY EMIL AND IRMA DEAL PER DOC. 2329787 CURTS TO MILIANI DEAL PER DOC. 2329787
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
(100°56'40") 100°56'21"
N24°15'36"E 396.48' (N 24° 15' E 396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 271.91' (271.91')
N24°15'36"E 396.48' (396.52')
N24°15'36"E 15.40'
N24°15'36"E 15.40'
N24°15'36"E 15.40'

# ALTA/NSPS LAND TITLE SURVEY

## CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

## PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

## SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

## BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88-GEOID 18

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS





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FULL CIRCLE COMMUNITIES
ARLINGTON HEIGHTS, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO: 220019
PM: SJP
DATE: 09/07/22
SCALE: 1" =40'

SHEET NUMBER
3 OF 3

FINAL ENGINEERING FOR

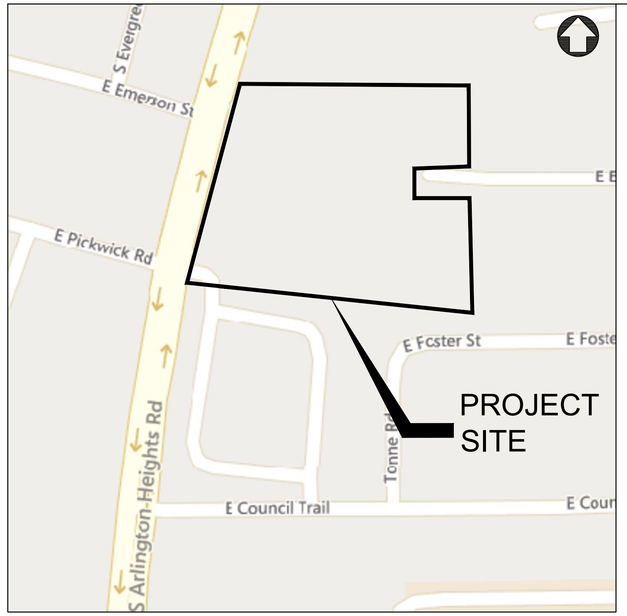
# GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS IL, 60005

## INDEX OF SHEETS


| Sheet Number | Sheet Title |
|---|---|
| C0.0 | SITE LOCATION MAP & CIVIL LEGEND |
| C0.1 | GENERAL NOTES & SPECIFICATIONS |
| C1.0 | EXISTING CONDITIONS & DEMOLITION PLAN |
| C2.0 | SITE LAYOUT PLAN |
| C2.1 | ROAD STRIPING PLAN |
| C3.0 | SITE GRADING PLAN |
| C3.1 | IDOT DETAILED GRADING PLAN |
| C3.1 | SOIL EROSION & SEDIMENT CONTROL PLAN |
| C3.2 | SOIL EROSION & SEDIMENT CONTROL DETAILS |
| C3.3 | SOIL EROSION & SEDIMENT CONTROL DETAILS |
| C4.0 | SITE UTILITY PLAN |
| C4.1 | SANITARY PROFILE STA 0+00 TO 4+28 |
| C5.0 | CONSTUCTION DETAILS |
| C5.1 | CONSTUCTION DETAILS |
| C5.2 | CONSTUCTION DETAILS |
| C5.3 | CONSTUCTION DETAILS |
| C5.4 | CONSTRUCTION DETAILS |
| C5.5 | CONSTRUCTION DETAILS |


## LOCATION MAP




SECTION 9, TOWNSHIP 41N, RANGE 11E

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- TV — CABLE LINE
- OH — OVERHEAD UTILITY LINE
- T — COMMUNICATION LINE
- FO — FIBER OPTIC LINE
- X — FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FO — FIBER OPTIC BOX
- FP — FIBER OPTIC PEDESTAL
- TV — CABLE PEDESTAL
- T — PHONE PEDESTAL
- E — ELECTRIC PEDESTAL
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

PROPOSED LEGEND

- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- HEAVY DUTY PCC SIDEWALK
- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- X — FENCE
- STORM STRUCTURE
- DOWNSPOUT CONNECTION
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 100.00 TW — TOP OF SIDEWALK GRADE
- 100.00 TC — TOP OF CURB GRADE
- 100.00 P — PAVEMENT GRADE
- 100.00 G — GROUND GRADE
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

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CAGE CIVIL ENGINEERING


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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

SHEET TITLE

SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER

C0.0

1 OF 18

**GENERAL REQUIREMENTS:**

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

**EXISTING TOPOGRAPHY:**

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

**SITE DEMOLITION:**

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

**SITE LAYOUT:**

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

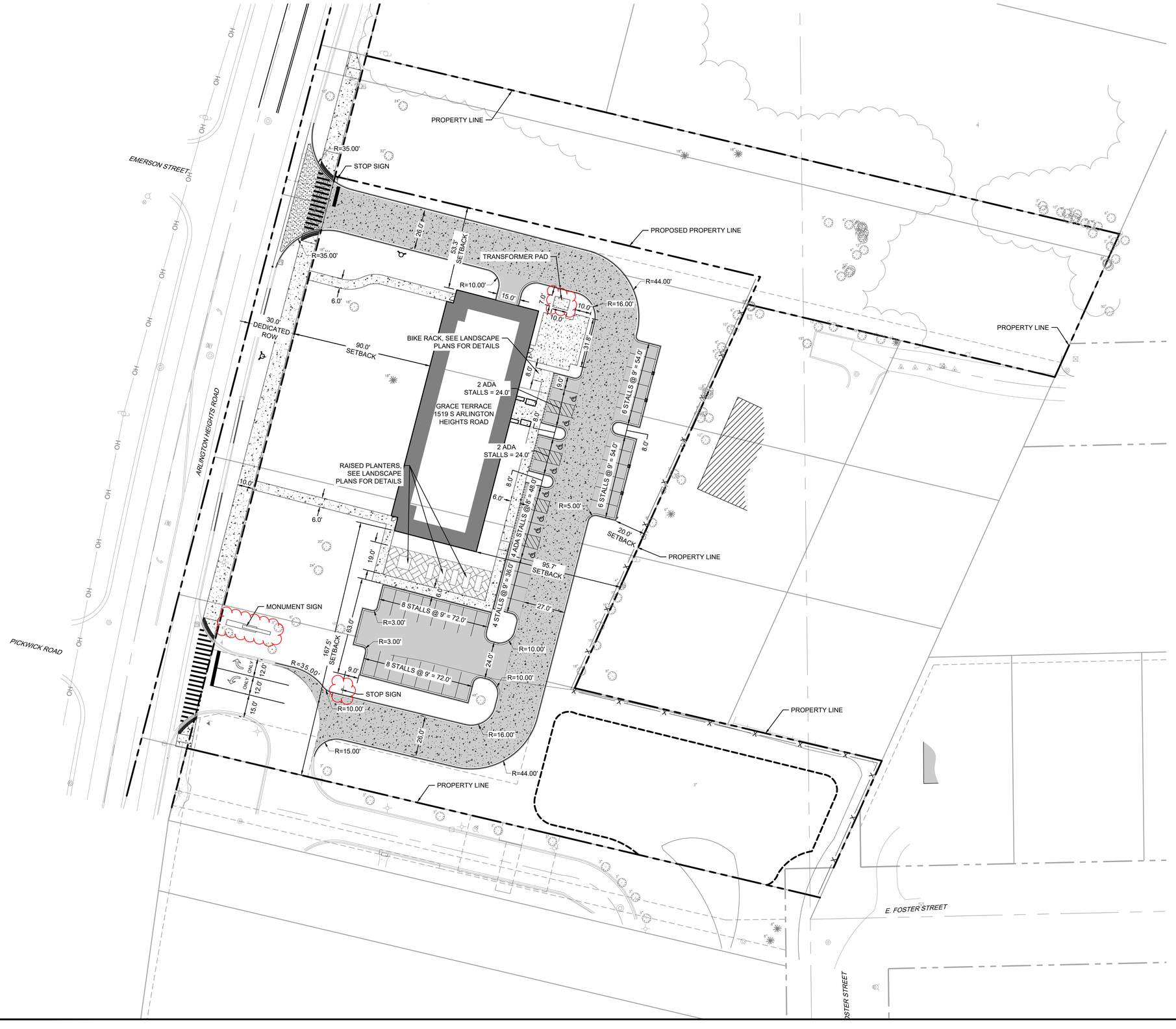
**SITE GRADING AND EROSION CONTROL:**

1. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
2. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
3. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
5. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
6. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
10. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
11. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
12. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
13. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
14. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
16. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
17. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
18. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

**SITE UTILITIES:**

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. VILLAGE OF ARLINGTON HEIGHTS OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. TYPE 1 CLOSED LID = NEENAH R-1713
      b. TYPE 1 OPEN LID = NEENAH R-2504
      c. TYPE 3 = NEENAH R-3281-A
      d. DITCH GRATE = NEENAH R-4342
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
    A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
    B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
    C. JOINTS - ASTM D 3212
    D. BEDDING - CLASS II, ASTM 2321
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
18. FOR ALL WATERMAIN CONSTRUCTION:
    A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PI


EX. POST (TO REMAIN)
EX. POWER POLE (TO REMAIN)
SAWCUT, FULL DEPTH (TYP)
EX. POWER POLE & ELECTRIC JUNCTION BOX (TO REMAIN)
EX. ST MH RIM=705.28 INV=696.96 18" RCP-N INV=697.43 15" RCP-S INV=698.74 12" RCP-SE (TO REMAIN)
EX. TREE (TO REMAIN)
EX. TREELINE (TO REMAIN)
EX. POWER POLE (TO REMAIN)
EX. TREE (TO REMAIN)
EX. ST MH RIM=704.87 INV=701.40 12" RCP-E (TO REMAIN)
EX. PHONE HOLE (TO REMAIN)
EX. WATER VALVE (TBR)
EX. SIGN (TBR)
EX. POWER POLE (TO BE RELOCATED, BY OTHERS)
EX. TREE (TBR)
EX. V.V. RIM=705.68 (TO REMAIN)
EX. TELEPHONE PEDESTAL (TBR, BY OTHERS)
EX. TRAFFIC SIGNAL BOX (TO REMAIN)
EX. HYDRANT (TBR)
EX. TREE (TO REMAIN)
EX. ST MH RIM=707.26 INV=700.66 15" RCP-N INV=701.11 12" RCP-S INV=701.16 15" RCP-SW (TO REMAIN)
EX. C&G (TBR)
EX. OVERHEAD ELECTRIC (TO BE RELOCATED, BY OTHERS)
EX. ST MH RIM=706.98 INV=703.03 15" RCP NE (TO REMAIN)
EX. 12" MH (TO REMAIN)
EX. TREE (TO REMAIN)
EX. C&G (TBR)
EX. ST MH RIM=706.95 (TO REMAIN)
EX. POWER POLE (TO BE RELOCATED, BY OTHERS)
EX. C&G (TBR)
EX. TREES (TO REMAIN)
EX. LIGHTPOLE (TO REMAIN)
EX. SAN MH RIM=707.63 INV=692.60 15" PVC N-S (TO REMAIN)
EX. C&G (TBR)
EX. SIGN (TO REMAIN)
EX. TREES (TO REMAIN)
SAWCUT, FULL DEPTH (TYP)
EX. C&G (TBR)
EX. SIGN (TO REMAIN)
EX. PHONE HOLE (TO REMAIN)
EX. GROUND LIGHT (TO REMAIN)
EX. SAN MH RIM=706.67 INV=691.13 15" PVC N-E (TO REMAIN)
SAWCUT, FULL DEPTH (TYP)
EX. LIGHTPOLE (TO REMAIN)
EX. LIGHTPOLE (TO REMAIN)
EX. LIGHT POLE (TO REMAIN)
EX. SAN MH RIM=705.31 INV=689.26 15" PVC E-W (TO REMAIN)
EX. TREE LINE (TBR)
EX. TREES (TBR)
EX. TREE (TBR)
EX. TREES (TO REMAIN)
EX. TREES (TBR)
EX. TREE (TBR)
EX. TREES (TBR)
EX. TREES (TO REMAIN)
EX. TREES (TBR)
EX. TREES (TO REMAIN)
EX. TREES (TBR)
EX. TREES (TO REMAIN




## PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVERS, SEE LANDSCAPE PLAN FOR DETAILS
- PCC SIDEWALK
- HEAVY DUTY PCC SIDEWALK

PARKING SUMMARY

| | |
|---|---|
| STANDARD STALLS | 33 |
| ADA STALLS | 8 |
| TOTAL STALLS | 41 |


2200 CABOT DRIVE
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LISLE, IL 60532
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CAGE CIVIL ENGINEERING


THOMAS S. PETERMAN
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STATE OF ILLINOIS

REVISIONS


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FULL CIRCLE COMMUNITIES

# GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

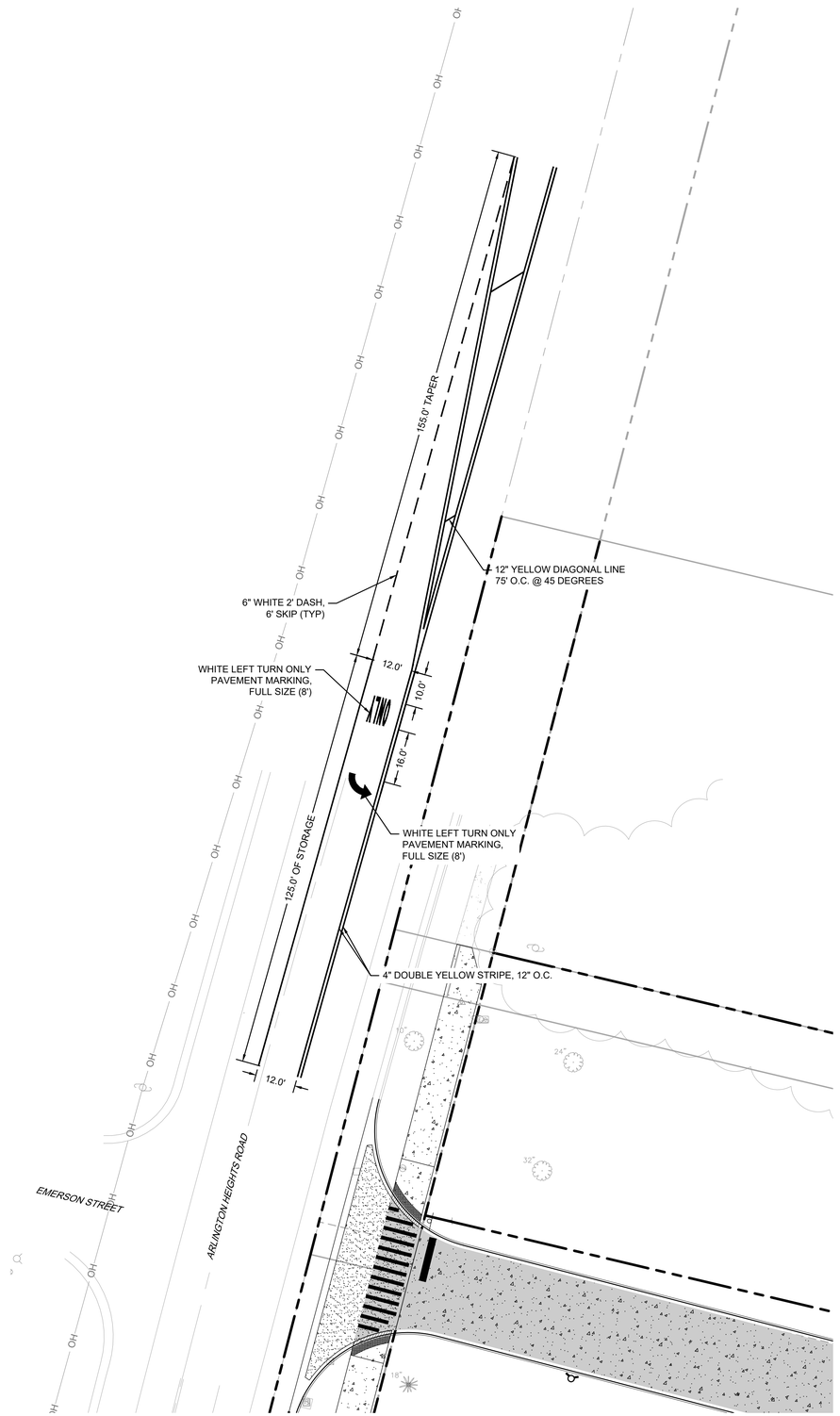
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SITE LAYOUT PLAN

0 98.4252 196.8504
98.4252' (HORIZONTAL)

SHEET NUMBER
C2.0
4 OF 18




## PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK


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# GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

811 JULIE CALL BEFORE YOU DIG 811

0 20' 40 '
1" = 20' (HORIZONTAL)

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
ROAD STRIPING PLAN

SHEET NUMBER
C2.1
5 OF 18

DETENTION SUMMARY:

GRACE TERRACE ALLOWABE RELEASE RATE=0.45CFS
AUTUM LEAVES RELEASE ALLOWABLE RELEASE RATE =0.60CFS
**TOTAL ALLOWABLE RELEASE RATE=1.05CFS**
**TOTAL ACTUAL RELEASE RATE=1.05CFS**

DETENTION VOLUME REQUIRED GRACE TERRACE =0.87ACRE-FT (MWRD, MORE RESTRICTIVE)
DETENTION VOLUME REQUIRED AUTUM LEAVES =1.20ACRE-FT (RECORD DOCUMENTS)
**TOTAL DETENTION VOLUME REQUIRED =2.07ACRE-FT**

DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=0.86ACRE-FT
DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=1.21ACRE-FT (RECORD DOCUMENTS)
**TOTAL DETENTION VOLUME PROVIDED=2.07ACRE-FT**

MAXIMUM RESTRICTOR DIAMETER =3.98IN
**ACTUAL RESTRICTOR DIAMETER =3.97IN**

GRACE TERRACE
1519 S ARLINGTON HEIGHTS ROAD
F.F. = 707.70

DRY BOTTOM DETENTION BASIN
HWL = 702.3
OVERFLOW = 702.8 ON AUTUM LEAVES PROPERTY

EXPAND OVERFLOW TO 42.00'
ELEV REMAIN AT 702.8
SEE DETAIL

30" WIDE OVERFLO
ELEV=702.8

EXISTING SANITARY MANH.

EMERSON STREET
ARLINGTON HEIGHTS ROAD
PICKWICK ROAD
E. FOSTER STREET

## GRADING LEGEND

- DRAINAGE ARROW
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR


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# GRACE TERRACE

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ARLINGTON HEIGHTS, IL

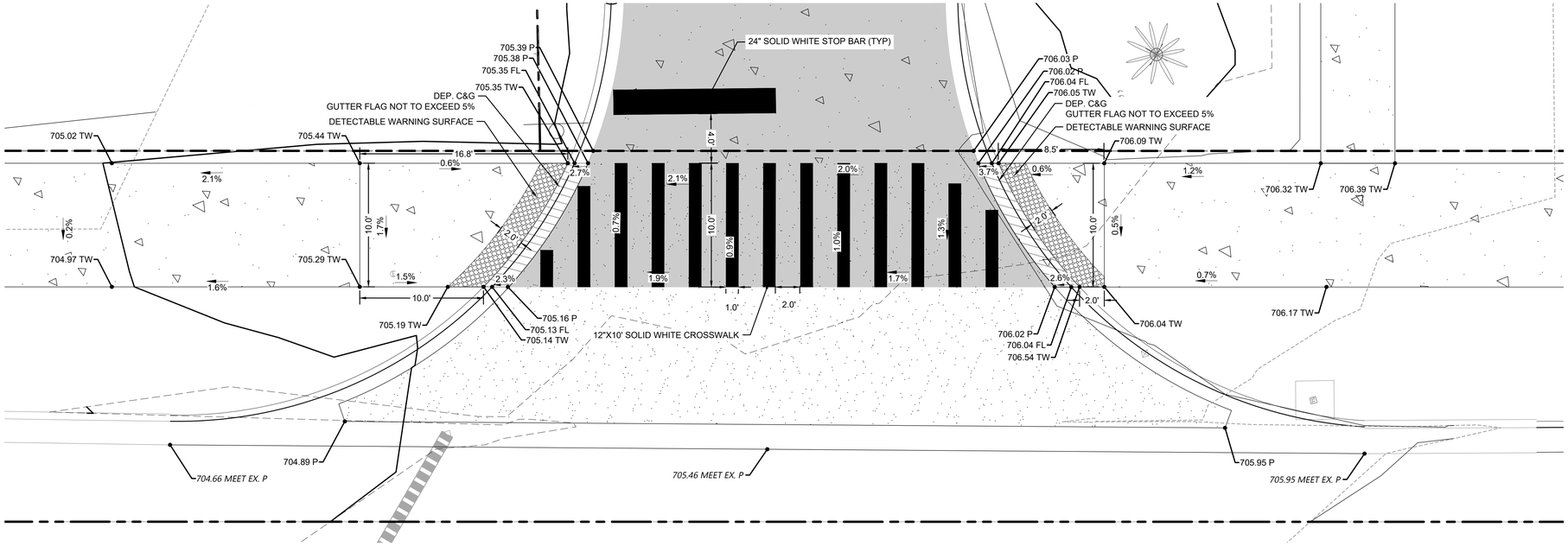
JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

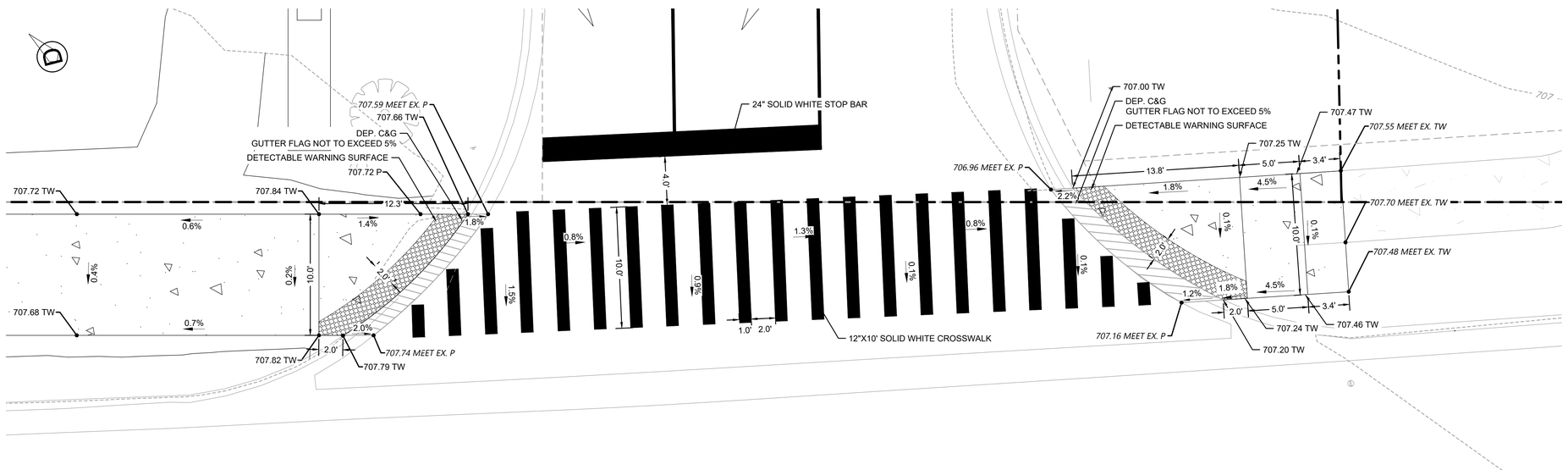
PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C3.0
6 OF 18




**IDOT ADA DETAIL - 1**
**1" = 5'**




**IDOT ADA DETAIL - 2**
**1" = 5'**

## GRADING LEGEND

- 1.0% — DRAINAGE ARROW
- 100.00 P — SPOT ELEVATION
- 700 — PROPOSED MAJOR CONTOUR
- 701 — PROPOSED MINOR CONTOUR
- 700 — EXISTING MAJOR CONTOUR
- 701 — EXISTING MINOR CONTOUR


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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

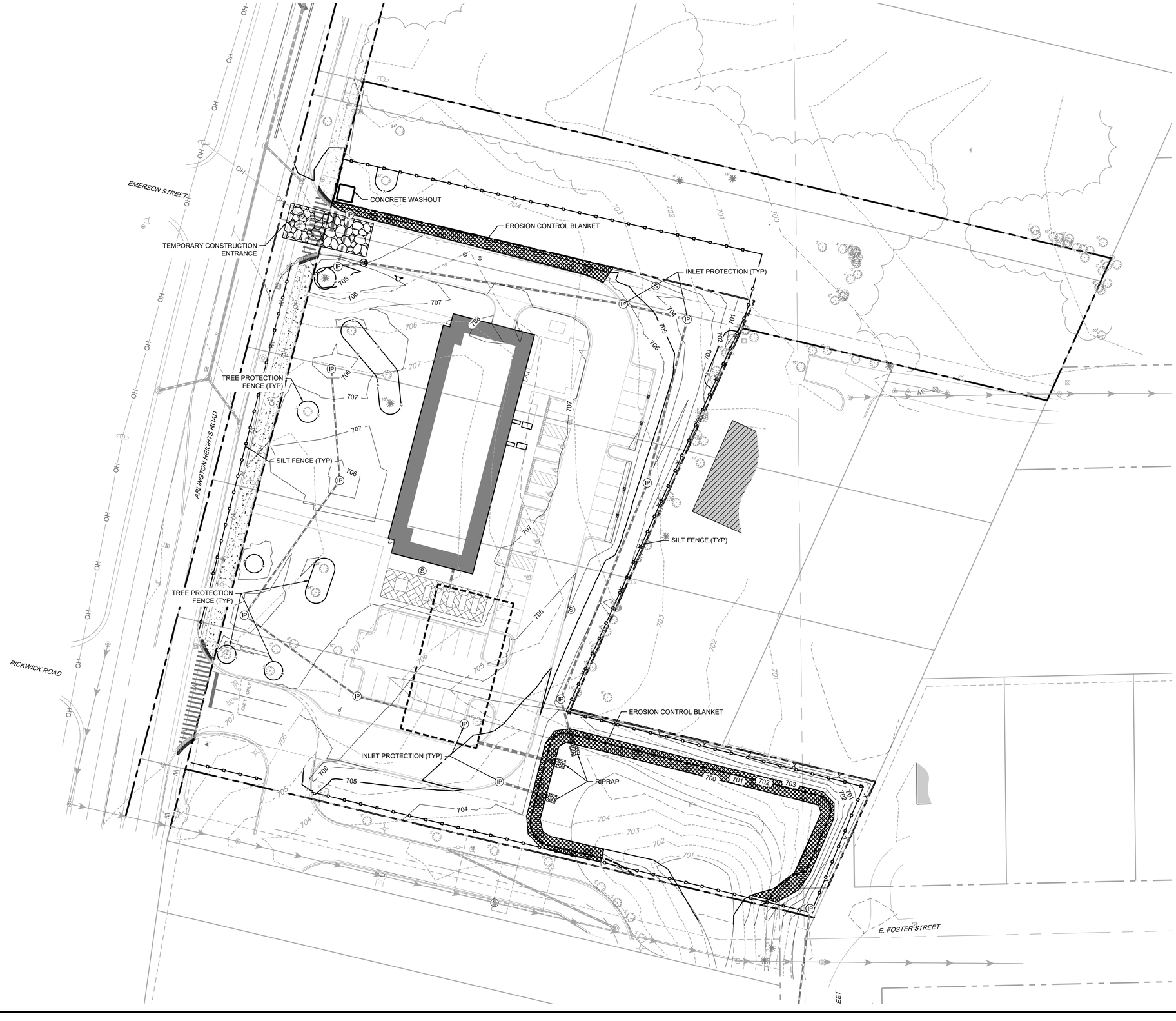
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
IDOT DETAILED GRADING PLAN

0 5' 10'
1" = 5' (HORIZONTAL)

SHEET NUMBER
C3.1
7 OF 18




## SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET


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FULL CIRCLE COMMUNITIES

# GRACE TERRACE

15195, ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE

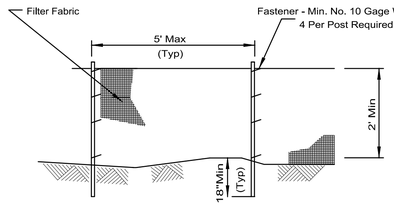
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

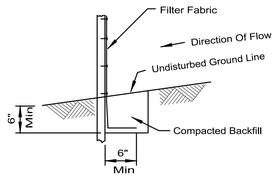
C3.1

8 OF 18

## SILT FENCE PLAN




ELEVATION




FABRIC ANCHOR DETAIL

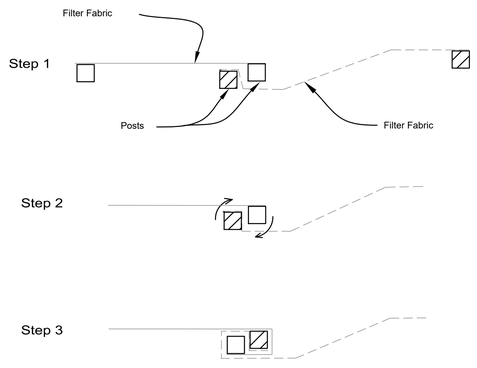
NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-620
SHEET 1 OF 2
DATE 3-16-12

## SILT FENCE - SPLICING TWO FENCES



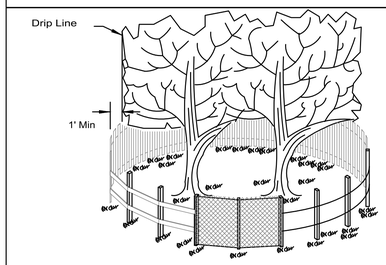

ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

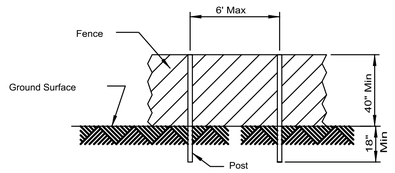
REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

## TREE PROTECTION - FENCING




SIDE VIEW




POST AND FENCE DETAIL

NOTES:

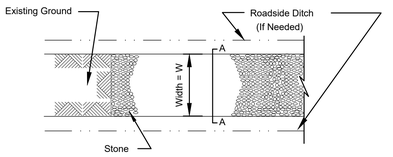
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

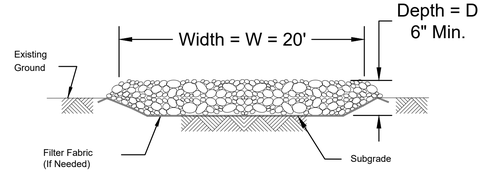
NRCS Natural Resources Conservation Service

STANDARD DWG. NO.
IL-690
SHEET 1 OF 1
DATE 4-7-94

## CONSTRUCTION ROAD STABILIZATION




PLAN VIEW




SECTION A-A

NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. Stone shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be
2. placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be
4. increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required. Roadway shall follow the contour of the natural terrain to the extent possible.
5.

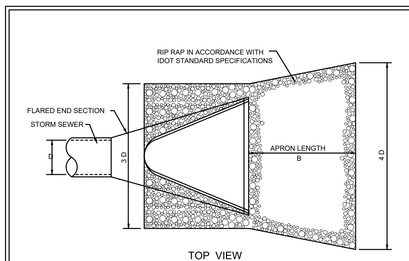
REFERENCE
Project
Designed Date
Checked Date
Approved Date

NRCS Natural Resources Conservation Service

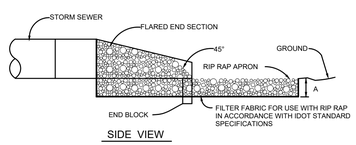
STANDARD DWG. NO.
IL-506
SHEET 1 OF 1
DATE 1-29-99

## SILT FENCE DETAIL

Scale: NOT TO SCALE




TOP VIEW




SIDE VIEW

### RIP-RAP

| PIPE DIAMETER (IN.) D | STONE RIP-RAP | | | | | | | BEDDING | |
|---|---|---|---|---|---|---|---|---|---|
| | QUALITY DESIGNATION | GRADATION NUMBER | MINIMUM THICKNESS (IN.) A | MINIMUM LENGTH (FT.) B | WEIGHT RANGE (#) | WEIGHT AVERAGE (#) | SIZE AVERAGE (IN.) | GRADATION NUMBER | MINIMUM THICKNESS (IN.) C |
| 12 | B | 3 | 12" | 12' | 1-50 | 10 | 4.5" | N/A | N/A |
| 15 | B | 3 | 14" | 14' | 1-50 | 10 | 4.5" | N/A | N/A |
| 18 | B | 4 | 16" | 16' | 1-50 | 40 | 7" | 1 or CA-3 | 6" |
| 21 | B | 4 | 18" | 18' | 1-150 | 40 | 7" | 1 or CA-3 | 6" |
| 24 | B | 4 | 20" | 20' | 1-150 | 40 | 7" | 1 or CA-3 | 6" |
| 30 | B | 4 | 22" | 22' | 1-150 | 40 | 7" | 1 or CA-3 | 6" |
| 36 | B | 5 | 24" | 24' | 3-400 | 90 | 10" | 1 or CA-3 | 8" |
| 42 | B | 5 | 26" | 26' | 3-400 | 90 | 10" | 1 or CA-3 | 8" |
| 48 | B | 6 | 28" | 28' | 6-600 | 170 | 12" | 2 or CA-1 | 10" |
| 54 | B | 6 | 32" | 32' | 6-600 | 170 | 12" | 2 or CA-1 | 10" |
| 60 | B | 6 | 36" | 36' | 6-600 | 170 | 12" | 2 or CA-1 | 10" |
| 72 | B | 6 | 44" | 44' | 6-600 | 170 | 12" | 2 or CA-1 | 10" |

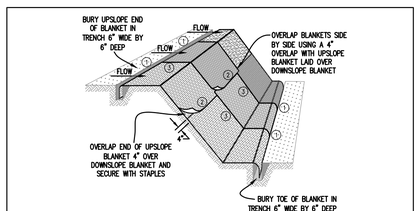
NOTE:

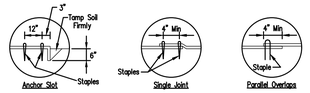
## RIPRAP DETAIL

Scale: NOT TO SCALE

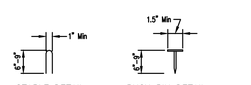
## TREE PROTECTION FENCE DETAIL

Scale: NOT TO SCALE




DETAIL 1 DETAIL 2 DETAIL 3




NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 staples with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 8")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

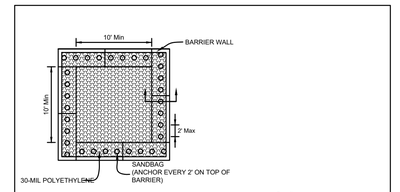
EROSION CONTROL BLANKET INSTALLATION DETAILS

## EROSION CONTROL BLANKET DETAIL

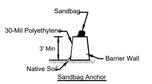
Scale: NOT TO SCALE

## CONSTRUCTION ENTRANCE DETAIL

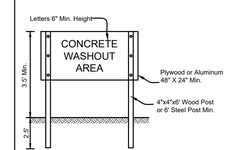
Scale: NOT TO SCALE




PLAN VIEW




BARRIER WALL ANCHOR SECTION




SIGN DETAIL

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL

## CONCRETE WASHOUT DETAIL

Scale: NOT TO SCALE


2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
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CAGE CIVIL ENGINEERING


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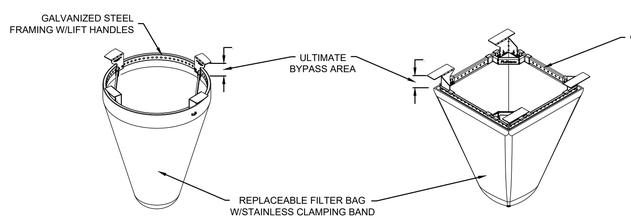

FULL CIRCLE COMMUNITIES
GRACE TERRACE
15119 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER
C3.2
9 OF 18

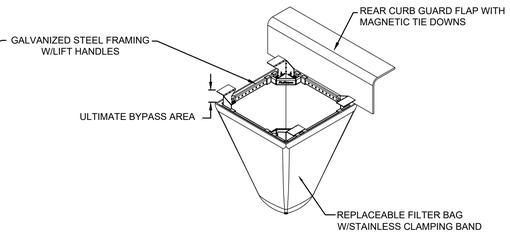
# FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
# PRODUCT SELECTION AND SPECIFICATION DRAWING




FLEXSTORM CATCH-IT INLET FILTERS
FOR ROUND OPENINGS



FLEXSTORM CATCH-IT INLET FITLERS FOR
SQUARE/RECTANGULAR OPENINGS




FLEXSTORM CATCH-IT INLET FITLERS FOR
CURB BOX OPENINGS (MAGNETIC CURB
FLAP)

| ILDOT Standard | Neenah Casting | East Jordan Casting | Inlet Type | Grate Size | Bag Cap. ($ft^3$) | Flow Rating IL BAG (CFS) | ADS P/N |
|---|---|---|---|---|---|---|---|
| 1 | 1713, 1762, 1772, 2504, 2435, 2425, | 1020, 1022, 1050, 1058 | Round (RD) | 22.25 - 23.5 | 1.9 | 1.3 | 6MRDILT1 |
| 2 | R-3501-D2, -A | 7170, 7171 | Rolled Curb (RC) | 22.25 x 16.25 | 1.6 | 0.6 | 62MSQIL2216 |
| 3 | R3278-A, R-3501-A | 7220, 7221 | Curb Box (CB) | 22.0 x 16.9 | 1.5 | 1.0 | 62MCBILT3 |
| 4 | R3443-B | 5150 | Square/Rect (SQ) | 21.75 X 14.75 | 1.5 | 1.0 | 62MSQIL |
| 6 | R3502-A | 7235 | Rolled Curb (RC) | 22 x 22.75 | 2.3 | 1.2 | 62MSQILT6 |
| 8 | 2501, 4349-C, 4352, 4350 | 2830, 2870, 6527 | Round (RD) | Beehive/Ditch Grates | 2.3 | 1.6 | 62MRDILT8 |
| 9 | R3508-A2 | 7300 | V-Grate | 19.25 x 19.25 | 1.7 | 1.0 | 62MSQIL |
| 10 | R3506-A2 | 7281 | V-Grate | 28.75 x 11.4 | 1.5 | 1.1 | 62MSQIL |
| 11 | R3281-A | 7210 | Curb Box (CB) | 28.75 x 17.25 | 2.5 | 1.3 | 62MCBILT11 |
| 12 | R3503-B | 7180 | Rolled Curb (RC) | 22.5 x 22.5 | 2.4 | 1.2 | 62MSQIL |
| 20 | R3528-V, R3529-V | 7535, 5380, 7536 (2 grts) | Square/Rect (SQ) | 22.5 x 22.5 | 2.4 | 1.2 | 62MSQILT20 |
| 21 | R3527-V | 7540 | Curb Box (CB) | 24 x 16.25 | 1.8 | 1.1 | 62MCBIL |
| 23 | R3525-L | 7464 | Square/Rect (SQ) | 24 x 22.25 | 2.7 | 1.3 | 62MSQILT23 |
| 24 | R3526-L | 7467 | Square/Rect (SQ) | 25.75 x 18.75 | 2.3 | 1.2 | 62MSQILT24 |
| 31 | … | 7250 | Rolled Curb (RC) | 22.75 x 22.4 | 2.5 | 1.2 | 62MSQIL |
| B | R3455C | … | Square/Rect (SQ) | 36 x 24 | 4.6 | 1.7 | 62MSQIL |
| G3/G4 | R3501-U | 7545 | Single W/Flap | 13.75 / 20.2 x 22.12 | 1.3 | 0.9 | 62MCBILG3 |
| N/A | R-3501-P | 7525 | Rolled Curb (RC) | 25.7 x 19 | 2.4 | 1.2 | 62MSQIL3501-P |
| N/A | R-3501-TR | 7495 | Rolled Curb (RC) | 26 x 23.5 | 3.1 | 1.4 | 62LSQIL3501-TR |

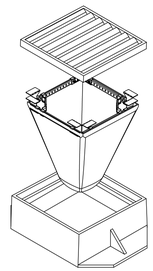
*FLOW RATINGS SHOWN ARE 50% MAXIMIUM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

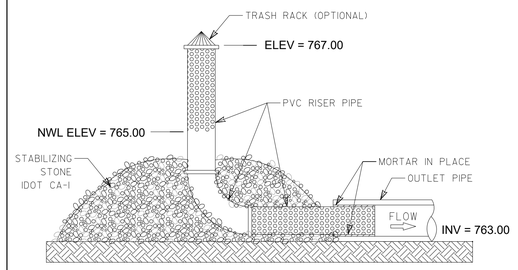
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCUTRES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



ALL PRODUCTS MANUFACTURED
BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

| | | DWG NO | REV |
|---|---|---|---|
| SCALE | | SHEET 1 OF 1 | |

## INLET PROTECTION DETAIL
Scale: NOT TO SCALE




PERFORATED PVC RISER PIPE

DESIGN NOTES:

PVC RISER PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE AND SHALL BE SECURELY FIXED TO THE INSIDE OF THE OUTLET PIPE WITH MORTAR.

PVC RISER SHALL HAVE 1" HOLES EVENLY SPACED AROUND THE CIRCUMFERENCE OF THE PIPE AS FOLLOWS:

| PIPE DIA (IN) | NUMBER OF 1" HOLES PER LIN FT OF PIPE |
|---|---|
| 8 | 40 |

PVC RISER PIPE SHALL BE LOOSELY DOUBLE OR TRIPLE WRAPPED WITH CHICKEN WIRE OR 1/4" HARDWARE CLOTH AROUND BOTH MEMBERS AND WRAPPED ON THE OUTSIDE WITH A WOVEN MONOFILAMENT GEOTEXTILE.

PLACE SUFFICIENT CA-I STONE TO HOLD THE RISER PIPE IN PLACE.

IF TRASH RACK IS PROVIDED, IT SHALL BE SECURELY FASTENED TO THE INLET. TRASH GUARD MAY BE FABRICATED FROM METAL RODS (1/4" DIA MIN) OR GALVANIZED WELDED WIRE FABRIC (16 GAGE MIN). THE SPACING BETWEEN VERTICAL MEMBERS SHOULD BE 1 INCH.

| REVISIONS | DATE |
|---|---|
| | |

PERFORATED RISER
PIPE DETAIL

## PERFORATED RISER DETAIL
Scale: NOT TO SCALE


2200 CABOT DRIVE
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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

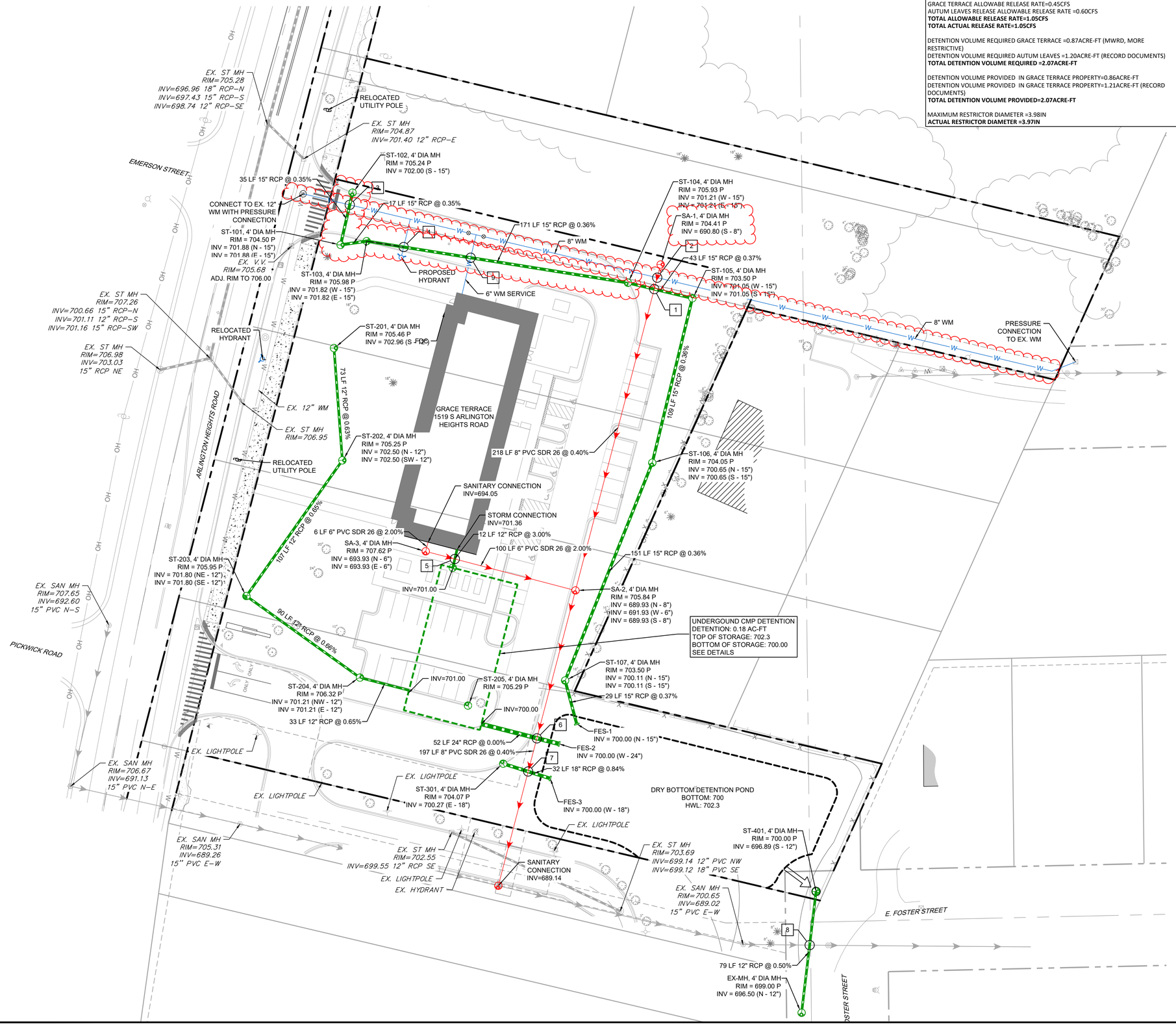
SHEET TITLE

SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

C3.3

10 OF 18




## UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

UTILITY CROSSINGS:

| | | |
|---|---|---|
| 1 | 15" ST B/P = | 701.0 |
| | 8" SAN T/P = | 691.5 |
| 2 | 8" WM B/P = | 698.0 |
| | 8" SAN T/P = | 691.5 |
| 3 | 15" ST B/P = | 701.8 |
| | 8" WM T/P = | 699.9 |
| 4 | 15" ST B/P = | 701.5 |
| | 6" WM T/P = | 700.0 |
| 5 | 12" ST B/P = | 701.0 |
| | 6" SAN T/P = | 694.1 |
| 6 | 24" ST B/P = | 699.8 |
| | 8" SAN T/P = | 690.3 |
| 7 | 18" ST B/P = | 699.9 |
| | 8" SAN T/P = | 690.2 |
| 8 | 12" ST B/P = | 696.5 |
| | 8" SAN T/P = | 690.3 |
| 9 | 15" ST B/P = | 701.4 |
| | 6" WM T/P = | 699.9 |


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LISLE, IL 60532
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ARLINGTON HEIGHTS, IL

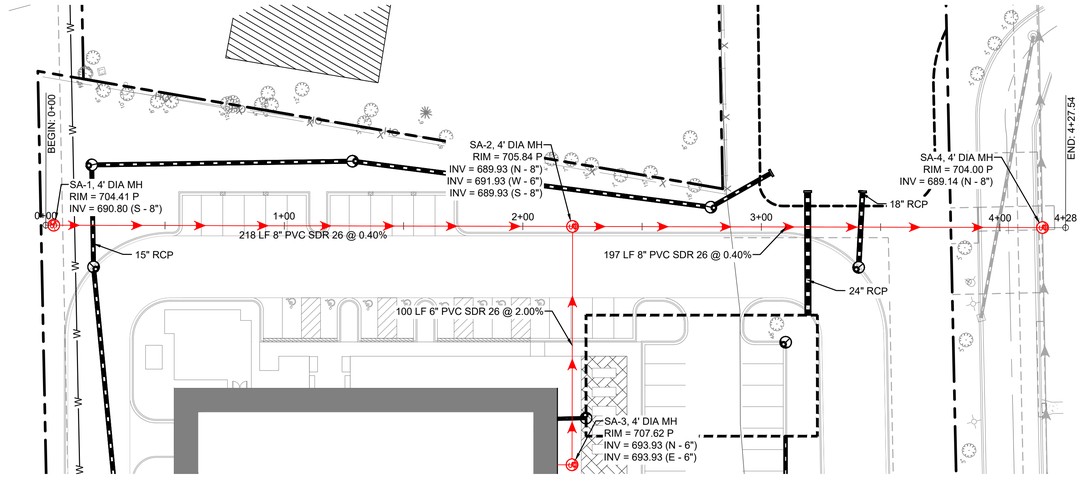
JULIE CALL BEFORE YOU DIG 811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

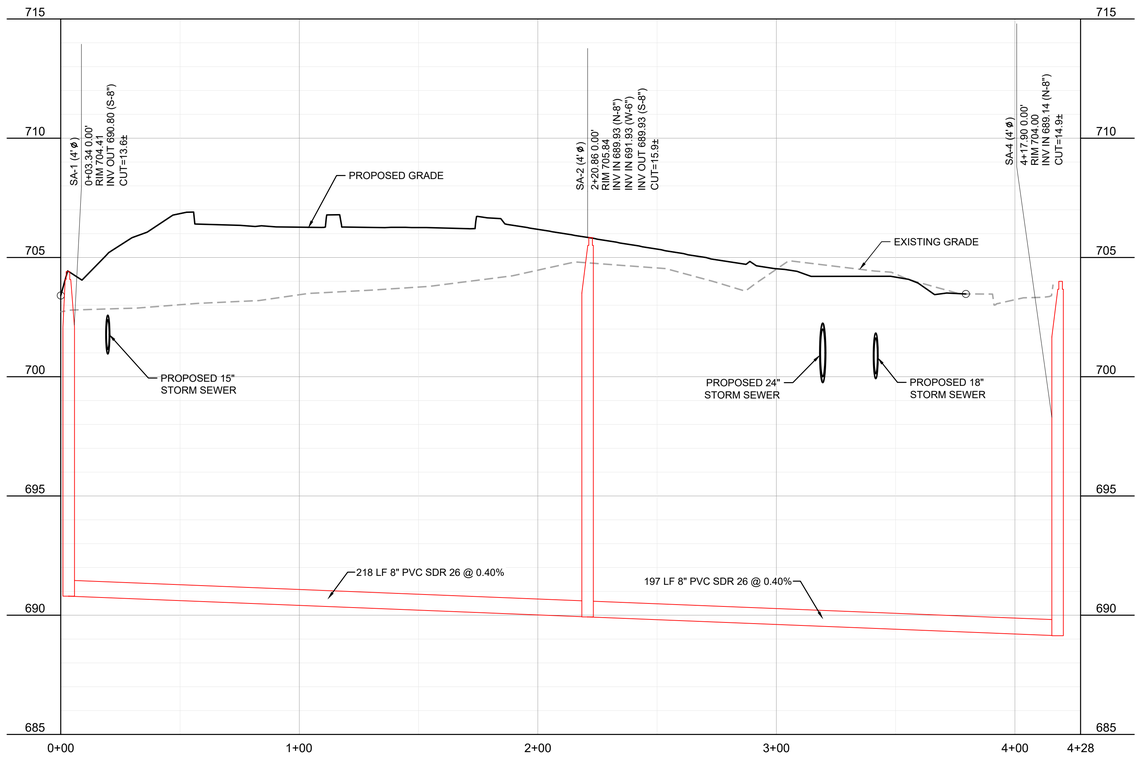
SHEET TITLE
SITE UTILITY PLAN

0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER
C4.0
11 OF 18




## SANITARY - PLAN VIEW
STA 00+00 TO 4+28




## SANITARY - PROFILE VIEW
STA 00+00 TO 4+28

### UTILITY LEGEND
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE


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STATE OF ILLINOIS

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ARLINGTON HEIGHTS, IL

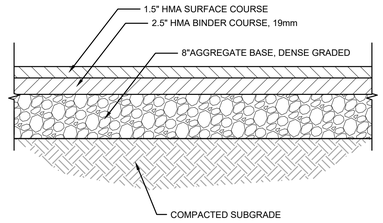
811 JULIE CALL BEFORE YOU DIG 811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

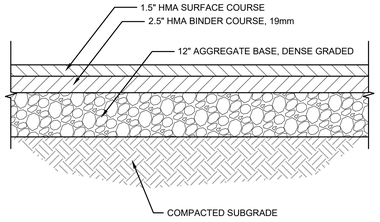
SHEET TITLE
SANITARY PROFILE STA 0+00 TO 4+28

0 30.0001 60.0001
120.0001' (HORIZONTAL)

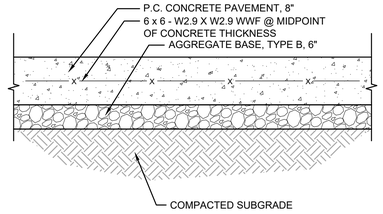
SHEET NUMBER
C4.1
12 OF 18



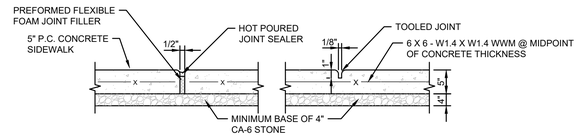

## STANDARD DUTY BITUMINOUS PAVEMENT
Scale: NOT TO SCALE




## HEAVY DUTY BITUMINOUS PAVEMENT
Scale: NOT TO SCALE



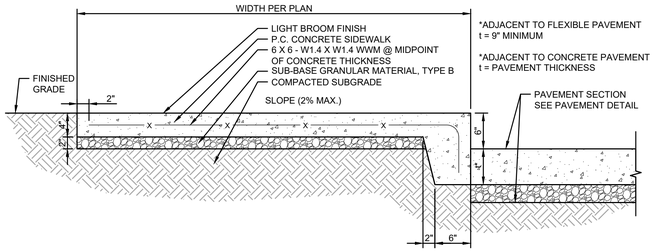

## HEAVY DUTY CONCRETE DETAIL
Scale: NOT TO SCALE



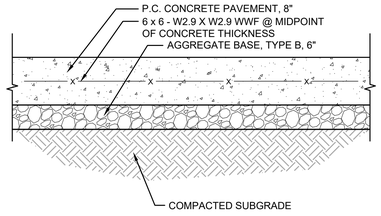

EXPANSION JOINT CONTRACTION JOINT

1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.

## CONCRETE JOINTS DETAIL
Scale: NOT TO SCALE

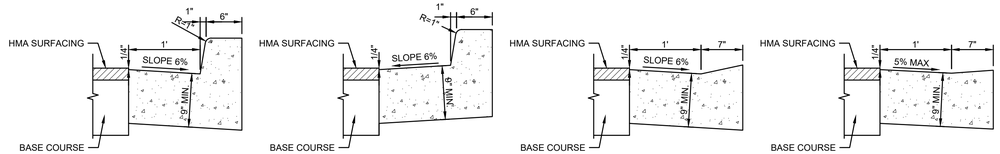


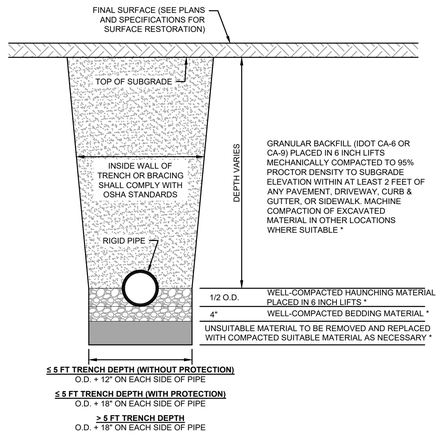

## INTEGRAL SIDEWALK DETAIL
Scale: NOT TO SCALE




## HEAVY DUTY SIDEWALK DETAIL
Scale: NOT TO SCALE

ADJACENT TO BITUMINOUS PAVEMENT




**≤ 5 FT TRENCH DEPTH (WITHOUT PROTECTION)**
O.D. + 12" ON EACH SIDE OF PIPE

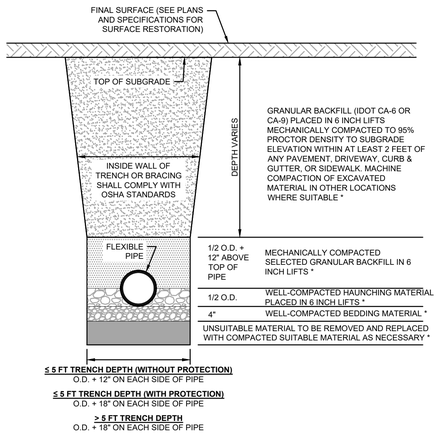
**≤ 5 FT TRENCH DEPTH (WITH PROTECTION)**
O.D. + 18" ON EACH SIDE OF PIPE

**> 5 FT TRENCH DEPTH**
O.D. + 18" ON EACH SIDE OF PIPE

* MATERIALS SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION

**RIGID PIPE INSTALLATION DETAIL**

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE




**≤ 5 FT TRENCH DEPTH (WITHOUT PROTECTION)**
O.D. + 12" ON EACH SIDE OF PIPE

**≤ 5 FT TRENCH DEPTH (WITH PROTECTION)**
O.D. + 18" ON EACH SIDE OF PIPE

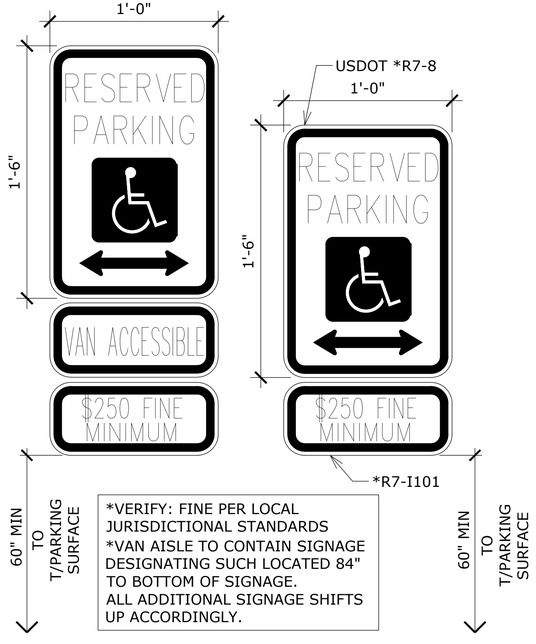
**> 5 FT TRENCH DEPTH**
O.D. + 18" ON EACH SIDE OF PIPE

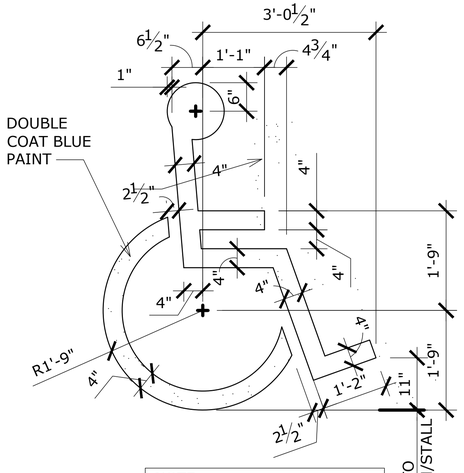
* MATERIALS SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION

**FLEXIBLE PIPE INSTALLATION DETAIL**

PVC PIPE
COMPOSITE SEWER PIPE
HDPE PIPE
CORRUGATED METAL PIPE

## TRENCH BACKFILL PAVEMENT
Scale: NOT TO SCALE




## ADA STRIPING & SIGNAGE DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0000
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS J. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

REVISIONS

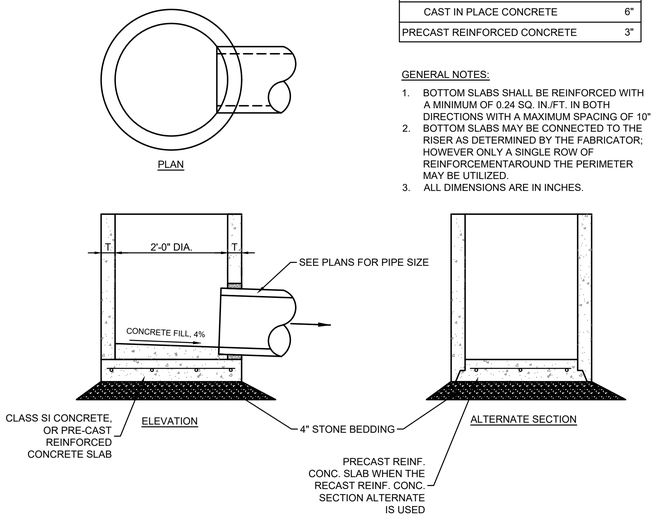
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FULL CIRCLE COMMUNITIES
GRACE TERRACE
15195, ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.0
13 OF 18



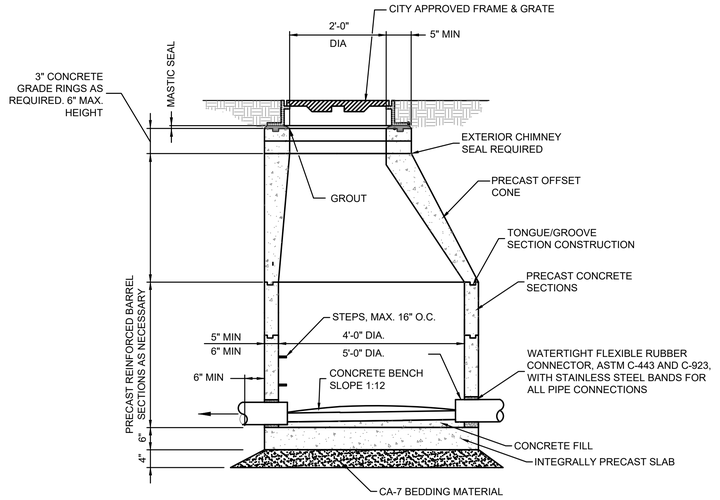

| WALL SECTION | T |
|---|---|
| CAST IN PLACE CONCRETE | 6" |
| PRECAST REINFORCED CONCRETE | 3" |

GENERAL NOTES:

1. BOTTOM SLABS SHALL BE REINFORCED WITH A MINIMUM OF 0.24 SQ. IN./FT. IN BOTH DIRECTIONS WITH A MAXIMUM SPACING OF 10"
2. BOTTOM SLABS MAY BE CONNECTED TO THE RISER AS DETERMINED BY THE FABRICATOR; HOWEVER ONLY A SINGLE ROW OF REINFORCEMENTAROUND THE PERIMETER MAY BE UTILIZED.
3. ALL DIMENSIONS ARE IN INCHES.

## STORM INLET DETAIL

Scale: NOT TO SCALE

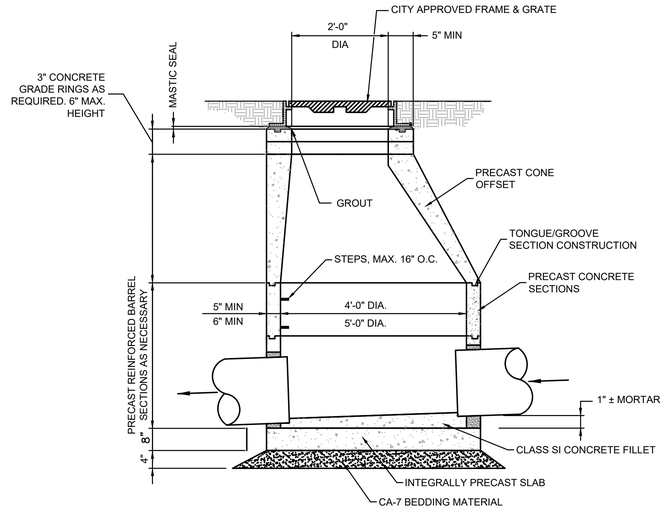



NOTES:

1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. FORM FLOW CHANNELS THRU MANHOLE THE FULL SIZE OF SEWER MAINS CONFORMING TO THE CROSS SECTION OF PIPE; SHAPE AND TROWEL SMOOTH.
3. STOP ALL PIPE 1" INTO MANHOLE.
4. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
5. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
6. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
7. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

## SANITARY MANHOLE DETAIL

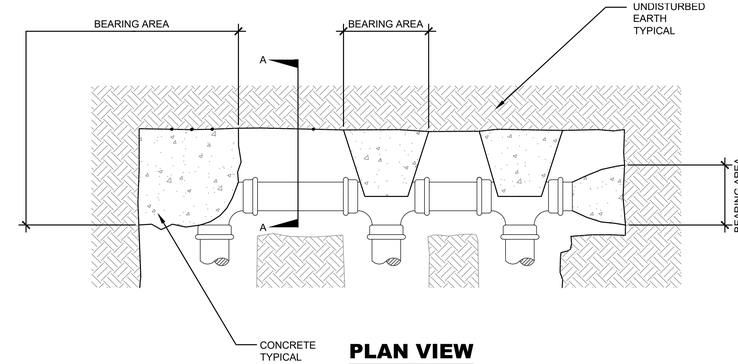
Scale: NOT TO SCALE



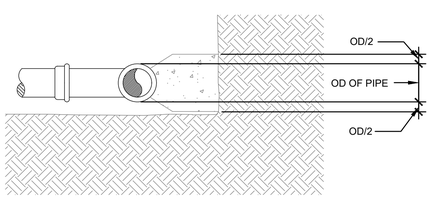

1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. STOP ALL PIPE 3" INTO MANHOLE.
3. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
4. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
5. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
6. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

## STORM MANHOLE DETAIL

Scale: NOT TO SCALE




**PLAN VIEW**




**SECTION A-A**

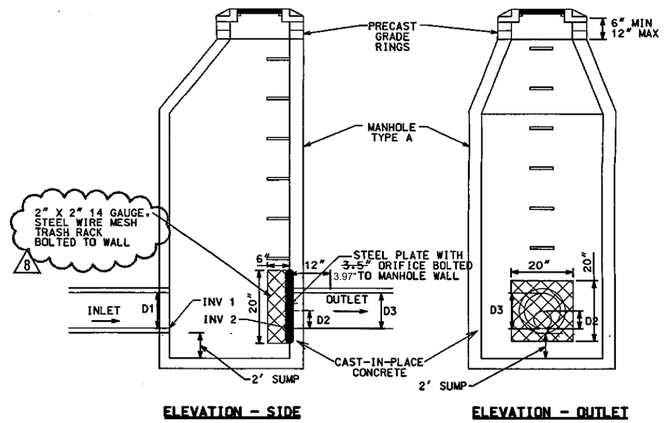
| MIN. THRUST BLOCK AREA (SQ. FT.) | | | |
|---|---|---|---|
| PIPE DIA | PLUG TEE | 90°BEND | 45°BEND |
| 4" | 2 | 2 | 2 |
| 6" | 4 | 5 | 3 |
| 8" | 6 | 8 | 5 |
| 10" | 9 | 13 | 7 |
| 12" | 13 | 18 | 10 |
| 14" | 18 | 25 | 14 |
| 16" | 23 | 32 | 18 |

NOTES:

1. SIZE OF CONCRETE DETERMINED BY SIZE OF PIPE. CONCRETE SHALL COVER AREA OF PIPE AS SHOWN AND SHALL REST AGAINST UNDISTURBED BANK OF TRENCH.
2. BEARING AREAS ARE FOR UNDISTURBED MATERIAL. INCREASE BEARING AREA FOR COMPACTED FILL MATERIAL BY A FACTOR OF 1.5.
3. CONCRETE F'c=3000psi @ 28 DAYS.
4. SAND BEDDING NOT SHOWN FOR CLARITY.

## THRUST BLOCK DETAIL

Scale: NOT TO SCALE




**ELEVATION - SIDE** **ELEVATION - OUTLET**

## OUTLET STRUCTURE DETAIL

NOTES:

1. MANHOLE SHALL STRUCTURALLY AND DIMENSIONALLY CONFORM TO MANHOLE TYPE A HEREIN.
2. DIMENSIONS:

| | | |
|---|---|---|
| RIM | 702.50 | AS-BUILT CONDITIONS |
| INV1 | 696.05 | RIM 702.44 |
| INV2 | 696.05 | INV 695.94 S, NE |
| D1 | 18" | INV 69.74 NW |
| D2 | 3.50" | |
| D3 | 12" | |

3. OUTLET RESTRICTOR: 3.5" ORIFICE DRILLED THROUGH STEEL PLATE BOLTED TO MANHOLE WALL — REPLACE EXISTING OUTLET RESTRICTOR WITH NEW STEEL PLATE BOLTED TO MANHOLE WITH 3.97" DIAMETER
4. CASTING: TYPE 1P

## EXISTING AUTUM LEAVES RESTRICTOR DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
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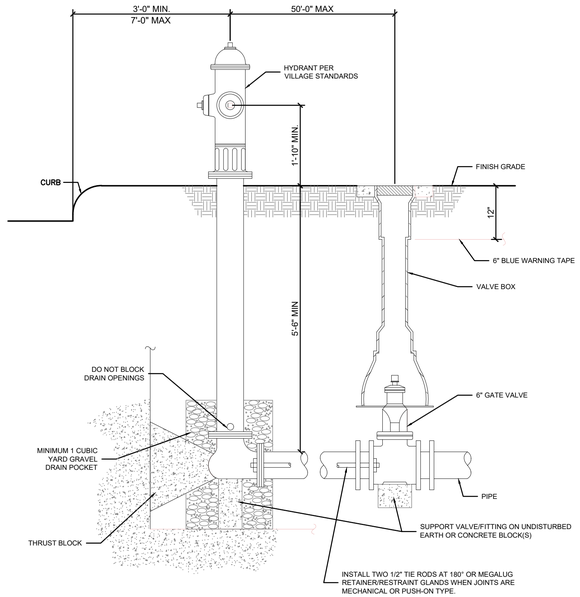
GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

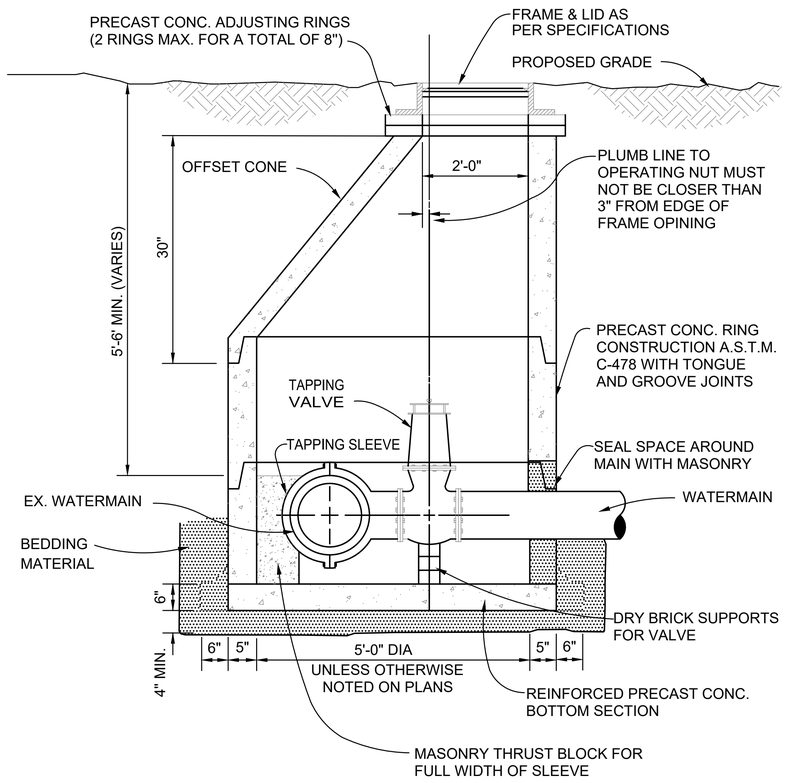
SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.1
14 OF 18

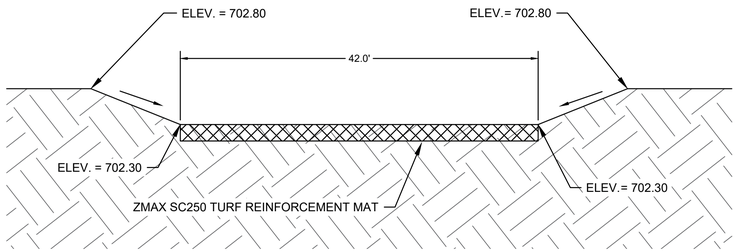



**NOTES:**
1. AN EAST JORDAN FIRE HYDRANT IS TO BE USED
2. FIRE HYDRANTS SHALL BE 5-1/4 INCH VALVE OPENING EAST JORDAN IRON WORKS OR MUELLER PAINTED RED. THE HYDRANT SHALL BE FOR A FIVE FOOT(5') BURY WITH MECHANICAL JOINT SHOE AND HAVE TWO 2-1/2 INCH HOSE CONNECTIONS AND ONE 4-1/2 INCH MALE PUMPER CONNECTION. THREADS SHALL BE NATIONAL STANDARD.
3. THE HYDRANT SHALL HAVE A BREAK-AWAY TRAFFIC FLANGE AND CONNECTIONS.
4. ALL FIRE HYDRANTS NOT IN SERVICE SHALL BE BAGGED.
5. HYDRANTS LEADS SHALL BE SIX-INCH (6") SWIVEL ANCHORING COUPLING. HYDRANT TEES SHALL BE USED IN LIEU OF SWIVEL ANCHORING COUPLING PIPE WHERE REQUIRED TO MEET PLAN LOCATIONS.
6. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL BE 350 FEET.

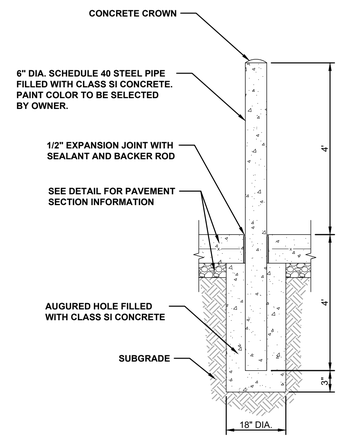
## FIRE HYDRANT DETAIL
Scale: NOT TO SCALE




## PRESSURE CONNECTION DETAIL
Scale: NOT TO SCALE




## EMERGENCY OVERFLOW WEIR DETAIL
Scale: NOT TO SCALE




## BOLLARD DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
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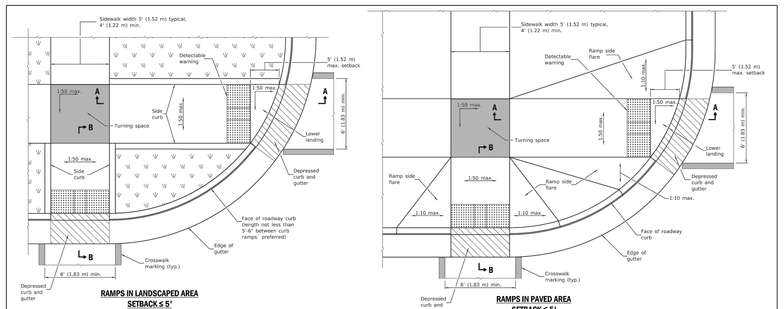
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1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

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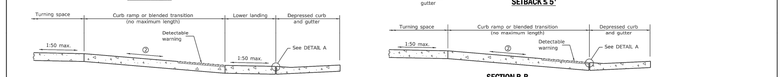
SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.2
15 OF 18




**RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'**

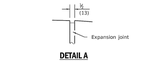
**RAMPS IN PAVED AREA SETBACK ≤ 5'**



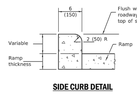

**SECTION A-A**

**SECTION B-B**

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.




**DETAIL A**




**SIDE CURB DETAIL**

See Sheet 2 for GENERAL NOTES.

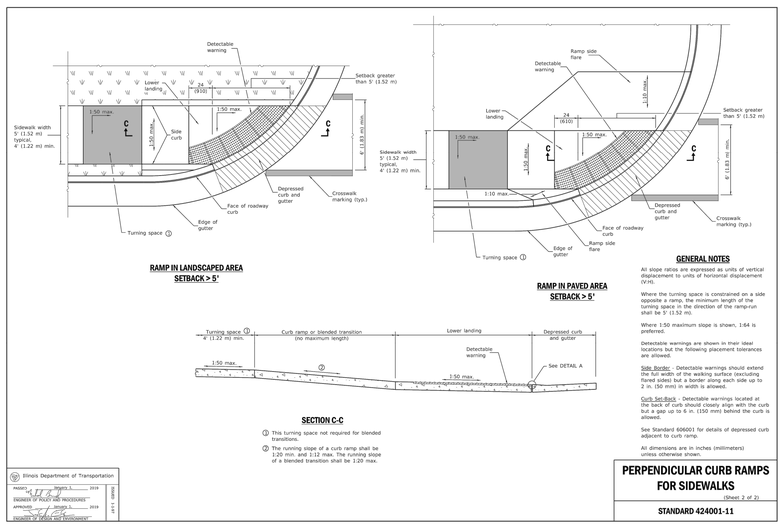
| DATE | REVISIONS |
|---|---|
| 1-1-19 | Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings. |
| 1-1-18 | Omitted diagonal slope at turning spaces and lower landings. |

# PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

**STANDARD 424001-11**

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENVIRONMENT
BDE 424001




**RAMP IN LANDSCAPED AREA SETBACK > 5'**

**RAMP IN PAVED AREA SETBACK > 5'**




**SECTION C-C**

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

**GENERAL NOTES**

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed:

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

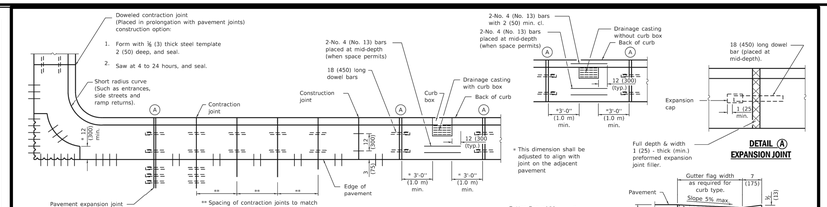
All dimensions are in inches (millimeters) unless otherwise shown.

# PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

**STANDARD 424001-11**

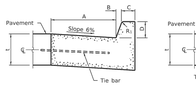
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENVIRONMENT
BDE 424001




**PLAN**

**ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE**

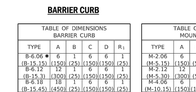
**DETAIL (A) EXPANSION JOINT**




**BARRIER CURB**

| TABLE OF DIMENSIONS BARRIER CURB | | | | | | |
|---|---|---|---|---|---|---|
| TYPE | A | B | C | D | $R_1$ |
| B-6.06 ★ | 6 | 1 | 6 | 6 | 1 |
| (B-15.15) | (150) | (25) | (150) | (150) | (25) |
| B-9.12 | 9 | 1 | 6 | 6 | 1 |
| (B-15.30) | (225) | (25) | (150) | (150) | (25) |
| B-6.18 | 6 | 1 | 6 | 6 | 1 |
| (B-15.45) | (150) | (25) | (150) | (150) | (25) |
| B-6.24 | 24 | 1 | 6 | 6 | 1 |
| (B-15.60) | (600) | (25) | (150) | (150) | (25) |
| B-9.12 | 12 | 2 | 5 | 6 | 1 |
| (B-22.30) | (300) | (50) | (125) | (225) | (25) |
| B-9.18 | 18 | 2 | 5 | 6 | 1 |
| (B-22.45) | (450) | (50) | (125) | (225) | (25) |
| B-6.24 | 24 | 2 | 5 | 6 | 1 |
| (B-22.60) | (600) | (50) | (125) | (225) | (25) |

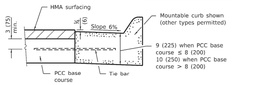
★ For corner islands only.



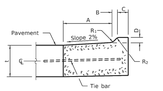

**MOUNTABLE CURB**

| TABLE OF DIMENSIONS MOUNTABLE CURB | | | | | | |
|---|---|---|---|---|---|---|
| TYPE | A | B | C | D | $R_1$ | $R_2$ |
| M-2.06 | 6 | 2 | 4 | 2 | 3 | 2 |
| (M-5.15) | (150) | (50) | (100) | (50) | (75) | (50) |
| M-4.12 | 12 | 4 | 5 | 4 | 3 | N/A |
| (M-5.30) | (300) | (100) | (125) | (100) | (75) | |
| M-2.06 | 6 | 1 | 4 | 3 | 2 | N/A |
| (M-10.15) | (150) | (25) | (100) | (75) | (50) | |
| M-4.12 | 12 | 4 | 5 | 4 | 3 | N/A |
| (M-10.30) | (300) | (100) | (125) | (100) | (75) | |
| M-4.18 | 18 | 4 | 5 | 4 | 3 | N/A |
| (M-10.45) | (450) | (100) | (125) | (100) | (75) | |
| M-2.24 | 24 | 4 | 5 | 4 | 3 | N/A |
| (M-10.60) | (600) | (100) | (125) | (100) | (75) | |
| M-6.12 | 12 | 3 | 5 | 3 | 2 | N/A |
| (M-15.15) | (300) | (150) | (125) | (150) | (50) | |
| M-6.18 | 18 | 6 | 2 | 6 | 2 | N/A |
| (M-15.45) | (450) | (150) | (50) | (150) | (50) | |
| M-6.24 | 24 | 6 | 2 | 6 | 2 | N/A |
| (M-15.60) | (600) | (150) | (50) | (150) | (50) | |

**DEPRESSED CURB (TYPICAL)**




**ADJACENT TO PCC BASE COURSE WITH HMA SURFACING**




**M-2.06 (M-5.15) and M-2.12 (M-5.30)**




**DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED**

**GENERAL NOTES**

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

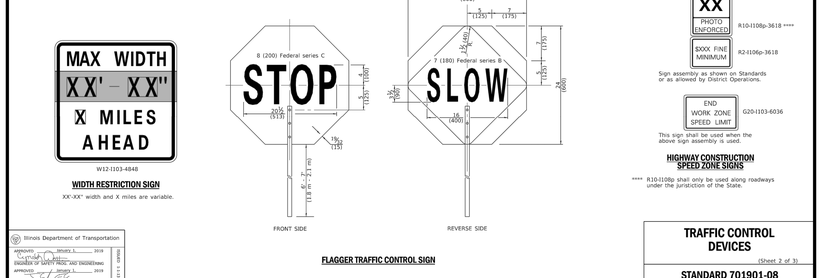
All dimensions are in inches (millimeters) unless otherwise shown.

| DATE | REVISIONS |
|---|---|
| 1-1-22 | Revised contraction joint spacing adjacent to pcc pavement. |
| 1-1-18 | Revised General Note for tie bar spacing to 36 (900) cts. |

# CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

**STANDARD 606001-08**




**POST MOUNTED SIGNS**

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

**SIGNS ON TEMPORARY SUPPORTS**

*** When work operations exceed daytime hours, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.

**HIGH LEVEL WARNING DEVICE**

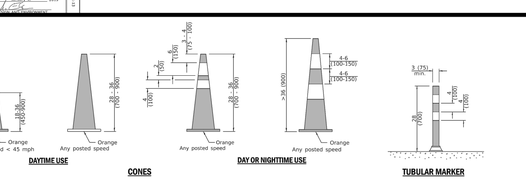
This signing is required for all projects 2 miles (3700 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

**WORK LIMIT SIGNING**




**WIDTH RESTRICTION SIGN**

XX'-XX" width and X miles are variable.

**FLAGGER TRAFFIC CONTROL SIGN**

| | |
|---|---|
| WORK ZONE SPEED LIMIT XX | W21-I105(0)-3618 |
| | R2-1-3648 |
| PHOTO ENFORCED $XXX FINE MINIMUM | R10-I108p-3618 **** |
| | R2-I106p-3618 |

Sign assembly as shown on Standards or as allowed by District Operations.

| | |
|---|---|
| END WORK ZONE SPEED LIMIT | G20-I103-6036 |

This sign shall be used when the above sign assembly is used.

**HIGHWAY CONSTRUCTION SPEED ZONE SIGNS**

**** R10-I108p shall only be used along roadways under the jurisdiction of the State.

# TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

**STANDARD 701901-08**

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
BDE 701901




**TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD**




**GENERAL NOTES**

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

| DATE | REVISIONS |
|---|---|
| 1-1-19 | Revised cone usage and added cones >36" (900 m) height. |
| 1-1-18 | Revised END WORK ZONE SPEED LIMIT sign from orange to white background. |

# TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

**STANDARD 701901-08**

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
BDE 701901


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THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS


REVISIONS △


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FULL CIRCLE COMMUNITIES

# GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

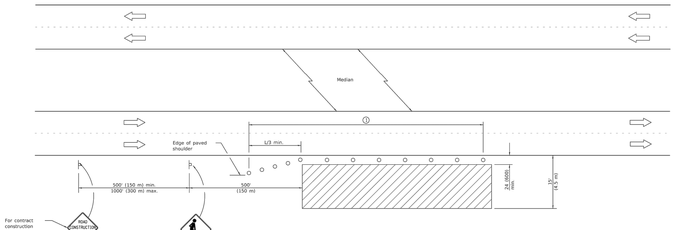
SHEET TITLE

CONSTUCTION DETAILS

SHEET NUMBER

C5.3

16 OF 18




## TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Mowing operations
Shoulder work
Sign installation and maintenance

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

## SYMBOLS

Work area
Sign.
Cone, drum or barricade

## GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or work activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

| SPEED LIMIT | FORMULAS English | (Metric) |
|---|---|---|
| 40 mph (70 km/h) or less: | $L = \frac{WS^2}{60}$ | $L = \frac{WS^2}{150}$ |
| 45 mph (80 km/h) or greater: | L=(WS)(S) | L=0.650(WS) |

W = Width of offset in feet (metres).

S = Normal posted speed mph (km/h).

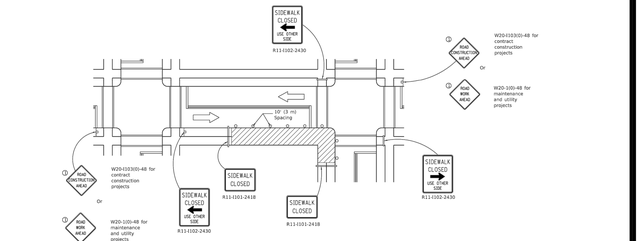
All dimensions are in inches (millimeters) unless otherwise shown.

| DATE | REVISIONS |
|---|---|
| 4-1-16 | Corrected typo in title. |
| | |
| 1-1-14 | Revised workers sign number to agree with current MUTCD. |

# OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24' (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05

Illinois Department of Transportation
PASSED JULY 1 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED JULY 1 2018
ENGINEER OF BUREAU OF TRAFFIC

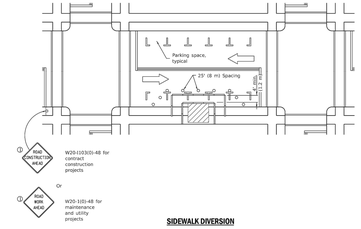



## SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

Illinois Department of Transportation
PASSED JULY 1 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED JULY 1 2018
ENGINEER OF BUREAU OF TRAFFIC




## SYMBOLS

Work area
Sign on portable or permanent support
Barricade or drum
Cone, drum or barricade
Type III barricade
Detectable pedestrian channelizing barricade

① Omit whenever duplicated by road work traffic control.

## GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closure.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

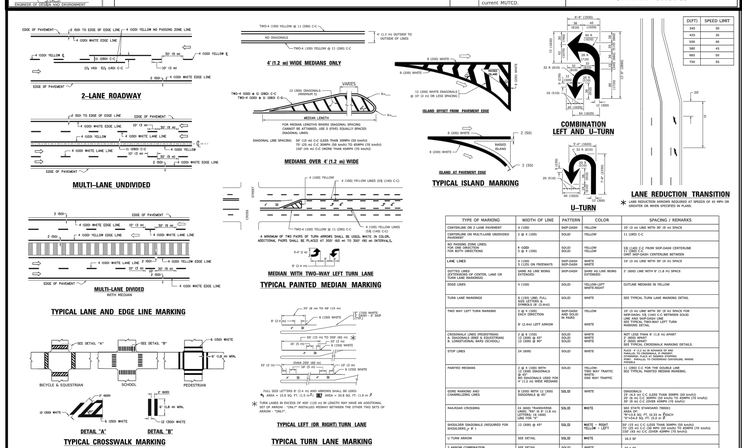
All dimensions are in inches (millimeters) unless otherwise shown.

| DATE | REVISIONS |
|---|---|
| 4-1-16 | Omitted orange safety fence |
| | Item standard as this is covered in the std. spec. |
| 1-1-12 | Added SIDEWALK DIVERSION. |
| | Modified appearance of plan views. Renamed Std. |

# SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06










| DIST | SPEED LIMIT |
|---|---|
| 345 | 35 |
| 415 | 35 |
| 500 | 40 |
| 585 | 45 |
| 695 | 50 |
| 795 | 55 |

| TYPE OF MARKING | WIDTH OF LINE | PATTERN | COLOR | SPACING / REMARKS |
|---|---|---|---|---|
| CENTERLINE ON 2 LANE PAVEMENT | 4 (100) | SKIP-DASH | YELLOW | 10'-15 m) LINE WITH 30' (9 m) SPACE |
| CENTERLINE ON MULTILANE UNDIVIDED PAVEMENT | 4 @ 4 (100) | SOLID | YELLOW | 11 (300) C-C |
| NO PASSING ZONE LINES FOR TWO DIRECTIONS FOR BOTH DIRECTIONS | 4 (100) @ 8 (100) | SOLID SOLID | YELLOW YELLOW | 2.5 (100) C-C FROM SKIP-DASH CENTERLINE OR DELINEATION CENTERLINE BETWEEN |
| LANE LINES | 4 (100) | SKIP-DASH | WHITE | 30'-10 m) LINE WITH 40' (9 m) SPACE |
| DOTTED LANE EXTENSION OF CENTER, LANE OR EDGE LINES THROUGH INTERSECTIONS | 4 (100) & 24 (600) WIDE | SKIP-DASH | WHITE | 2' (600) LINE WITH 6' (1.8 m) SPACE |
| EDGE LINES | 4 (100) | SOLID | YELLOW-LEFT WHITE-RIGHT | OUTSIDE MEDIANS IN YELLOW |
| TURN LANE MARKINGS | 6 (150) LINES FULL LENGTH OF TURN LANE & 24" (600) LINE AT 12 m (40') | SOLID | WHITE | SEE TYPICAL TURN LANE MARKING DETAIL |
| TWO WAY LEFT TURN MARKING | 4 @ 4 (100) EACH DIRECTION<br>8 (2.4m) LEFT ARROW | SKIP-DASH OR SOLID | YELLOW<br>WHITE | 10'-15 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH, 10 CWS C-C BETWEEN SOLID LINES AT 45 DEGREE ANGLE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL |
| CROSSWALK LINES (PEDESTRIAN) & CROSSWALK (BIKE & EQUESTRIAN) & CHANNELIZING (BIKE DIVERSION) | 2 @ 6 (150) 6' (1.8m) @ 40' | SOLID SOLID | WHITE WHITE | SEE TYPICAL CROSSWALK MARKING DETAILS. |
| STOP LINES | 24 (600) | SOLID | WHITE | 4 (100) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING. |
| PAINTED MEDIANS | 4 @ 4 (100) WITH 24 (600) DIAGONALS<br>8 (200) WIDE MEDIANS FOR 4' (1.2 m) WIDE MEDIANS | SOLID | YELLOW-TWO WAY TRAFFIC WHITE-ONE WAY TRAFFIC | 11 (300) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING. |
| ZEBRA MARKING AND CHANNELIZING LINES | 8 (200) WITH 12 (300) DIAGONALS @ 60° | SOLID | WHITE | DIAGONALS<br>12 (30.5) A/C C (LESS THAN 30MPH (50 km/h))<br>24 (61) A/C C (OVER 40MPH (70 km/h) OR 30 @ 60 C/C (OVER 45MPH (75 km/h)) |
| RAILROAD CROSSING | 18 (600) TRANSVERSE BARS, 24 @ 2'-0" (6 m) CENTRAL 18' (5.4m) | SOLID | WHITE | SEE STATE STANDARD 780001<br>"R" = 15 (4.5)<br>"W"=2 @ 60, PT. @ 20 m ZEBRA |
| BICYCLE/E DIAGONALS CROSSING PER SHOULDER(S) # 1 | 12 (300) @ 40' | SOLID | WHITE - RIGHT YELLOW - LEFT | 30' (10 m) C-C CLEG THIN 30MPH (50 km/h)<br>70' (20 m) C-C (50 MPH (50 km/h) TO 40MPH (75 km/h)<br>120' (40 m) C-C (OVER 45MPH (75 km/h) |
| 4' TURN ARROW | SEE DETAIL | SOLID | WHITE | 10.5 M |
| 2 ARROW COMBINATION LEFT AND U-TURN | SEE DETAIL | SOLID | WHITE | 30.4 M |

All dimensions are in inches (millimeters) unless otherwise shown.

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND IDOT'S STANDARD 780001

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

## PROJECT SUMMARY

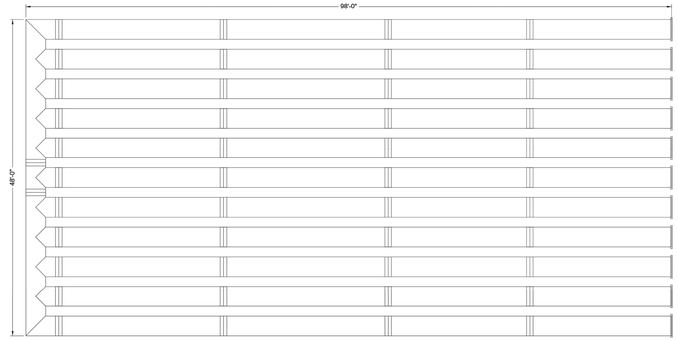
CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 1,093 LF

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 7,726 CF
- BACKFILL STORAGE VOLUME = 2,764 CF
- TOTAL STORAGE PROVIDED = 10,490 CF

TOTAL STORAGE HWL 2.3' ABOVE BOTTOM: 8042 CF = .18 AC-FT

PIPE DETAILS
- DIAMETER = 36"
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 18"

BACKFILL DETAILS
- WIDTH AT ENDS = 12'
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12'
- BELOW PIPE = 0"




ASSEMBLY
SCALE: 1" = 10'

NOTES

- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE: TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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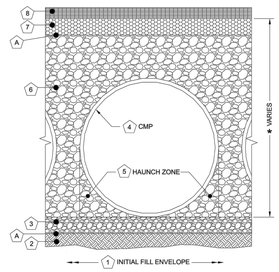
| DATE | REVISION DESCRIPTION | BY |
|---|---|---|
| | | |

**CONTECH ENGINEERED SOLUTIONS LLC**
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

**CONTECH CMP DETENTION SYSTEMS**
CONTECH: DYODS
DRAWING

DYO37794 Grace Terrace
detention
Arlington Heights, IL
DETENTION SYSTEM

| PROJECT No.: | SEQ. No.: | DATE: |
|---|---|---|
| 25689 | 37794 | 10/12/2023 |
| DESIGNED: DYO | DRAWN: DYO | |
| CHECKED: DYO | APPROVED: DYO | |
| SHEET NO.: | 1 | |




**Infiltration Systems - CMP Infiltration & CMP Perforated Drainage Pipe**

| Material Location | Description | Material Designation | Designation |
|---|---|---|---|
| 8 Rigid or Flexible Pavement (if applicable) | | | |
| 7 Road Base (if applicable) | | | |
| A Geotextile Layer | Non-Woven Geotextile | CONTECH C-40 or C-45 | Engineer Decision for consideration to prevent soil migration into varying soil types. Wrap the trench only. |
| 6 Backfill | Infiltration pipe systems have a pipe perforation sized of 3/8" diameter. An open graded, free draining stone, with a particle size of ¼" – 2 ½" diameter is recommended. | AASHTO M 145-A-1 or AASHTO M 43 - 3, 4 | Material shall be worked into the pipe haunches by means of shovel-sliding, rodding, air-tamper, vibratory rod, or other effective methods. Compaction of all placed fill material is necessary and shall be considered adequate when no further yielding of the material is observed under the compactor, or under foot, and the Project Engineer or his representative is satisfied with the level of compaction" |
| 5 Bedding Stone | Well graded granular bedding material w/maximum particle size of 3" | AASHTO M43 - 3,357-4, 467, 5, 56, 57 | For soil aggregates larger than 3/8" a dedicated bedding layer is not required for CMP. Pipe may be placed on the trench bottom comprised of native suitable well graded & granular material. For Arch pipes it is recommended to be shaped to a relatively flat bottom or fine-grade the haunch bedding to a level surface. Soil aggregates less than 3/8" and unsuitable material should be over-excavated and re-placed with a 6"-9" layer of well graded & granular stone per the material designation. |
| 3 | | | |
| A Geotextile Layer | None | None | Contech does not recommend geotextiles be placed under the invert of infiltration systems due to the propensity for geotextiles to clog over time. |
| ★ | Note: The listed AASHTO designations are for gradation only. The stone must also be angular and clean. | | |

1 MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT.

FOUNDATION/BEDDING PREPARATION

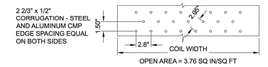
2 PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.

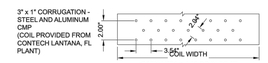
3 HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

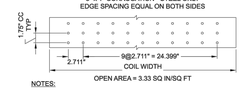
BACKFILL
MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT. MAINTAIN BALANCED LOADING ON ALL PIPES IN THE SYSTEM DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

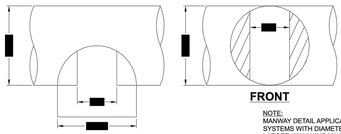


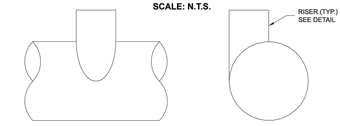

NOTES:
1. PERFORATIONS MEET AASHTO AND ASTM SPECIFICATIONS.
2. PERFORATION OPEN AREA PER SQUARE FOOT OF PIPE IS BASED ON THE NOMINAL DIAMETER AND LENGTH OF PIPE.
3. ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
4. ALL HOLES Ø3/8".

**TYPICAL PERFORATION DETAIL**
SCALE: N.T.S.




**TYPICAL MANWAY DETAIL**
SCALE: N.T.S.

NOTE:
MANWAY DETAIL APPLICABLE FOR CMP SYSTEMS WITH DIAMETERS 48" AND LARGER. MANWAYS MAY BE REQUIRED ON SMALLER SYSTEMS DEPENDING ON ACTUAL SITE SPECIFIC CONDITIONS.

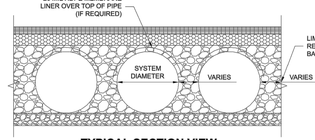



**ELEVATION**

**END**

NOTE:
LADDERS ARE OPTIONAL AND ARE NOT REQUIRED FOR ALL SYSTEMS.

**TYPICAL RISER DETAIL**
SCALE: N.T.S.




**TYPICAL SECTION VIEW**
LINER OVER ROWS
SCALE: N.T.S.

**NOTE:** IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

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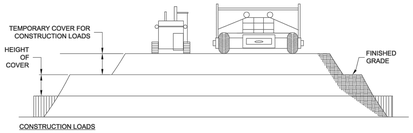
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**CONTECH CMP DETENTION SYSTEMS**
CONTECH: DYODS
DRAWING

DYO37794 Grace Terrace
detention
Arlington Heights, IL
DETENTION SYSTEM

| PROJECT No.: | SEQ. No.: | DATE: |
|---|---|---|
| 25689 | 37794 | 10/12/2023 |
| DESIGNED: DYO | DRAWN: DYO | |
| CHECKED: DYO | APPROVED: DYO | |
| SHEET NO.: | 1 | |




CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

| PIPE SPAN, INCHES | AXLE LOADS (kips) | | | |
|---|---|---|---|---|
| | 18-50 | 50-75 | 75-110 | 110-150 |
| | MINIMUM COVER (FT) | | | |
| 12-42 | 2.0 | 2.5 | 3.0 | 3.0 |
| 48-72 | 3.0 | 3.0 | 3.5 | 4.0 |
| 78-120 | 3.0 | 3.5 | 4.0 | 4.0 |
| 126-144 | 3.5 | 4.0 | 4.5 | 4.5 |

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

## CONSTRUCTION LOADING DIAGRAM

**SCALE: N.T.S.**

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

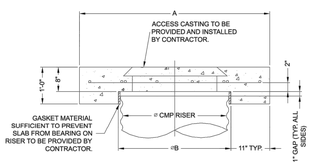
GALVANIZED: AASHTO M-36 OR ASTM A-760

POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

APPLICABLE
HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPS (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.
REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

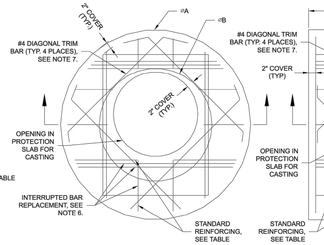
IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.



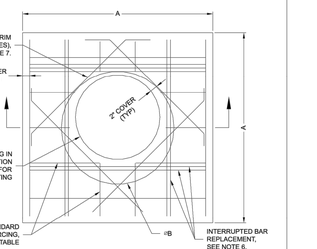

SECTION VIEW

| REINFORCING TABLE | | | | |
|---|---|---|---|---|
| ø CMP RISER | A | ø B | REINFORCING | **BEARING PRESSURE (PSF) |
| 24" | ø 4' 4'X4' | 26" | #5 @ 12" OCEW #5 @ 12" OCEW | 2,410 1,780 |
| 30" | ø 4'-6" 4'-6" X 4'-6" | 32" | #5 @ 12" OCEW #5 @ 12" OCEW | 2,120 1,530 |
| 36" | ø 5' 5' X 5' | 38" | #5 @ 10" OCEW #5 @ 10" OCEW | 1,890 1,350 |
| 42" | ø 5'-6" 5'-6" X 5'-6" | 44" | #5 @ 10" OCEW #5 @ 9" OCEW | 1,720 1,210 |
| 48" | ø 6' 6' X 6' | 50" | #5 @ 9" OCEW #5 @ 8" OCEW | 1,600 1,100 |

** ASSUMED SOIL BEARING CAPACITY




ROUND OPTION PLAN VIEW




SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

## MANHOLE CAP DETAIL

**SCALE: N.T.S.**

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**CONTECH CMP DETENTION SYSTEMS**
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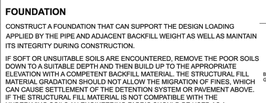
### CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

### FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

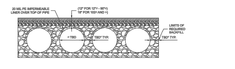



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

### GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED. SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

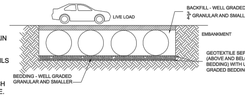
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.




### IN-SITU TRENCH WALL

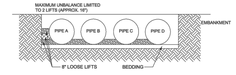
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



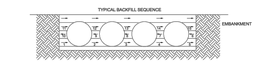

### BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

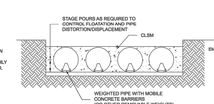



IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS LIMITS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.




WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

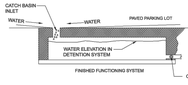



### CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

### ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.




### CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

### INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

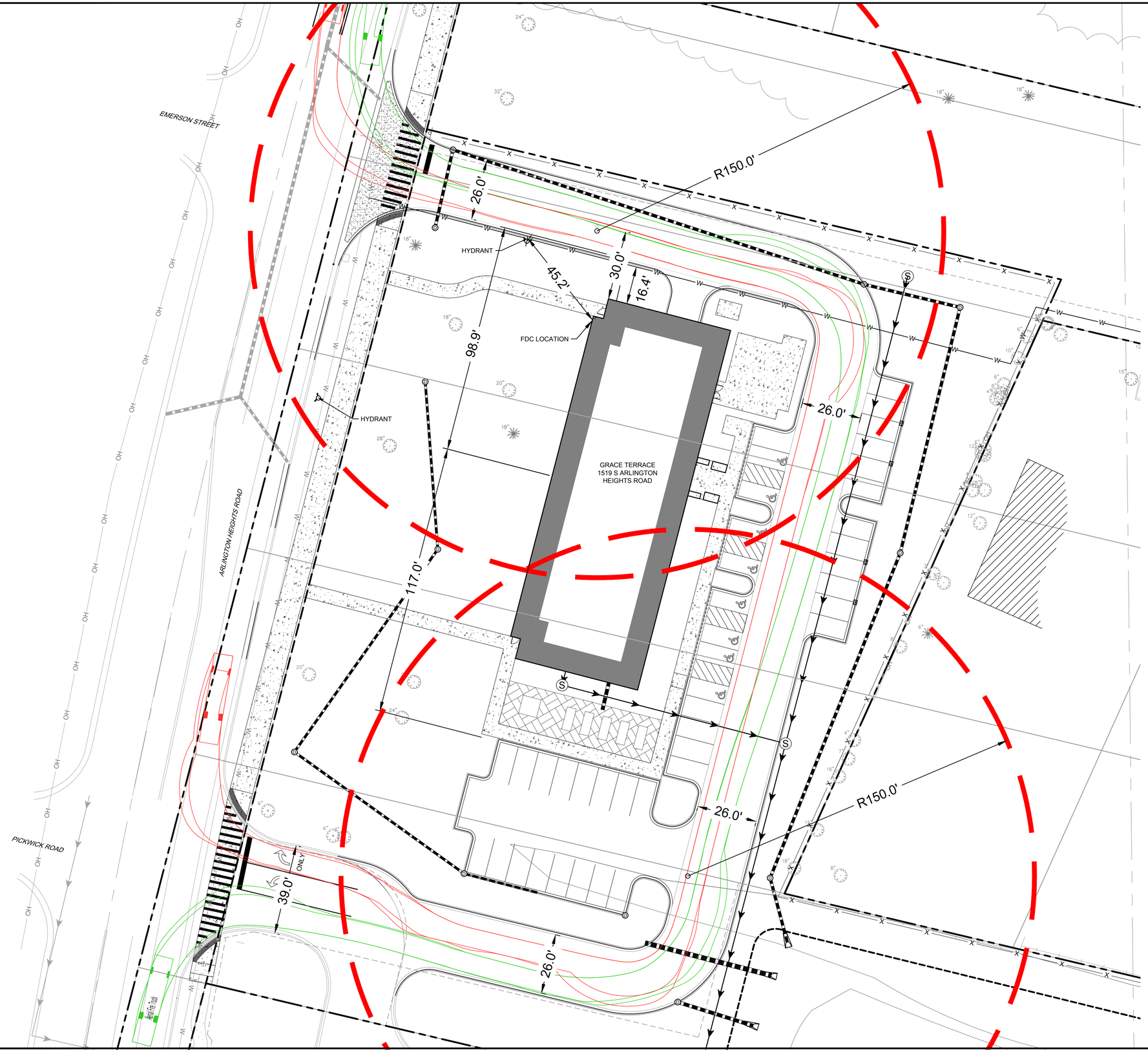
INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

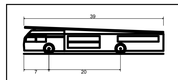
### MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR



| Aerial Fire Truck | |
|---|---|
| Overall Length | 39.000ft |
| Overall Width | 8.167ft |
| Overall Body Height | 7.500ft |
| Min Body Ground Clearance | 0.750ft |
| Track Width | 8.167ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 45.00° |


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SUITE 325
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P: 630.596.0007
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1519 S. ARLINGTON HEIGHTS ROAD
ARLIGTON HEIGHTS, IL

PROJ NO: 220019
ENG : JDL
DATE : 10/13/2023

SHEET TITLE

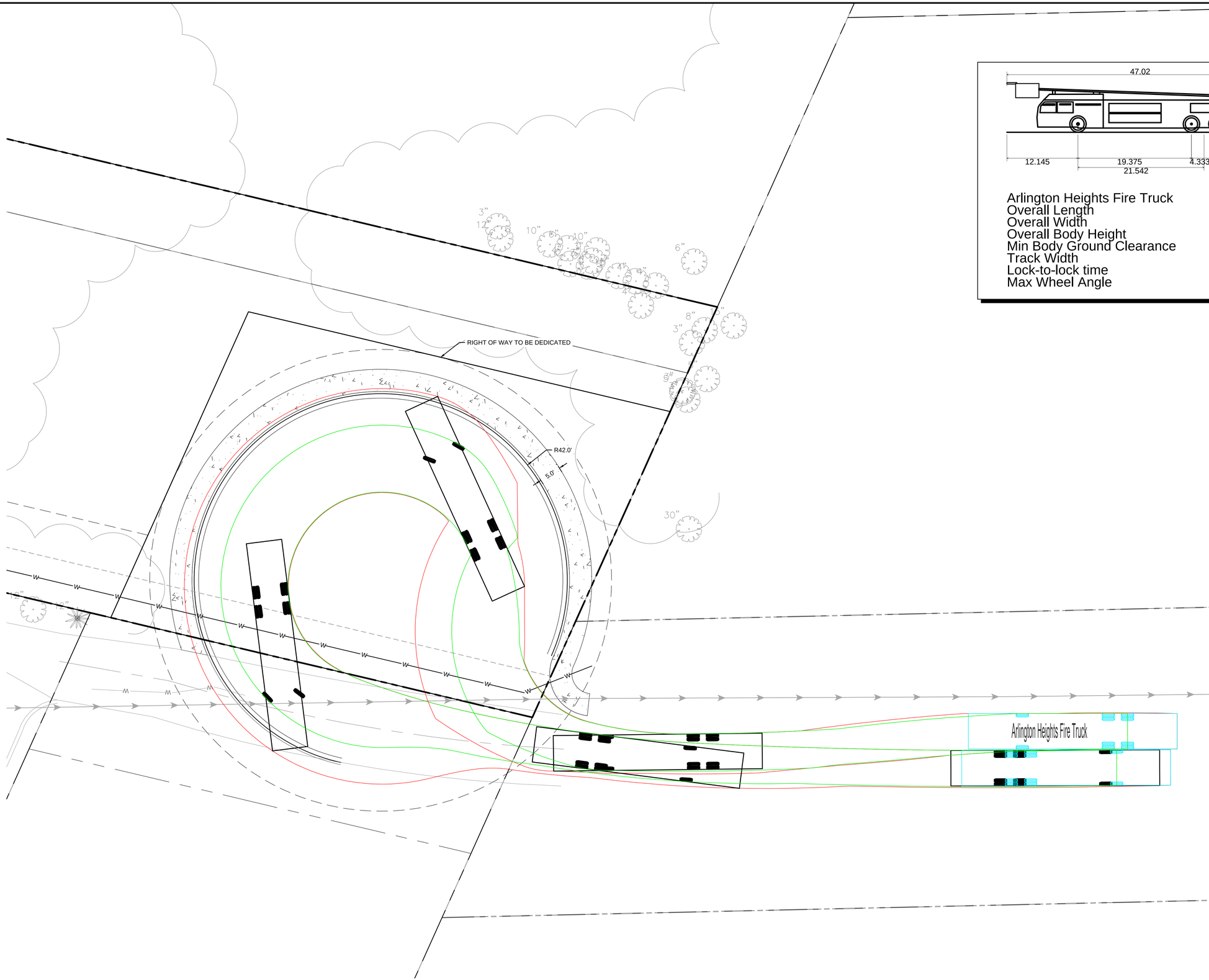
FIRE TRUCK
TURN EXHIBIT

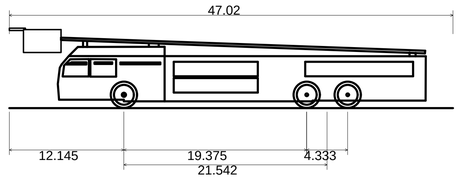
0 20' 40'
1" = 20' (HORIZONTAL)

SHEET NUMBER

TR-1

1 OF 1




Arlington Heights Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

0 10' 20'
1" = 10' (HORIZONTAL)

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS

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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLIGTON HEIGHTS, IL

PROJ NO: 220019
ENG : JDL
DATE : 10/26/2023

SHEET TITLE
FIRE TRUCK
TURN EXHIBIT
CUL-DE-SAC

SHEET NUMBER
TR-1
1 OF 1

# Grace Terrace

# House Rules

1519-1625 Arlington Heights Road
Arlington Heights, IL 60005
312-530-9600

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Revised 10/31/2023

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It is our sincere desire to provide a quiet, attractive and comfortable environment for all of our residents, families and guests. We require your cooperation in order to create and maintain this environment. The House Rules are an attachment to the lease and have become a legal part of the lease. The rules were designed to ensure that residents are allowed to enjoy their home in peace and quiet comfort**. These rules apply to all residents, their guests and their service providers as appropriate.**

Resident(s) (hereinafter (jointly) called "Resident"), members of resident's household, guests, visitors and service providers engaged by the resident shall obey and comply with all laws and city ordinances and shall abide by all rules and regulations adopted by the owner/agent and/or property staff.

If a provision of this Agreement is or becomes illegal, invalid or unenforceable in any jurisdiction, that shall not affect the validity or enforceability in that jurisdiction of any other provision of these House Rules and shall not affect the validity or enforceability in other jurisdictions of that or any other provision of these House Rules.

Please contact the property management staff if you need help understanding this document.

## FAIR HOUSING AND REGULATORY AGREEMENTS

### FAIR HOUSING

The Fair Housing Act prohibits discrimination in housing and housing related transactions based on race, color, religion, sex, national origin, disability, and familial status. In addition, the state of Illinois has added Fair Housing protections based on ANCESTRY, AGE, MARITAL STATUS, ORDER OF PROTECTION STATUS, SEXUAL ORIENTATION, GENDER AND UNFAVORABLE DISCHARGE FROM MILITARY SERVICE.

### TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The owner/agent complies with Title VI of the Civil Rights Act of 1964 which prohibits discrimination based on race, color, or national origin in any program or activity receiving federal financial assistance from HUD.

### SECTION 504 OF THE REHABILITATION ACT OF 1973

The owner/agent complies with Section 504 of the Rehabilitation Act of 1973 which prohibits discrimination, based on the presence of a disability, in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions included in the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner/agent to make their programs, as a whole, accessible to persons with disabilities.

### REQUESTS FOR REASONABLE ACCOMMODATION OR MODIFICATION

The owner/agent and/or property staff will consider a reasonable accommodation if a member of the household is disabled and the requested accommodation is necessary for the person with a disability to use and enjoy the premises. To request a reasonable accommodation, please review the reasonable accommodation policy provided at move-in or contact the property management office.

In accordance with the Fair Housing Act and Section 504 of the Rehabilitation Act, the owner/agent will make reasonable accommodations or modifications for individuals with disabilities (applicants or residents) unless these modifications would change the fundamental nature of the housing program or result in undue financial and administrative burden. Please contact the property management staff if you would like a copy of the reasonable accommodation/modification policy or if you would like to make a request for a reasonable accommodation or modification.



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## COORDINATING EFFORTS TO COMPLY WITH SECTION 504 REQUIREMENTS

The owner/agent has designated a person to address questions or requests regarding the specific needs of residents and applicants with disabilities. This person is referred to as the Section 504 Coordinator. Please contact the owner/agent and/or property staff or check the property bulletin board for information about contacting the Section 504 Coordinator.

## COMPLIANCE WITH REQUIREMENTS OUTLINED IN THE VIOLENCE AGAINST WOMEN ACT

The owner/agent understands that, regardless of whether state or local laws protect victims of domestic violence, rape, dating violence, sexual assault or stalking, people who have been victims of violence have certain rights under the Violence Against Women Act. If any resident wishes to exercise the protections provided in the VAWA, he/she should contact the owner/agent immediately. The owner/agent is committed to ensuring that the Privacy Act is enforced in this and all other situations.

The owner/agent will not assume that any act is a result of abuse covered under the Violence Against Women Act. In order to receive the protections outlined in the VAWA, the applicant/resident must specify that he/she wishes to exercise these protections.

**Certification and Confidentiality**

When the owner/agent responds to a claim of protected status under the VAWA the owner/agent will request, in writing if appropriate, that an individual document the occurrence of the domestic violence, dating violence, sexual assault or stalking. The individual claiming rights under the VAWA has the option to complete, sign, and submit any appropriate HUD-approved certification form, or choose a different method of documentation of the abuse to verify his/her status as a victim of domestic violence. The resident will have fourteen (14) calendar days to submit the form or provide another form of documentation.

The owner/agent will carefully evaluate abuse claims to avoid taking any action based on false or unsubstantiated accusations.

The identity of the victim and all information provided to owner/agent relating to the incident(s) of abuse covered under the VAWA will be retained in confidence. Information will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is

- Requested or consented to by the victim in writing;
- Required for use in an eviction proceeding or termination of assistance; or
- Otherwise required by applicable law.

The owner/agent will retain all documentation relating to an individual's domestic violence, rape, dating violence, sexual assault or stalking in a separate file that is kept in a separate secure location from other applicant/resident files.

**Lease Addendum**

The management will attach to the lease any appropriate HUD / IHDA-approved Lease Addendum authorized for use under this HUD program, which includes the VAWA provisions.

## AVAILABILITY OF ASSISTANCE FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY

Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency (LEP)" requires the owner/agent to develop and implement a system to provide housing assistance so persons with Limited

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English Proficiency (LEP) can have meaningful access to assisted housing opportunities. The owner/agent will provide for such meaningful access consistent with, and without unduly burdening the fundamental mission of the property.

The owner/agent will work to ensure that people who apply for and/or qualify for housing assistance are provided meaningful access to HUD's housing assistance program.

**PROTECTIONS PROVIDED BASED ON SEXUAL ORIENTATION, GENDER IDENTITY OR MARITAL STATUS**

The owner/agent complies with The Final Rule - *Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity.* This rule ensures that HUD's core housing programs are open to all eligible persons regardless of sexual orientation, gender identity or marital status.

**COMMUNICATION WITH THE RESIDENT**

Except where required by HUD or state tenant/landlord law, the owner/agent will allow the resident to choose the preferred method to receive notices and other communications. Multiple communication methods are allowed. In addition, the resident may choose to receive messages electronically. Some notices may be delivered to the resident's unit in accordance with HUD / IHDA requirements. Certain information may not be sent by email or text in accordance with HUD's/ IHDA's security requirements.

**SECTION 1 GRACE TERRACE MANAGEMENT**

**OFFICE HOURS**

The office business hours are Monday-Friday [TBD]. These hours may vary depending on other obligations. The office is closed on weekends and all federal and state holidays. On occasion the office will be closed for training or for other reasons, and notice of this closing will be posted on the office door.

**COMMUNITY STANDARDS OF CONDUCT**

The owner/agent and property staff strives to maintain a pleasant, safe and comfortable environment for residents. In consideration of this, all residents and their visitors will refrain from any conduct that would conflict with the rights of other residents to the peaceful enjoyment of the premises.

"Quiet hours" are between 11 p.m. and 7 a.m. and must be observed by all residents, residents' guests and any service provider contracted by the resident (or someone representing the resident). These "quiet hours" have been established to keep residents comfortable in their own homes.

Noise that could be considered disturbing includes, but is not limited to, incessant barking, loud music, use of power tools, cars or motorcycles with excessively loud engines, fireworks or explosives, and shouting. Residents must conduct themselves in such a way as to ensure the quiet and peaceful enjoyment of the residence **at all times**.

**BUSINESS RELATIONSHIP**

The property staff and residents will maintain courteous and businesslike attitude at all times.

The owner/agent and/or property staff reserves the right to refuse to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

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If an applicant/resident, guest, visitor or service provider demonstrates unprofessional behavior in the presence of the owner/agent and/or property staff or other residents/applicants, the person will be required to leave the management office.

If the resident, a resident's guest, a resident's service provider or a resident's family exhibits threatening behavior, appears to be intoxicated or under the influence of alcohol or drugs or attempts to intimidate the staff, the person(s) will be required to leave the management office and a notice of lease violation will be issued.

Use of cell phones or other electronic devices by residents or applicants, (except those devices necessary to alleviate one or more symptoms of a disability or to allow a disabled resident or applicant to communicate with property staff), will not be allowed in the management office without express permission from the property staff.

Animals, other than assistance animals necessary to allow the applicant/resident to conduct business with the property staff, are not allowed in the management office.

Aside from standard property charges, property staff is not permitted to accept any money, gifts, services or favors connected with the application process or associated with any aspect of residency on this property. If property staff solicits any mandatory payment, not associated with the lease, the resident will notify the property staff or Full Circle Management.

Residents and their guests/service providers are expected to dress appropriately when outside of individual apartments including the management office, hallways, laundry rooms, lobbies, and community rooms and other common areas.

Residents named on the lease are responsible for the actions and conduct of household members, guest(s), visitor(s), and service provider(s) hired by the resident while in the apartment and/or on the property. All residents understand that enforcement of the lease and property rules is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident to attempt to enforce the lease.

If a resident witnesses or suspects non-compliance or if a resident has a complaint, the proper action is to advise the property staff during normal business hours.

Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited.

**RENT & OTHER PAYMENTS**

Rent is due on or before the first (1st) day of the month and no later than the fifth (5th) day of the month. Payments may be submitted at the management office during regular business hours. Methods of payment include personal check, a cashier's check, bank check or money order, and via Rent Café, our online platform. **Cash is not accepted.** All payments received will be applied to the oldest balance of rent due.

Rent paid after close of business on the fifth (5th) day of the month will be considered late.

**LATE FEES**

If a resident does not pay the full amount of the rent by the end (close of business) of the fifth (5th) day of the month the resident will be charged a late fee of five dollars ($5.00) on the sixth (6th) day of the month. There will





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be an additional late fee of one dollar ($1.00) for each additional day the rent remains unpaid during the month it is due.

**RETURNED CHECKS**

Any personal check that is returned for non-payment will be subject to a non-sufficient funds fee of $25.00 or the current amount charged by the owner/agent's financial institution. The rent payment, the fee and any applicable late fees are due immediately upon notice. Failure to pay immediately will be treated as non-payment of rent. If, at any time during the lease term, two (2) checks are not honored for payment, rent payments will be accepted only in the form of cashier's check, bank check or money order.

**GRIEVANCES & CONCERNS**

The owner/agent and/or property staff works to ensure that this community is a pleasant place for all to live. Excellence in maintenance and management is a top priority. If residents have a concern about this community, the apartment or a suggestion on how needs can be better met, please contact the property staff.

Questions or concerns about the property staff can be reported to the appropriate regional manager or the property management company, Full Circle Management.

Property staff are trained to assist residents and to carefully and thoughtfully consider all questions. Another resident may have made a similar observation or the staff may already be working toward a resolution.

**SOLICITATION/SALES**

For reasons of both security and respect for privacy, solicitations and sales are limited. Residents may request to have general solicitations posted on the property bulletin board. Residents are prohibited from distributing advertisements, solicitations or other like materials under resident's on or under residents' doors. Certain exceptions apply in relation to notification regarding tenant meetings.

**REASONABLE ACCOMMODATIONS**

The owner/agent has designated a Section 504 Coordinator to address any questions or concerns related to a disability. Please contact the owner/agent and/or property staff or refer to the property bulletin board to obtain information about contacting the Section 504 Coordinator.

If you feel you have been discriminated against, based on your disability, please refer to the Section 504 Grievance Policy.

**VISITORS / GUESTS**

Visitors/guests are welcome as long as they:

- Abide by property lease and property rules
- Abide by federal, state and local laws
- Do not pose a threat to any resident or property staff
- Do not disturb the peace and quiet comfort of other residents
- Do not interfere with management or maintenance of the property
- Are not unauthorized residents

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Visitors/guests are defined as any person not on the lease, application or Tenant Income Certification regardless of age or relationship.

Visitors/guests may stay with the resident on an occasional basis not to exceed thirty (30) cumulative days/nights in any six (6) month period.

If a resident is disabled and requires a reasonable accommodation to allow a guest to stay more than thirty (30) cumulative days/nights during a six (6) month period, the accommodation must be requested and approved **before** the guest is allowed to remain longer than the above-mentioned timeframe.

The number of overnight guests is limited to the local occupancy standards for the unit size plus one.

Service providers, such as a care-giver, are not defined as visitors or guests, but must be registered with the property staff if they will be present on the property for more than thirty (30) cumulative days/nights in any twelve (12) month period.

Residents are responsible for all actions of their service providers, guests or visitors while on the property.

Unauthorized persons are subject to arrest for trespassing and/or loitering pursuant to the local penal code.

Guest and visitors will be allowed access to the community rooms or other common areas when the resident is present. Guests may take advantage of other common service areas such as laundry rooms and designated smoking areas as long as their presence does not interfere with use and peaceful enjoyment by residents who are part of a lease. Residents are responsible for the actions of their guests.

If a person is present on the property more than the number of days/nights outlined above, the resident (HOH) will be required to meet with the owner/agent and/or property staff to determine if an unauthorized resident is part of the household. Notice will be provided, and this meeting will be conducted in accordance with HUD guidelines.

If the owner/agent suspects that a guest should actually be classified as a resident, the owner/agent will request a meeting with the head-of-household. The resident will have ten (10) days to meet with the owner/agent. Failure to respond to the request to meet will result in seeking termination of tenancy.

The resident will be given the option to add the person to the household if the unauthorized person meets eligibility and screening criteria and if the unit size will accommodate the addition of a household member. The resident can provide proof of alternative permanent residence for the unauthorized guest or, if the initial lease term has been fulfilled, the resident may provide a 30-day notice to vacate. Any housing assistance paid in error will be returned to the appropriate authorities.

The owner/agent and/or property staff may pursue termination of tenancy and pursuit of fraud.

If the owner/agent suspects that a guest is actually living in the unit, the owner/agent will ask for verification of alternative residence. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail, for the guest, is delivered to the unit address
- *A current government issued photo ID for the “guest” with an alternative address

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- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

*Additional verification may be conducted by the owner/agent.

In addition, the resident(s), indicated on the lease, must sign a notarized statement confirming that the guest does not violate the guest policy as indicated above and does not reside in the unit.

Residents must receive approval **before** a new household member six (6) years of age or older moves into a unit. This includes live-in aides.

**Failure to notify the owner/agent and/or property staff is considered a material violation.** All household members must be eligible and must meet current screening requirements in order to be approved to move in to the unit.

## SECTION 2 COMMON AREAS

### BARBEQUE GRILLS

Personal gas or coal barbecue grills are not allowed on the property other than if provided by the property.

### BUILDING ENTRIES

The owner/agent cannot and does not provide for security of the residents nor the premises. The entry doors are locked to provide controlled access for residents. All residents and visitors must enter the main entrance to the building. No window or stairwell door shall be used as an entryway.

When guests are expected, it is the host resident's responsibility to be available to admit them. Unauthorized persons are not permitted in the building. If you suspect an unauthorized visitor, contact the on-call manager or the police.

Upon leaving the building, doors must be closed and locked.

Propping entry doors open to allow unfettered access to the building is NEVER allowed.

### BICYCLES & OTHER LIKE TOYS

Residents and their guests are prohibited from parking these items in hallways, or sidewalks where they could block entry to or exit from an apartment or a building in an emergency situation.

Residents are responsible for the safe and courteous operation of bicycles and riding toys in common areas. Bicycles, skateboards or other like toys may not be ridden on sidewalks (when people are walking on the sidewalk), in hallways, through landscaped areas down stairwells or in other common areas.

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**COMMUNITY ROOM /COMPUTER ROOM/STORAGE/LIBRARY**

Use of the community room is intended for all residents and may not be reserved for personal gatherings. Contact the property staff for further information about use of the community room.

The computer room is available for all residents. Computers are available on a first come first serve basis. Illegal activity and mature content are prohibited on the computers.

Smoking and/or consumption of alcoholic beverages in the community room and all common areas is prohibited.

Animals are not allowed in the community room. Service animals are exempt from this requirement.

Storage lockers will be provided for units that do not have bulk storage within the unit and for the residents use only. The resident must see management to obtain a storage locker. Residents will only be eligible for one storage locker per unit. Storage lockers will be issued on a first come first serve basis.

It will be the responsibility of the resident to place a lock on the storage locker. Management will not be responsible for items placed in the storage room.

No items may be placed outside of the storage locker. Any items found outside of the locker will be disposed.

No flammable materials may be placed in the storage locker.

The library is intended for all residents. Books may be "checked out" from the library on the honor system.

**LAUNDRY ROOM**

Use of the laundry room is restricted to residents, resident guests and persons assisting residents. The owner/agent and/or property staff is not liable for any lost or damaged clothing.

Laundry equipment must be used according to its design and instructions. The property staff can assist the resident in understanding how to operate any laundry equipment upon request.

Please contact the property staff as quickly as possible if there are concerns about the laundry room or with any of the laundry equipment.

Do not leave washing machines or dryers unattended while washing or drying laundry items? Laundry must be removed immediately from machines when a cycle is complete. Abandoned laundry will be removed and taken to the management office. Abandoned laundry will be disposed of if it is not claimed within 24 hours.

No dyeing or starching is permitted in the machines.

Residents may not use the laundry room or laundry equipment as part of a home-based business.

Under no circumstances will a resident use the property laundry room to complete tasks required to eradicate bed bugs.

The owner/agent and/or property staff reserves the right to prohibit use of the facilities to anyone abusing the facilities.

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A replacement laundry card will be $5.00.

**SIDEWALKS AND ENTRANCE DOORS**

Entryways and sidewalks are to be kept free of all obstacles, debris or other items that may create an unsightly appearance. Venetian or bamboo type hangings, hanging fixtures and electrical cords are not allowed. Indoor/Outdoor carpet may not be placed on the floor.

These areas are not to be used for storage of any kind. This includes, but is not limited to boxes, furniture and cleaning supplies. The addition of shelving is prohibited.

Tasteful holiday decorations may be placed on doors that are under the exclusive use of the resident no more than thirty (30) days before any recognized holiday. The owner/agent will be the final authority regarding whether such decorations meet the definition of "tasteful".

Decorations must be in good working order and may not create any sort of fire hazard or hazard to residents (such as creating a tripping hazard or blocking an exit).

Holiday decorations must be removed no more than seven (7) calendar days after the holiday. If a resident fails to remove holiday decorations in a timely manner, the property maintenance staff will remove the decorations and dispose of them.

All decorative lights (interior and exterior) should be turned off no later than 11:00 pm and should not be on when the unit is not occupied.

Permanent displays of any other decorations or symbols on doors, exterior walls that are part of common areas or under the exclusive use of the resident are prohibited.

No alteration in landscaping is permitted without prior written permission from the owner/agent and/or property staff. The owner/agent and/or property staff is not liable for the damage or theft of any personal property left outside of a resident's apartment.

## SECTION 3 BUILDING POLICIES

**ABANDONMENT OF A UNIT**

If the owner/agent and/or property staff does not receive written notice of an extended absence from a household member, the owner/agent and/or property staff shall consider the household to have abandoned the unit if any of the following occur:

- The owner/agent and/or property staff or property staff has reason to believe the unit has been unoccupied for more than 14 consecutive days
- Another resident or staff reports/confirms that there has been activity that indicates that the resident has moved
- Rent is more than five (5) days past due and there has been no contact from the resident or the resident's representative as appropriate
- The household has not acknowledged or responded to requests for communication and/or meetings
- The owner/agent has sought and obtained a court order to enter the unit in the case of suspected abandonment

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- The owner/agent has credible information to believe the sole household member has been incarcerated, admitted for extended hospitalization or has died

Subject to local tenant/landlord requirements, if a unit is thought to be abandoned, property staff will:

- Attempt to contact the residents by phone or other communication for one (1) business day
- Enter the unit to conduct an emergency inspection

If household members do not respond to the property staff's attempts to contact the resident, the owner/agent and/or property staff will take appropriate steps to have the unit declared abandoned. The owner/agent and/or property staff will take legal action, including termination of assistance, and eviction.

**ADDING OR REMOVING HOUSEHOLD MEMBERS**

One of the key requirements, at application and during residency, is to disclose who will be living in the unit at any given time. It is important to understand the difference between a resident and a guest.

Residents are strictly prohibited from allowing anyone to move into the unit without the express written permission from the owner/agent.

The owner/agent and/or property staff must apply screening criteria, as described in the resident selection plan, to persons proposed to be added to the household, including live-in aides. In addition, certain eligibility requirements must be reviewed before anyone is allowed to move in to a unit.

In order to remove a household member, the resident must provide a notarized statement to that effect. It is preferred, but not required, that the person leaving the unit sign the statement as well. The owner/agent will verify that the resident actually moved out. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail for the person is delivered to the unit address
- *A current government issued photo ID for the "guest" with an alternative address
- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

* Additional verification may be conducted by the owner/agent.

**Children/Minors:** When children are included as part of the household, the following will be required.

For children who are born, adopted or in foster care or in another legal custodial relationship with an existing household member, the owner/agent requires the following:

- Social Security Number and proof that the number is valid
  - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Proof of age/legal custodial arrangement

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- Birth certificate indicating that a household member is a parent; or
- Adoption paperwork indicating that a household member is a parent as appropriate; or
- Verification from the foster agency indicating the unit as the primary residence of the foster child as appropriate; or
- Other documents proving legal custody arrangement as appropriate

For children who are not part of a legal custody arrangement who will be living in the unit, the owner/agent requires:

- Social Security Number and proof that the number is valid
  - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Two forms of proof that the child resides with a member of the household
  - Verification from a government organization indicating that the unit will be the primary residence for the minor (examples include but are not limited to school records, children services agencies, foster programs, etc.)
  - Verification from a medical professional in the know indicating that the unit will be the primary residence for the minor
  - Verification from a social service organization indicating that the unit will be the primary residence of the minor (examples include but are not limited to homeless shelters, shelters for victims of domestic violence, etc.)
  - A signed, notarized statement from an adult household member claiming guardianship of the minor child

The owner/agent does not and will not establish policies intended to exclude children. If none of the household members can provide documentation for minors, as described above, the owner/agent will meet with the resident to discuss reasonable alternatives. The owner/agent will be the final judge of what is considered adequate documentation proving household composition/residency.

**APPLIANCES**

Appliances must be kept clean. Appliances may only be used as they are intended to be used. For example, ovens are not to be used as heaters or storage areas.

Residents are not permitted to place aluminum foil on the stove burners or in their ovens.

No provided equipment and/or appliances may be replaced, moved or removed from the apartment. All provided equipment and appliances must be permanently retained in the original location.

No additional appliances may be installed in an apartment without prior written permission from the owner/agent and/or property staff. This includes but is not limited to miniature refrigerators, washer/dryer units, window air conditioners and freezers.

Resident are not permitted to repair any major appliance. If any appliance is not working properly, the resident will notify the property staff and the property maintenance team or a vendor, hired by the owner/agent will repair the appliance.

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If a resident attempts to repair an appliance and such attempts damage the appliance, the resident will be charged for repair or replacement of the appliance. Such charges must be paid within thirty (30) days.

**BED BUGS**

Due to an increased concern about bed bugs, and in response to HUD guidance, management has established additional guidelines for residents.

If any resident suspects the presence of bed bugs, the resident should attempt to contain the bed bugs in a Ziploc or other sealed bag (property staff will provide a sealable bag upon request) or in a jar that contains ethanol alcohol. This should be kept in the freezer until the property management office opens during normal business hours. The resident should contact the property staff and maintenance will come to the unit to investigate. Do not bring suspected bed bugs to the maintenance office or to the management office.

If the presence of bed bugs is confirmed, the property staff will explain the requirements to eradicate the bed bugs and will work with the resident to schedule eradication.

As long as residents notify the property staff in a timely manner and as long as residents fully and properly participate in all eradication procedures, cost of treatment is the responsibility of the owner/agent. However, cost to replace any items that must be discarded and cost to clean personal items will be the responsibility of the resident.

Failure to notify the owner/agent and failure to fully and properly participate in the eradication process is grounds for immediate termination of tenancy. If the resident fails to notify the owner/agent and/or property staff of an infestation or if the resident fails to fully and properly participate in the eradication process, the resident will be charged for all costs associated with infestation of the unit and other areas. These charges will be considered damage in accordance with HUD notice.

If a licensed exterminator determines that repeated infestations are caused by the resident, resident's guest or service providers hired by the resident, cost of eradication for bed bugs present as a result of the resident's, resident's guests' or resident's service provider's actions will be considered damage and will be charged to the resident. This includes damage to other units and to common areas.

As part of the process to prepare a unit for a new family, the unit will be inspected and will be certified as bed-bug free before a new family moves in. Within five (5) days of move-in, any new resident agrees to participate in a unit inspection. Participation may include use of detection products used to detect bed bugs or other infestations. If the presence of bed bugs is discovered, a professional extermination company will be hired to investigate the source and to begin the eradication process.

Residents agree to fully and properly participate in all eradication procedures including properly preparing the unit based on guidance provided by the owner/agent and/or property staff.

Residents are discouraged from bringing used furniture in to the unit. However, if a resident chooses to bring used furniture in to the unit, the resident must be aware of the risk of bed bug infestation.

**DAMAGES TO THE UNIT**

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Residents shall not damage or disturb any part of appliances, fixtures, cabinetry, the ceiling, walls, doors or floor in an apartment in anyway, including, but not limited to:

- Installing hooks, nails, and/or other hardware into the ceiling or doors;
- Drilling into the ceiling, cabinets, walls, or doors;
- Removing or damaging doors to cabinets or vanities
- Hanging light fixtures, ceiling fans or other objects from the ceiling without written approval from the owner/agent and/or property staff;
- Allowing water to accumulate on the floor; or
- Painting, repairing, or making improvements with respect to the ceiling, walls, appliances, cabinetry, doors or floor.
- Creating an environment or participating in or allowing activity that results in the infestation by bed bugs, fleas or other parasites or rodents

Residents shall immediately report any sagging, warping, leaking, cracking, staining, holes, or water accumulation related to the ceiling, walls, doors or floor to property staff. Any damage the resident causes to the ceiling, walls, doors or floor, including, but not limited to, damages caused by the resident's violation of this rule, shall not constitute ordinary wear and tear.

The resident shall be responsible for reimbursing the owner/agent for the cost of repairing damage to the ceiling, walls, doors or floor and for any damages that result as a consequence of the resident's action.

At unit inspection and at move-out, residents may be charged for damages that exceed normal wear and tear to the unit. This includes damages caused by an assistance animal. These charges are due within thirty (30) days.

If the damage charges are assessed at move-out, the security deposit may be used to offset damage charges. *(Security deposits are applied to unpaid rent first)* However, any balance due after use of the security deposit is due within thirty (30) days.

If damages are caused by the presence of a pet, the pet deposit may be used to offset damages caused by the pet.

**DISTURBANCES OR INQUIRIES INVOLVING LAW ENFORCEMENT**

Residents are expected to contact law enforcement if they witness any illegal activity or if they feel they are in need of law enforcement intervention or protection.

If any law enforcement agency is called to the property because of any type of illegal disturbance and/or criminal violations caused by a resident, such incident shall be investigated by the owner/agent and/or property staff. If it is determined that a resident was involved in criminal activity and/or other illegal behavior, this will be considered **a material violation of the lease.**

Law enforcement has the right to enter the property and the power to make arrests as needed within the law. At the local level, property is under the jurisdiction of the Cook County Police Department. For emergencies, call 911.

Law enforcement responses to serious disturbances and/or criminal violations where the resident, a resident's guest or a resident's service provider is involved in illegal activity **is considered a material lease violation.**

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The termination of the lease agreement will be conducted as allowed by the terms of the lease agreement and local, state, and federal law, including the provisions provided through the Violence Against Women Act (VAWA).

**EXTENDED ABSENCES FROM THE APARTMENT**

Residents may be absent from their apartment (other than for medical reasons) for no more than sixty (60) cumulative days, not necessarily consecutively, in any six (6) month period.

In cases of illness or confinement in a hospital or nursing care facility, for a resident who is the sole member of a household, a resident may be absent from her/his apartment for up to one-hundred eighty (180) days when a licensed medical professional, familiar with the resident's condition, will verify that a return to the unit will occur within the one-hundred eighty (180) days.

The unit may not be occupied by a person who is not a part of the lease/household (as indicated on the current Tenant Income Certification) while the resident is absent unless the owner/agent has given permission in writing. Such permission will be given under limited conditions, such as in consideration of the Sailors and Soldiers Act, a request by local law enforcement, a reasonable accommodation, or other extenuating circumstances.

**EXTERMINATION/PEST MANAGEMENT**

The owner/agent will provide periodic extermination services at no charge to the resident. This is considered part of regular maintenance of the unit. The resident will not attempt to perform extermination tasks. Residents will receive notice before extermination occurs. Residents with apartments scheduled for extermination should clear items from under sinks and closet floors.

The resident will contact the property staff during normal business hours to schedule extermination if the resident suspects any pest problems in the apartment.

The owner/agent reserves the right to schedule additional extermination services required to ensure that units are maintained in a decent, safe and sanitary condition and to meet our requirement to ensure peaceful enjoyment of the property by other residents.

Unless the owner/agent and/or property staff provides approval in advance, **ALL** units will be treated by the pest control vendor.

The resident will maintain the unit in such a way as to minimize risk of infestations including, but not limited to, infestations by cockroaches, fleas, bed bugs, ants, and rodents. The resident understands that any instances of failure to maintain the unit in a decent, safe and sanitary condition discovered by an exterminator will be reported to the property's management staff. The property's management staff will take appropriate action.

Failure to cooperate with pest management efforts or denial of entry to the pest control vendor is considered interference with management.

It is the resident's responsibility to contact the property staff in the event of allergies or sensitivities.

**FIRE SAFETY INFORMATION**

Residents are encouraged to contact the property staff with questions regarding the fire plan.

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**HAZARDOUS/INFECTIOUS WASTE DISPOSAL**

*Hazardous* waste, gasoline and any combustible items are not to be stored or disposed of within the apartment or apartment community. All hazardous waste must be disposed of in accordance with city code.

Infectious waste from the use of medical supplies must be handled properly.

Needles and sharps must be packaged in a fashion that would minimize opportunity for contact injury. Needles and syringes must be discarded properly after use. Needles should never be bent, broken or manipulated. These items must be placed in a medical grade sharps container.

**HEATING & AIR CONDITIONING**

Residents are not permitted to install personal air conditioners without written permission of the owner/agent and/or property staff.

Use of personal kerosene or propane heaters in a unit or in any common area is strictly prohibited. Small electric heaters are allowed but must be used under adult supervision.

Any questions about heating or cooling should be directed to the property staff during normal business hours. Malfunctions of the heating/cooling system should be reported immediately to the property staff.

**HOUSEKEEPING**

Maintenance staff will clean and maintain the hallways, lobbies and other public and common areas. Residents are required to maintain their own apartments in a decent, safe and sanitary manner. The resident will notify the property staff, during normal business hours if the unit needs to be repaired or maintained. This includes, but is not limited to, notifying the property staff when smoke detectors, appliances, or plumbing require minor repairs or maintenance. Charges for damages (beyond normal wear and tear) caused by the resident, residents' guests or residents' service providers will be assessed and will be due within 30 days

**INCARCERATION**

If the owner/agent or property staff discovers that a resident has been incarcerated the property staff will review the current criminal screening criteria included in the current resident selection plan. If the resident has been convicted of any of the crimes that would constitute denial of a new applicant, the owner/agent and/or property staff will immediately begin the process to terminate the resident. This may include contacting the remaining household members and begin the process to remove the resident from the household.

If the incarcerated resident is the sole household member, this may mean starting the process required when a unit is abandoned.

**INSURANCE**

The owner/agent is not responsible for damage or loss of any personal property belonging to the resident. Residents are strongly encouraged to purchase renter's insurance for personal belongings and household effects. The owner/agent's insurance policy does not provide this protection. Rental (content) insurance can be obtained through most local insurance providers at a moderate cost.

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**INVOLUNTARY REMOVAL OF A HOUSEHOLD MEMBER**

If a resident is required to leave, based on the lease, House Rules, Pet/Assistance Animal Rules or for another reason, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

Failure to provide adequate documentation to verify removal of a household member may result in termination of tenancy. Protections provided under the Violence Against Women Act, apply.

If a household indicates that one or more members has been removed from the lease, the owner/agent will accept such notification from the head-of-household if it is provided on a notarized form provided by the owner agent.

If the household has been notified of termination of tenancy because a member is registered as a sex offender in any state lifetime sex offender registry, the owner/agent will take extra steps to ensure that the sex offender is not housed in any unit on the property. The household will have to provide documentation to prove that the sex offender will live at another location. Acceptable documentation includes, but is not limited to:

- Confirmation from a landlord with copy of an executed lease
- Confirmation from local police
- Confirmation from anyone who maintains sex offender registries including but not limited to:
  - Dru Sjodin Sex Offender Registry
  - Megan's List
  - State or Federal Sex Offender Registries
- New driver's license with new address

Information will be confirmed for up to one year after the sex offender has moved-out. Longer timeframes may apply if the owner/agent has reason to suspect that the sex offender may attempt to live on the property.

If it is discovered that the household allowed any registered sex offender to live in the unit, the resident must understand that he/she is not qualified to live on the property.

**Allowing a registered sex offender to live in the unit as an unauthorized resident is considered a material lease violation.**

If a lease is bifurcated or if a resident is evicted from the property because of an act covered under the Violence Against Women Act, the person will be permanently barred from the property. Inviting a person evicted because of an Act covered under the Violence Against Women Act or encouraging such person to remain on the property is a lease violation. The resident agrees to notify the owner/agent and/or the local authorities.

**LIVE-IN AIDES**

A live-in aide must meet HUD's definition of a live-in aide:

- Is essential to the care and well-being of the resident
- Is not dependent on the resident for support
- Is only living in the unit to provide essential support

If a resident or applicant requests a live-in aide, the owner/agent is required to verify the need for a live-in aide using third-party verification.

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Live-in Aides are required to complete the Live-in Aide Questionnaire. The information on the Live-in Aide Questionnaire will be verified and the prospective live-in aide will be screened in accordance with the resident selection plan in place at the time of review. The live-in aide will not be screened for the "ability to pay rent" since the live-in aide is not responsible for rent payment.

The live-in aide must be approved and must sign the House Rules and the Live-in Aide Addendum before move-in. The owner/agent must sign a revised Tenant Income Certification before the live-in aide is allowed to move-in.

If a live-in aide moves in prior to screening and prior to signing required forms, the owner/agent will issue a notice of lease violation and may pursue other action including, but not limited to eviction of the live-in aide or termination of tenancy.

**LOCKS/KEYS**

At move-in, residents will be issued one set of keys for each adult household member. The number of keys are not to exceed the number of persons in the household. This key will access the unit and any other resident areas as deemed appropriate.

Management will not perform after-hours lock out services. Should a resident get locked out of the unit, a locksmith must be called to gain entry and a key must be provided to the management office.

Residents may not add or change locks on the unit. If the apartment key is lost, it is the responsibility of the resident to notify the property staff immediately. The resident may be charged for replacement or re-keying expenses. If a resident requests lock replacement, there will be an additional charge based on the actual cost.

One (1) key is issued per household (when applicable) for the laundry facility. If this key is lost, the owner/agent will charge the resident for replacing any necessary locks.

Resident(s) on lease are responsible for the control of and return of all keys issued. Failure to return all keys issued will result in charges for the lock replacement or re-keying. Residents will be required to reimburse the owner/agent for the charges incurred to replace or re-key locks.

**MAINTENANCE**

It is the responsibility of each resident to promptly report any maintenance problem. Charges for damages resulting from unreported maintenance problems will be assessed.

Routine maintenance requests are made by contacting the property staff during normal business hours. Emergency maintenance service is available twenty-four (24) hours a day via the property's management office.

After hours number(s) are provided by the owner/agent and/or property staff. Examples of maintenance emergencies include but are not limited to:

- Gas leak/smell
- Flooding
- No heat (in the winter) or air conditioning, if applicable (in the summer)
- No electricity

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- Water coming into the unit
- No running water
- Exterior door, window or lock broken and unable to secure apartment
- Inoperable toilet (does not apply if second toilet available)
- Inoperable refrigerator

Should a maintenance emergency occur during regular office hours, contact the property staff at the management office via email or phone or report the emergency in person.

In the event of a health, fire, or safety emergency, call 911 or your local emergency response agency immediately.

The owner/agent's staff is not permitted to perform repairs on any resident's personal property or to perform any type of personal work for residents.

Plumbing - Trying to flush or pour certain items is known to cause problems with plumbing. These items include but are not limited to grease, large food items, personal hygiene items, toys and diapers. The resident will not attempt to flush or pour these items through the drainage system.

Residents are allowed to attempt to plunge clogged drains, however use of "DRAINO" and similar caustic substances should be avoided as they can damage pipes and/or cause personal injury. The owner/agent and/or property staff is not liable for injury caused by use of such products.

The resident must contact maintenance if a sink or toilet is overflowing or if a clog cannot be cleared with simple plunging.

Residents may not dispose of paint or other chemicals using property sinks, toilets or drains. The resident may not dispose of tobacco products (cigarettes, chewing tobacco, etc.) using property sinks, toilets or drains.

**Overflowing toilets, baths or sinks constitute a "maintenance emergency" and the resident agrees to contact the property staff as quickly as possible even if the event occurs after normal office hours.**

The resident will be billed for repair of damages caused by improper use of toilets or sinks. These charges must be paid within thirty (30) days.

**PARKING**

Parking will be available on a first come first serve basis for residents only. Cars, motorcycles or other vehicles may not be parked on curbs, in grass or in other areas that are not specifically designated for parking. The owner/agent is not responsible for the safety or security of vehicles parked in the property parking lot.

Each resident's vehicle must be registered with the property staff. The property staff will require that residents provide a valid driver's license for the primary driver of each vehicle, proof of current DMV registration and proof of current insurance when the vehicle is registered and at each annual certification. Unless the resident seeks prior approval and unless there are extenuating circumstances or the need for a reasonable accommodation, all vehicles must be legally registered to a resident or live-in aide who lives in the unit.

If a resident is unable to provide the described documentation upon request, the resident will be required to immediately remove the vehicle from the property until such documentation can be provided. If the resident fails to remove the vehicle, the vehicle will be towed at the vehicle owner's expense.

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Recreational vehicles, trailers, commercial vehicles (other than police or emergency vehicles), tractor-trailers or semis may not be parked anywhere on the property and will be towed, at the vehicle owner's expense, upon discovery.

Parking spaces are available on a first-come, first-served basis. Based on city ordinance, the required number of marked handicapped spaces is available. These are public spaces and cannot be assigned to any particular resident, guest or service provider.

Vehicles parked improperly in loading or emergency zones and vehicles not abiding by the parking policy will be towed at vehicle owner's expense without notice.

The property parking lot is not a vehicle storage area. If an automobile or other vehicle, even an automobile or other vehicle registered to a resident, remains in one space for more than two (2) weeks, the car will be considered "abandoned" and will be towed at the vehicle owner's expense. Certain exceptions may apply if a resident's extended absence has been recorded by the property staff.

Residents may not conduct automobile or other vehicle repairs in the property parking lot or anywhere else on the property. This does not include services provided by roadside service organizations such as AAA or automobile dealer roadside services.

Parking lots are not to be used as a social gathering place unless the property staff provides written permission.

The owner/agent and/or property staff assumes no responsibility for damage, theft or destruction of any vehicle or its contents parked on or around the community.

If a resident demonstrates unsafe driving while in the property parking lot, parking privileges may be revoked.

Unsafe driving includes, but is not limited to, accelerating and making tires squeal, jumping curbs, driving on sidewalks, colliding with other vehicles, striking staff, residents, vendors, guests or service providers, and failure to obey stops signs, speed limits or crosswalk regulations. If parking privileges are revoked, vehicles registered to the resident will be towed at the vehicle owner's expense.

**PETS & ASSISTANCE ANIMALS**

All animals must be registered and approved BEFORE they are allowed to live in the unit. This rule applies to pets and to assistance animals (including companion animals). All adult household members must agree to abide by the property Pet Rules.

The pet rules require residents who own dogs or cats (pets) or keep dogs or cats (pets) in their units to pay a $300.00 refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the property.

The owner/agent will use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet on the property. Such expenses would include, but not be limited to, the cost of repairs and replacement to the unit, fumigation of the unit, and the cost of animal care facilities.

The owner/agent will return the unused portion of a pet deposit to the resident within a reasonable time after the resident moves from the property or no longer owns or keeps a household pet in the unit.

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The pet deposit will not exceed $300.00. A $50.00 initial pet deposit is required at the time the pet is brought on to the premises. The resident will be required to pay the remaining balance in increments of $10.00 per month until the $300.00 pet deposit is collected. Residents are allowed to pay the entire pet deposit in increments greater than those described if he/she chooses to do so.

Property staff will report the presence of an animal in the unit if there is no prior approval.

The animal must be removed within seventy-two (72) hours of the notice or the property staff will contact animal control to remove the animal. Any costs associated with the removal of the animal are the responsibility of the resident. The owner/agent is not responsible for the health or well-being of the animal.

Residents must notify the owner/agent if they plan to care for an animal in the unit temporarily. A resident may provide temporary care for an animal as long as such care does not last longer than two weeks (consecutive days or cumulative days – for any single animal or combination of animals) in any one year period.

If there are extenuating circumstances, the resident must receive an exception, in writing, **prior to housing the animal.** Even so, the animal must meet the standards, regarding number of animals, size, breed and behavior, established in the Pet Rules.

Service animals, companion animals and therapy animals (all will now be called "assistance animals") are not considered pets. If resident wishes to request an assistance animal, review and follow the process to request a reasonable accommodation and to request an animal. **The request must be submitted and approved before the resident is allowed to house an assistance animal.**

The need for the assistance animal will be verified if the need for the assistance animal is not readily apparent and proper documentation must be executed **BEFORE** an assistance animal is moved in to the unit. The resident must agree to abide by the Assistance Animals Rules established for residents of this property.

**PORTABLE OXYGEN TANKS**

**Smoking or burning of incense or candles or any other product that produces a flame is prohibited inside any apartment if an oxygen tank or concentrator is present anywhere in the apartment. Use of other devices that may create a fire hazard in such circumstances is also prohibited. Resident agrees to become familiar with and comply with all safety precautions associated with use of portable oxygen.**

If a portable oxygen tank is in use, residents must keep the tank at least thirty (30) feet from any designated smoking area and/or thirty (30) feet from where smoking is occurring. This rule also applies to proximity to other open flames such as barbeque grills.

There are a few simple precautions that can be taken to create a safe home environment when using oxygen.

- Oxygen canisters should be kept at least 5-10 feet away from gas stoves, lighted fireplaces, woodstoves, candles or other sources of open flames.
- Do not use electric razors while using oxygen. (These are a possible source of sparks.)
- Do not use oil, grease or petroleum-based products on the equipment. Do not use it near you while you use oxygen. These materials are highly flammable and will burn readily with the presence of oxygen. Avoid petroleum-based lotions or creams, like Vaseline, on your face or upper chest. Check the ingredients of such products before purchase. If a skin moisturizer is needed, consider using cocoa butter, aloe vera or other similar

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products. For lubrication or rehydration of dry nasal passages, use water-based products. Your pharmacist or care provider can suggest these.

- Post signs in every room where oxygen is in use. Make sure that absolutely NO SMOKING occurs in the home or in the car when oxygen is in use.
- Secure an oxygen cylinder to a solidly fixed object to avoid creating a missile out of the tank. This might happen if it was accidentally knocked over and gas was allowed to escape.
- Use caution with oxygen tubing so you do not trip over it or become entangled in furniture.
- Be familiar with the equipment and the safety checks established by the medical equipment provider. Keep their contact telephone numbers, and the numbers for other emergency services, posted near a phone. Do not try to repair broken equipment on your own. Request this service from the oxygen provider.
- Make sure smoke detectors in the home are working. Have fresh batteries installed. Perform monthly checks. Have a fire extinguisher available in the home as well. (Use type ABC.) Create and practice an escape and rescue plan in the event of a fire.
- Notify the local fire department, gas and electric companies and telephone company when home oxygen therapy is started. Request a "priority service listing." This is for those times when there is a power or telephone failure or repairs are needed on any utility.

**Unsafe use of portable oxygen tanks and other such devices is considered a material lease violation.**

**PUBLIC CONSUMPTION OF ALCOHOL**

The owner/agent maintains a strict prohibition against consumption of alcohol in all common or public areas. This includes but is not limited to, offices, designated smoking areas, laundry rooms, common stairwells, community rooms and parking lots.

**REMOVAL OF PERSONAL PROPERTY IN THE EVENT OF DEATH, ABANDONMENT OR INCARCERATION**

Upon notification of death, or incarceration of a sole household member or in the case of abandonment, all locks providing entry to the individual apartment will be changed. The owner/agent reserves the right to initiate eviction, as required, in order to take possession of the unit.

Unless previously established, the owner/agent and/or property staff will require legal authorization before allowing unit contents to be removed by family or other representatives. Examples of legal authorization include but are not limited to:

- Executor of the will
- Permission from Probate Court
- Court ruling

Upon confirmation of abandonment of the unit, and/or once the owner/agent has received an eviction order, the property staff will take written and photographic inventory of property in the unit and remove the contents from the unit so that it may be prepared for another family. The contents will be stored for the greater of thirty (30) days or the amount of time dictated by local laws. Perishable items, food items and live plants will be removed but not stored. Animals will be removed based on the Pet Policy and/or the Assistance Animal Policy. The owner/agent and/or property staff is not responsible for any loss or damage to property during transfer from the unit to the storage facility.

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Subject to local requirements, if it is discovered that the contents of the unit are infested (e.g. lice, bed bugs, fleas, etc.), the contents will be removed, treated and/or disposed of based on guidance from a licensed pest control provider. Cost of damage caused by such infestation will be charged to the resident or the resident's estate

Cost of moving and storage and treatment/disposal will be charged to the resident or the resident's estate.

**Death of a Sole Household Member:** In the case of death of a sole household member, personal belongings from the apartment must be removed within fourteen (14) days following the date of death. *In the event that the apartment has not been cleared of personal items within fourteen (14) days following death or abandonment, the owner/agent and/or property staff reserves the right to take legal possession of the apartment as specified by federal, state, or local landlord/tenant laws. The owner/agent and/or property staff will dispose of the property or consolidate it as defined by local law*

**SEX OFFENDERS**

The owner/agent prohibits any sex offender registrant from living on the property.

If an owner/agent and/or property staff discovers that a household member is a registered sex offender and was admitted in error, the owner/agent and/or property staff will immediately pursue termination of assistance and termination of tenancy. The owner/agent and/or property staff will first offer the family the opportunity to remove the ineligible (sex offender) family member from the household.

If the family is unwilling to remove that individual from the household, the owner/agent and/or property staff must pursue termination of tenancy for the household.

**If the owner/agent has good cause (i.e. notification from a state sex offender registry or law enforcement agency), all household members acknowledge that sex offender screening can be conducted by the owner/agent and/or property staff**. If it is discovered that any household member is subject to registration on any state sex offender registry, the owner/agent and/or property staff will immediately notify the household that they have the option to remove the sex offender or the owner/agent and/or property staff will pursue termination of tenancy.

If the household indicates that the sex offender is permanently moving out of the unit, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

**SMOKE DETECTORS**

Each apartment is equipped with at least one smoke detector. Residents are prohibited from removing or tampering with smoke detectors. If the smoke detector "beeps" periodically or seems overly sensitive, the resident will contact the property staff immediately.

The resident, resident's guests and service providers will not disable the smoke detector by disconnecting or removing batteries from the device.

Disabling a smoke detector is a violation of the lease and the state property code.

**This is considered a material lease violation.**

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**SMOKE FREE HOUSING POLICY** Due to Full Circle Communities promotes health, the increased risk of fire, and the known health effects of secondhand smoke, management has established a Smoke Free Housing policy for all residents.

Smoking is prohibited in any area of the property, private, public and common, whether enclosed or outdoors. This policy applies to all owners, property staff, applicants, residents, guests, and service providers.

"Smoking" shall include the inhaling, exhaling, or carrying of any lighted cigarette, e-cigarette, cigar, pipe, other tobacco product, herbal smoking products or products known as "bath salts" or other legal or illegal substance.

A. **Regulations of Smoking Indoors**

(1) Smoking shall be prohibited in all indoor areas of ***GRACE TERRACE***. This includes, but is not limited to, the community building, all common areas, individual apartments, hallways, stairs, elevators, restrooms and any other enclosed areas.

B. **Regulation of Smoking Outdoors**

(1) Notwithstanding the above prohibition on smoking in enclosed areas, the owner/agent shall also prohibit smoking in all outdoor areas, including, but not limited to parking lots, outside doorways.

(2) A designated smoking area will be provided. This is an area that is physically accessible to all residents, and located a reasonable distance from any apartment to ensure that smoke does not enter enclosed areas.

(3) Residents, guests and service providers are required to dispose of cigarette butts, matches and garbage in the appropriate dispensers maintained in the designated smoking area.

(4) Residents, guests and service providers are allowed to use the outdoor designated smoking area at any time, but must not infringe on any resident's right to the quiet enjoyment of their apartment.

C. **Communication of Smoke Free Housing Policy**

(1) The Smoke Free Housing Policy of ***GRACE TERRACE*** shall be communicated by the owner/agent and/or property staff to all current employees and all applicants at initial interview.

(2) The policy will be communicated to new staff at the time of employment and to new residents at application or prior to admission and/or prior to the signing of a lease.

(3) Vendors will be notified at the beginning of any engagement

(4) It is the responsibility of the resident to notify any guest, service provider hired by the resident or a resident's representative, of the Smoke Free Housing Policy.

D. **Enforcement of The Smoke Free Housing Policy**

(1) All residents understand that enforcement of the Smoke Free Housing Policy and all other policies is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident, a resident's guest or a service provider to inquire about smoking or attempt to stop smoking on the property.

(2) If a resident witnesses or suspects that a non-exempt resident is smoking, the proper action is to advise the property staff during normal business hours.

(3) If a resident witnesses or suspects that another resident's guest, service provider or representative is smoking, the proper action is to advise the property staff during normal business hours.

(4) Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited. This action is grounds for termination of tenancy (eviction).

(5) The owner/agent and/or property staff is not required to take steps in response to unauthorized smoking unless the owner/agent and/or property staff knows of said smoking or has been given written notice of said smoking. The owner/agent and/or property staff will accept such notice in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

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E. **Landlord Not a Guarantor of Smoke-Free Environment**

(1) Each resident acknowledges that the owner/agent adoption of a smoke-free living environment, and the efforts to designate the rental complex as smoke-free, do not make the Landlord or any of its managing agents the guarantor of the resident's health or of the smoke-free condition of the resident's unit and the common areas.

(2) The owner/agent and/or property staff shall take reasonable steps to enforce the smoke-free terms of its leases/house rules and to make the complex smoke-free.

**Failure to comply with the Smoke-Free Housing Policy will be considered a <u>material lease violation.</u>**

Nothing in the rules above shall be construed to restrict the power of any county, parish, city, municipality, town, or village to adopt and enforce additional local laws, ordinances, or regulations that comply with at least the minimum applicable standards to establish smoke-free public places.

If management receives a complaint, the head-of-household will be notified that there has been a complaint about smoking. The resident will be reminded that there is a smoke-free policy. If there is a second complaint, the head-of-household will be notified and will receive notice of a formal complaint. If there is a third complaint, the household will be issued a notice of lease violation and all adult household members must meet with the property staff. All adult household members must agree to ensure that all household members, guests of the residents and service providers hired by the residents will comply with the policy. If household members do not agree to comply, management will begin the process to terminate tenancy (evict) in compliance with HUD's guidance. If the household members agree to comply, yet there is another complaint, management will begin the process to terminate tenancy (evict) in compliance with HUD's requirements.

**<u>TRASH CHUTES</u>**

Management will not allow any accumulated trash or other material that will create a hazard or that will be in violation of any health, fire or safety ordinance. No trash or garbage accumulation is allowed in the apartment. No discarded trash, garbage, and/or household or personal item(s) is allowed in storage areas, laundry facilities, common areas, or anywhere on the property and must be placed in dumpsters provided by the apartment property.

Garbage chutes are provided for the purpose of trash and garbage disposal. Garbage chutes are reserved for personal use by residents only.

Residents are required to use the garbage chute provided. Resident shall sort and separate such items into categories as provided by law, and in accordance with property policies.

All trash and garbage must be placed in a plastic bag, tied/sealed, and properly placed **<u>inside</u>** the garbage chute. Trash and garbage are not to be placed outside of the chute(s). Residents are responsible for the proper disposal of trash/garbage.

Each resident agrees, at his/her sole cost and expense, to comply with all present and future laws, orders, and regulations of all state, federal, municipal, and local governments, departments, commissions, and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash.

It is the responsibility of the resident to remove from the property, and property dispose of, all unwanted household items or personal property. The placing of discarded furniture, mattresses, box springs, or other

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personal property in or around the garbage chute(s), and/or any common areas, or within the property boundaries is strictly prohibited. Residents may contact the property staff for information about removing such items. Cost of such removal is the responsibility of the resident.

Management and/or property staff reserves the right, where permitted by law, to refuse to collect or accept from the resident any waste products, garbage, refuse, or trash which is not allowed to be placed in the garbage chute by the rubbish contractor and to require resident to arrange for such collection, at the resident's sole cost and expense, using a contractor satisfactory to management.

The garbage chute room lids or doors must be kept closed at all times.

The placing or dumping of any highly flammable material in the waste container(s), which will or may cause a fire in the garbage chute, is strictly prohibited.

Grease, paint, acids, and other problem materials may not be disposed of in the garbage chute. Please contact the management office for instructions.

The resident(s), is responsible for the proper disposal of medical and/or hazardous wastes in accordance with the manufacturer's recommendations. A resident will be charged the cost of HAZMAT response and repairs if found in violation of this rule.

If the resident fails to properly dispose of any item, the cost for the removal will be changed to the resident. This include hazardous waste, medical waste, paint, chemicals, old furniture, mattresses, box springs or other personal property.

**UNIT INSPECTIONS**

The property staff will conduct a thorough inspection of each unit at least annually. Residents will be notified at least twenty-four (24) hours in advance of any scheduled inspection. Residents are encouraged, but not required, to attend inspections.

If unit inspection results in discovery that the apartment is not maintained in a decent, safe and sanitary manner, the resident will be issued a lease violation and will have seven (7) calendar days to rectify the problem.

If the problem is considered an exigent health and safety issue, the property staff (or a qualified vendor), in accordance with HUD requirements, must repair the problem within twenty-four (24) hours. In such cases, and as warranted, management will schedule more frequent inspection of the unit.

The resident agrees to grant access to the unit and correct any discoveries resulting from the unit inspection.

Owner's representatives, CHA, HUD and/or State Agency agents may also conduct unit inspections independent of management. Residents will receive proper notice of such inspections. Residents agree to grant access to the unit for these inspections.

If there is a report of any parasitic infestation, the property staff or a qualified exterminator may be required to inspect the unit. Residents will receive proper notice of such inspections. Residents agree to grant access to the

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unit for these inspections. Resident also agrees to participate fully in the inspection process including following instructions to use traps or other devices to detect or eradicate parasitic infestations.

In accordance with local tenant/landlord guidance, management may enter the unit without advance notice in the case of emergency including, but not limited to a fire or serious water leak.

**USE OF SMOKE-FREE TOBACCO PRODUCTS**

The use of any chewing tobacco or "dip" (oral tobacco products) will be prohibited from all public and common areas including, but not limited to, the management office, community room, any areas where meals are prepared or served, laundry room, walkways and recreational areas. The policy applies to all property staff, residents, residents' guests, residents' service providers, contractors and visitors

**USE OF MARIJUANA**

Use of marijuana, including medical marijuana, is prohibited. The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that owner/agents establish lease standards that prohibit admission based on the illegal use of controlled substances including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with QHWRA and thus are subject to federal preemption.

If HUD rules change, these House Rules may be edited to conform to the policies set forth by HUD.

**WATERBEDS**

Waterbeds are prohibited.

**WEAPONS & FIREARMS**

All firearms and weapons are strictly prohibited. This includes, but is not limited to:

- Shotguns, handguns, pistols, rifles, etc.
- Ammunition of any type
- Pellet guns, B.B. guns, air guns (pistols, rifles, etc.), of any type
- Archery equipment (bows, arrows, targets, etc.)
- Any and all types of sling shots or any device that could shoot a projectile
- All sharp edged or pointed objects (i.e., knife, sword, etc.) used with the intent to threaten, intimidate, or harm another
- Any and all types of explosives, fireworks, and explosive chemical(s)
- Any other type of instrument, object, and/or material that may be deemed a weapon when used with the intent to threaten, intimidate, or harm another

The illegal possession of weapons by a resident, a resident's service provider or a resident's guest is prohibited and constitutes **a material lease violation.**

**WHEELCHAIRS, WALKERS, CARTS & SCOOTERS**

*Residents* are responsible for the safe and courteous operation of their mobility aid(s) in public and common areas. Residents are also prohibited from parking these aids in hallways, sidewalks or parking lots where they could obstruct residents' ability to exit in an emergency situation or present a danger to others.

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All operators must maintain complete control of their own mobility aid(s) at all times. They must operate their mobility aid(s) so as not to endanger themselves, other residents, staff, or visitors.

For motorized conveyances, all operators must maintain safe speeds when in use within the facility or on its grounds. Safe speeds are defined as no faster than the average walking speed.

Only one (1) person at a time may use any single motorized conveyance. No towing, pushing, or pulling of other objects or vehicles of any sort is allowed on property grounds.

Motorized conveyances must, at all times, yield to pedestrians and appropriately to other conveyances similar to the rules that apply when driving a car.

- Operators must avoid contact with fixed and moveable objects at all times. The cost to repair damage, in a unit or in common areas, caused by operators of a motorized conveyance will be charged to the resident
- Motorized conveyances will not obstruct any resident's ability to come and go and use the common areas in an appropriate and timely fashion
- Operators must maintain, or allow to be maintained, their vehicle in a safe and hygienic condition
- Motorized conveyances must be in good working order.
- Motorized conveyances will be parked only where authorized
- Motorized conveyances can only be charged in designated areas

The owner/agent and/or property staff is not responsible for theft or damage to resident's property.
.

**WINDOWS & WINDOW COVERINGS**

Where applicable, the owner/agent has equipped the apartment with window treatments. Residents may not remove these window treatments.

Residents must receive prior approval before installing drapes and/or window coverings in the apartment. Sheets, blankets, aluminum foil or other unapproved items are not acceptable window coverings and must be removed upon notice but in in no more than seven (7) calendar days.

With approval, residents may install additional curtain rods. However, proper-mounting screws must be utilized. Residents are responsible for any wall damage resulting from improper installation of drapery hardware. All window coverings are to be white-backed so that the exterior of the building will present a uniform image.

Windows are not allowed to be nailed and/or in any way permanently shut. HUD requirements dictate that window egress (the ability to exit through the window in the event of an emergency) **cannot** be blocked by any item that is taller than the windowsill.

All windows will be inspected in accordance to any and all required entities as defined by the owner. Windows may not be blocked to prevent egress from the unit.

Residents are responsible for keeping their interior windows clean.

**UNIT TRANSFER POLICIES**

Management will accept requests for transfer based on the following:





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1) There is a need for a unit transfer because of a change in household size and/or composition
2) There is a need for a unit transfer based on the verified need for an accessible unit
3) There is a verified medical need for a different unit.

Existing residents must complete a Unit Transfer Request. The Unit Transfer Request must be completed and signed by the head of household and all adult household members who wish to move.
Management will accept the Unit Transfer Request in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

Special consideration is given when the unit transfer is requested because there is:

1. A verified medical need for a different unit
2. A verified need for an accessible unit
3. There is a need for a unit transfer of a household that does not require the accessibility features of a unit in which they are living to accommodate a disabled resident/applicant on the waiting list.
4. A change in household size that makes the current unit too large or too small for the family based on the management occupancy standards

Except in those cases described above, unit transfer requests will not be considered for at least one year.

Unit transfers will be granted only if:

1. The household has not given notice to move
2. The resident is not being evicted
3. The resident is current for all outstanding charges
4. The resident has not entered in to a repayment agreement for failing to fully and accurately report income or household composition
5. The resident has no record of more than one minor lease violation in the last twelve (12) months
6. The resident has no record of any major lease violations within the last twelve (12) months
7. The resident complies with lease provisions regarding decent safe and sanitary conditions of the current unit

A household living in an apartment too large for its needs will not be required to move if there are no applicants waiting for the bedroom size to be vacated.

An appropriate sized unit will be available before the resident household is required to move. At that time, the household will have thirty (30) days to complete the transfer. The resident will be responsible for the cost of the move.

**SECTION 5 UTILITIES**

Residents acknowledges that HUD Program rules and regulations require that the owner/agent and/or property staff must periodically gather utilities cost information to accurately determine the appropriate utilities allowance for each unit type. Management will provide each resident a release of information for consent.

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### CABLE, TELEVISION, INTERNET AND OTHER LIKE SERVICES

If applicable, the apartment is pre-wired for cable television. Service may be obtained by calling your local cable provider. All cable charges, including installation, are the responsibility of resident.

Mounting televisions or other electronics on a wall or other permanent structure in the unit is prohibited without written permission from the property staff. The resident will not move or add cable, internet or power outlets unless approved by management.

Running cable across flooring or along walls in or about the apartment is prohibited.

TV antennas, satellite dishes, video antennas or wireless antennas are prohibited.

### TELEPHONE SERVICE

All apartments have been wired for telephone service. Service may be obtained by calling the local telephone company. All charges associated with telephone installation and use are the responsibility of resident.

## SECTION 4 LEASE VIOLATIONS

### LEASE VIOLATIONS

Management is required to monitor residents' compliance with the lease terms. Certain lease violations will result in termination of tenancy as set forth by the lease.

Certain lease violations will result in immediate termination of tenancy (eviction). These are considered **material lease violations and will result in termination of tenancy (eviction).** Material lease violations include, but are not limited to:

- Criminal activity engaged on or near the property by the resident or any resident guest or service provider
- Failure to provide a Social Security Number and adequate documentation to verify the Social Security Number for any non-exempt household member
- Misrepresenting eligibility status in regard to income, age, criminal history, landlord history, etc.
- Failure to pay rent as agreed by the lease
- Any resident's Inclusion on any state sex lifetime sex offender registry
- Committing an act, covered under the Violence Against Women Act (the owner/agent may choose to seek bifurcation of the lease to protect the victim)
- Discovery that any household member (including live-in aides) is subject to any sex offender registration

Other lease violations are less severe and the owner/agent and/or property staff has adopted the following policy. When a minor lease violation is discovered, management will issue a written notice explaining the violation. This notice will be provided in an equally effective format as a reasonable accommodation if there is the presence of a disability. Minor lease violations include, but are not limited to:

- Unauthorized animals in a unit
- Late payment of rent
- Late payments in regard to a repayment agreement once in any one year period
- Failure comply with pet/assistance animal policies (if applicable)
- Parking in accessible or reserved parking spaces when inappropriate

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- Noise violations
- Other violations as noted in the lease, any lease addendum or the property house rules, pet rules or assistance animal rules

Management will provide the resident with instruction explaining how to resolve the violation(s). If the resident complies with the management's requirements, the incident will be "closed".

However, if a resident (family) commits any three (3) minor lease violations in any six (6) month period, or commits any six (6) minor lease violations in any twelve (12) month period the management will pursue termination of tenancy. This rule ensures that all residents are treated in a fair and equitable manner.

**FAILURE TO FULFILL THE INITIAL LEASE TERM**

If a resident household moves out before the end of the initial lease term, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

The household understands that the Security Deposit will be forfeited and any outstanding balances will be due within thirty (30) days.

In addition, management will continue to charge the household the current market/contract rent until the end of the lease period or until the unit is re-rented; whichever is earlier.

**TERMINATION OF THE LEASE BY THE RESIDENT**

Residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. If the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice and is not entitled to refund of the security deposit.

The resident is expected to comply with the lease, **especially the rules stating that the unit will be the residents' sole place of residence**, during the thirty-day notice period.

In accordance with state tenant/landlord law, if the resident moves out before the end of the current lease term, the resident is responsible for the current market/contract rent for the unit through the current lease term or until the unit is re-rented, whichever is earlier.

**FAILURE TO PROVIDE OR FULFILL 30-DAY NOTICE**

In accordance with the HUD lease, residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. *If* the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice.

If a resident household fails to provide a 30-day notice, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

In addition, management will continue to charge the household the current market rent until the end of the 30-day notice period or until the unit is re-rented; whichever is earlier.

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**SECTION 5 DEPOSITS**

**SECURITY DEPOSITS, PET DEPOSITS & UNIT TRANSFERS**

When a resident transfers to a new unit with all other household members, management will transfer the existing security deposit and pet deposit to the new unit. The resident will receive a bill for fees or damages. This bill must be paid within 30 days.

If the household splits and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

When a resident owns a pet, the original unit will be assessed for damages caused by the pet. The pet deposit will be reduced by charges for those damages and the resident will be required to obtain a pet deposit balance of $300.00 for the new unit. The resident will be allowed to pay the new pet deposit in $10.00 monthly payments until the $300.00 pet deposit balance is reached.

**HOUSEHOLD SPLITS**

If two or more adult household members reside in one unit and one or more adults choose to apply for a separate unit, the members wishing to create a new household will be required to submit an application. The application will be reviewed for eligibility as described in the property resident selection plan in place at the time of review. If approved, that applicant will receive preference over other non-residents as indicated in the resident selection plan.

If the household "splits" and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

If a pet remains in the original unit, the pet deposit will remain with the original unit.

If all pets are being moved to the new unit, the pet deposit will transfer to the new unit. The pet owner/resident will receive a bill for fees or damages caused by the pet. This bill must be paid within 30 days.

**COLLECTION AFTER MOVE-OUT**

The household understands that all outstanding balances must be paid within thirty (30) days of receiving the final bill.

If the household members fail to pay the final bill, management may opt to report such information to credit reporting agencies. In addition, a collection agency may be used to collect all or part of the balance due.

If any household member applies for housing at another property, the resident understands that management will disclose payment and lease performance information if any household member has signed an appropriate release."

**RESIDENT CERTIFICATION**

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I have read and received a copy of the House Rules. I understand that these rules are an extension of my lease and that any violation of these rules may be grounds for lease termination.

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____ _____
Management Representative Date

_____
Apartment Community Name

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ILLINOIS HOUSING DEVELOPMENT AUTHORITY
WWW.IHDA.ORG

111 E. Wacker Drive
Suite 1000
**Chicago, IL 60601**
312.836.5200

# TENANT SELECTION PLAN

## (For Other Non-Section 8 Program Developments)

**DEVELOPMENT NAME**

**IHDA PROJECT IDENTIFICATION NUMBER (PID)**

**DEVELOPMENT ADDRESS, CITY, STATE AND ZIP CODE**

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# TENANT SELECTION PLAN

## (For Other Non-Section 8 Programs and Developments)

**DEVELOPMENT NAME**

**IHDA PROJECT IDENTIFICATION NUMBER (PID)**

**OWNER'S ORGANIZATION NAME (the "Owner")**

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## I. INTRODUCTION

This Tenant Selection Plan ("Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures in accordance with guidelines set forth by the Illinois Housing Development Authority ("IHDA").

### A. Development Description

*(Check the one that applies)*

☐ The Development does not offer subsidized rents.

☐ The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among individual households and other tenants. The rents attached to this Plan as Exhibit A reflect the market or contract rent for the Development and not the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in rental assistance housing programs: (i) the HUD Section 8 Program or (ii) Section 811 PRA. It should be noted that such programs have household income limitations.

In addition, the Development ☐ **does** ☐ **does not** accept Housing Choice Vouchers. *(Check the one that applies)*

## B. Tenant Type

The Development is designated as housing for: *(check all that apply)*

☐ Elderly ☐ Near Elderly

☐ Elderly Special Needs ☐ Family

☐ Special Needs

If the "Elderly" and/or "Special Needs" designation is selected, the age restriction, for the units designated Elderly will be: *(check all that apply)*

☐ 55 and above (households whose head or spouse or co-head or sole member is at least 55 years of age) or;

☐ 62 and above (a requirement for **all** household members) or;

☐ 62 and above (households whose head or spouse or co-head or sole member is at least 62 years of age) or;

The age restriction for the units designated "Near Elderly Family" will be: *(check the one that applies)*

☐ 50 but below the age of 62 (households whose head or spouse or co-head, or sole member is a person who is at least 50 years of age) or;

☐ 50 but below the age of 62 (households consisting of one or more persons who are at least 50 years of age but below the age of 62, living with one or more live-in aides).

Identify all applicable special needs population(s) served by the Development: *(Check all that apply)*

☐ Victims of Domestic Violence ☐ Foster Care Families

☐ Disabled ☐ Transient Families

☐ HIV/AIDS ☐ Ex-offenders

☐ Homeless ☐ Substance Abusers

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☐ Veterans ☐ Mental Illness

☐ Other

## C. Unit Distribution

### 1. Development

The Development will offer a total of rental units.

This ☐ **includes** ☐ **does not include** a management unit.
*(Check the one that applies)*

The income limitations of these units are as follows:

Market rate (no income restriction) units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Total Number of Management Units

### 2. Development (Unit Breakdown per Written Agreement)

**Per Regulatory Agreement Program**:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

**Per Extended Use Agreement**:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

DRAFT

**Per Regulatory Agreement Program**:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

**Per Extended Use Agreement:**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

3. **Other Agreements**

**Per SRN Written Agreement (if applicable)**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

**Per Section 811 PRA Contract (if applicable)**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

**Per LTOS Agreement (if applicable)**

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

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## D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan **(Exhibit A)**.

## E. Civil Rights and Non-Discrimination Requirements

### 1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants based on race, color, national origin, religion, sex, familial status, and disability. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex (including sexual harassment), pregnancy, national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation (which includes gender-related identity), unfavorable military discharge, physical and mental disability, and familial status.

HUD's Office of General Counsel issued a memo dated April 4, 2016, providing guidance on the Fair Housing Act and how it applies to the use of criminal history by providers or operators of housing and real estate related transactions.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

The owner and management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

### 2. Fair Housing Act

The Fair Housing Act Amendment of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis familial status, disability, religion, race, skin color, nationality (national origin), and sex regardless of any federal financial assistance.

Under the Fair Housing Act, the owner and management shall not take any of the actions listed below based on familial status, disability, religion, race, skin color, nationality (national origin), and sex:

a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;

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b. Provide anyone housing that is different from that provided to others;
c. Subject anyone to segregation, even if by floor or wing;

d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;

e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;

f. Deny anyone access to the same level of services;

g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;

h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and

i. Retaliate against, threaten, or act in a manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

The Fair Housing Act provides additional protections for persons with disabilities. It requires that management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-unit housing.

Owners of federal assisted housing programs shall display the Fair Housing Poster as required by the Fair Housing Act.

### 3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 ("Civil Rights Act") prohibits all recipients of federal financial assistance from discriminating based on race, color, or national origin.

### 4. Age Discrimination Act of 1975

The Age Discrimination Act of 1975 ("Age Discrimination Act") prohibits discrimination based upon age in federally funded and assisted programs, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program, or if age

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distinctions are a factor necessary for the normal operation of the program, or the achievement of a statutory objective of the program or activity.

**5. Section 504 of the Rehabilitation Act of 1973 (for Federal Programs)**

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner to make their programs, accessible to persons with disabilities. Section 504 obligations include the following:

a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;

b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;

c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;

d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and

e. Developing a transition plan to ensure that structural changed are properly implemented to meet program accessibility requirements.

f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage or accessible units.

If the owner, management agent and/or development company employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)

☐ Yes ☐ No

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If “Yes” was checked, provide the name of the Section 504 Coordinator:

Name:

Telephone Number:

TDD Number:

6. **Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (for Federal Programs)**

   Effective March 5, 2012, HUD implemented new regulations intended to ensure that their core housing programs are open to all eligible persons regardless of actual or perceived sexual orientation, gender identity or marital status (HUD Notice 2015-01).

   Owners and operators of HUD-assisted housing, or housing whose financing is insured by HUD, must make housing available without regard to sexual orientation, gender identity, or marital status.

   All otherwise eligible families, regardless of marital status, sexual orientation, or gender identity, will have the equal opportunity to participate in HUD programs.

   Owners and operators of HUD-assisted housing or housing financially insured by HUD are prohibited from asking about an applicant or occupant’s sexual orientation and gender identity for the purpose of determining eligibility or otherwise making housing available.

7. **Executive Order 13166 – Limited English Proficiency (for Federal Programs)**

   Executive Order 13166 requires the owner and/or management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with Limited English Proficiency. This may include interpreter services and/or written materials translated into other languages.

8. **Violence Against Women and Justice Department Reauthorization Act of 2005 and 2013 (for Federal Programs and LIHTC Developments ONLY)**

   The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005, and reinstated in the HUD Reauthorization Act of 2013 and 2019) protects victims of domestic violence, sexual assault, dating violence or stalking, as well as their immediate family members

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generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. In accordance with federal and IRS guidelines, owners and agents must obtain tenant signatures on the Violence Against Women's Act Lease Addendum.

Owners and managers responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on an tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business day of the request, the HUD-approved certification form (HUD-5382).

Alternatively, in lieu of the certification form or in addition to it, the owner or manager may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

The owner or manager is encouraged to carefully evaluate abuse claims to avoid conducting an eviction based upon false or unsubstantiated accusations.

## II. PREFERENCES

### A. Establishing Preferences

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing requirements. The following preferences apply to the Development:

#### 1. Existing Tenant Preferences

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

a. A unit transfer based on household size.

b. A unit transfer based on the need for an accessible unit.

c. A unit transfer must occur for a tenant who actively occupies but does not require the features of an accessible unit to accommodate a physically disabled applicant on the Waiting List. To ensure a full and complete understanding of this requirement, a Lease Addendum **(Exhibit B)** will be entered into with non-physically disabled tenants living in an accessible unit.

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## 2. State Mandated Preferences

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

a. Displaced from an urban renewal area.

b. Displaced as a result of a governmental action.

c. Displaced as a result of a major disaster.

## 3. Optional Preferences

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.
*(Check all that apply and rank in the order of highest preferences (1) to lowest preference):*

a. Pre-Approved Preferences

i. Preference for Working Families ☐ Order #

ii. Preference for Persons with Disabilities including SRN or 811 ☐ Order #

iii. Preference for Victims of Domestic Violence ☐ Order #

iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order #

b. Residency Preferences (with HUD approval) ☐ Order #

c. Local Preference – Public Housing Agency governing the jurisdiction in which a property is located (as established by HUD) ☐ Order #

d. Veterans Preference ☐ Order #

e. Existing Tenant Transfers (other) – A deeper rent subsidy ☐ Order #

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## B. Verification of Preferences

The State Mandated Preferences will be verified by third-party verification **(Exhibit C)**. Third party verification will also be utilized if the owner has adopted any of the Former Federal Preferences. If management has selected any of the optional preferences and will not be using third-party verification the following means of verification will be utilized:

## C. Selection of Families for Program Participation based upon Preference

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicant's placed on the Waiting List, or date of submission of application.

2. Applicants will be informed of the availability of preferences and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

## D. When a Preference is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive written notice of this determination from Management **(Exhibit D)**. The notice will contain a brief statement of the reasons for the determination, further informing the applicant of their right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.

2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or the Owner.

## E. Exceptions to the Preference Rule

1. Relocation and/or Unit Transfers - Management must give priority to current households:

   a. When their units are designated for rehabilitation and/or;

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b. For current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities, or Management due to fire, flood, or other natural disaster.

## III. PRE-APPLICATION CARD PROCESSING

### Application Intake

Owners must accommodate persons with disabilities who cannot utilize the owner's preferred application process, by providing alternative methods of application intake (e.g. accepting mailed or on-line applications).
*(Please check which method will be used)*

☐ The Development will use Pre-Application Cards or;

☐ The Development will use Pre-Applications

### A. Distribution of Pre-Application or Pre-Application Cards

1. A letter will be sent to households who respond to the marketing efforts **(Exhibit E)**. This letter will include a Pre-Application Card or Pre-Application **(Exhibit F)** to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.

2. The letter will state that those persons qualifying for a preference will receive housing any other applicant who is not so qualified.

3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.

4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received **(Exhibit G).** The Pre-Application log will indicate whether the applicant has claimed a preference or has requested an accessible unit.

### B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).

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2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail the Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.

3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.

4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.

5. All Pre-Application Cards or Pre-Applications **will** be retained on-site permanently and must not be purged, destroyed nor discarded.

## IV. WAITING LIST PROCEDURES

### A. Creation of Waiting List

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List will be maintained in either:
*(Check the one that applies)*

☐ Basic File Management System

☐ Digitally in electronic systems or tools

**The Waiting List will contain the following information for each applicant listed:**

1. Applicant Name

2. Household unit size (number of bedrooms household qualifies for based upon the developments occupancy standards. *(*Note: Applicant may qualify for multiple unit sizes).*

3. Date and time application received

4. Qualification for any preferences and ranking

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5. Annual income level

6. Targeted program qualifications

7. Accessibility requirements

8. Number of persons in the household

**The Waiting List will be maintained in accordance with the following guidelines:**

1. The Pre-Application Card or Pre-Application will remain on file permanently.

2. All applicants will be maintained in the order of preference. Applications of equal preference will be maintained by date and time sequence.

## B. Changes to Income or Household Composition

Once placed upon the Waiting List, applicants will be informed to notify Management when the following change occurs:

- Address and/or phone number
- Household composition
- Preference status
- Income

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (*check the one that applies*)

☐ Applicant will maintain the original application date. (*Note: Applicant will be placed on a new bedroom list according to the original application date)

☐ Applicant will receive a new application based on redetermination. (*Note: Applicant will be placed at the bottom of the new bedroom list.)



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## C. Contacting Persons on the Waiting List

1. Applicants on the Waiting List will be contacted as follows:

   When a unit becomes or will become available within days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other*.) Modifications will be made to reasonably accommodate persons with disabilities who request or require such modifications.

   Describe process:

   a. If Management does not receive a response within days, the applicant will forfeit the opportunity to apply for the offered unit: *(Check the one that applies)*

      ☐ and will be removed from the applicable Waiting List.

      ☐ but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

      ☐ Other

   b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant: (*Check the one that applies*)

      ☐ will be removed from the applicable Waiting List.

      ☐ will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt



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to contact the applicant and will explain that if the applicant does not respond within days, or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (Indicate Management's policy below)

3. If applicable, SRN/811 Applicants: Management must request a referral of an applicant from IL Housing Search Wait List Manager (Emphasys).

   a. If Management does not receive a response within **5 business days** as stated in the SRN Agreement, the applicant will forfeit the opportunity to apply for the offered unit.

   b. Management will send an email to the Wait List Manager that the applicant did not respond and will remain on the IL Housing Search Pre-Screening, Assessment, Intake, and Referral (PAIR) Module Wait List.

## D. Updating the Waiting List

1. The Waiting List will be updated at least one every twelve months in the following manner:

   ☐ A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding

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address, it will be re-sent to the mailing address provided and a new response time as outlined above will begin.

☐ (Other)

2. After each of the Waiting List(s) is updated based upon the Reply Cards received, an acknowledgement letter (**Exhibit K**) ☐ will ☐ will not (Check the one that applies) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in Address, Telephone Number or Telecommunications Device for the Deaf (TDD) number (if applicable).

3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and as such, the applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

## E. Closing and Re-opening the Waiting List

### 1. Closing the Waiting List

The Waiting List for the Development will be closed when the following occurs:

i.

ii.

iii.

iv.

When Management decides to close the Waiting List, future applicants will be advised that the Waiting List is closed, and additional applicants will not be taken. Once Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

i.

ii.

iii.

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iv.

The notice must state the reasons for Management's refusal to accept additional applications.

**2. Re-opening the Waiting List**

Prior to each re-opening of the Waiting List, a notice announcing the re-opening and providing information on the rules regarding how, when, and where to apply, will be placed in the advertisements/publications listed below:

Note: IHDA now requires all Tenant Selection Plans to include ILHousingSearch.org, a housing locator resource for marketing purposes. Include a screen shot of the "Property Profile" with the Tenant Selection Plan as evidence of enrollment.

The Waiting List will be re-opened once the following occurs:

i.

ii.

iii.

iv.

**3. Affirmative Marketing Plan Requirements**

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List. Management will provide a copy of the Affirmative Fair Housing Marketing Plan to applicants upon request for review.

## V. THE (INTERVIEW) SCREENING PROCESS

### A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live-in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to the same screening for drug abuse and other criminal activity applied to other applicants.



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1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the Privacy Act (5 U.S.C. § 552a). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, because of their disabilities, cannot utilize the Management's preferred application process by providing alternative methods of taking applications.

2. ☐ A credit report will be ordered.

   ☐ A credit report will not be ordered.

3. ☐ A criminal background search will be obtained.

   ☐ A criminal background search will not be obtained.

4. Verification of employment, income, bank accounts, and other assets, etc. is required as applicable for each applicant.

5. Verification of previous housing for years is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.

6. Verification of Social Security Numbers **for all members** of the household is required.

7. **Section 811 PRA ONLY** – All household member(s) 18 and older will be screened using the Enterprise Income Verification (EIV) Existing Tenant Search to determine if any household member is currently receiving rental assistance. The EIV & You Brochure further explains this requirement.

8. Other:

## B. Home Visits

☐ Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices

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are acceptable. Details of this process are outlined in (**Exhibit L**). Home Visits will be conducted for all applicants who reside within miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.

☐ Home Visits will not be conducted.

### C. Completion of Application Process

All applications will be processed within thirty (30) days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (*excluding weekends and designated federal holidays*).

## VI. ELIGIBILITY REQUIREMENTS

### A. Income

The annual gross income of the applicant(s) must be equal to or less than the Income Limit established by the applicable program's administrative rules for the appropriate household size.

### B. Date of Birth

Dates of birth must be disclosed for all household members.

### C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers (SSN) for all household members. An explanation of acceptable documentation is provided in Addendum 1.

*Note: For household members without a SSN living in properties that do not require tenants to be citizens, you should enter the 9-digit code "000-00-0000" in place of a SSN.

### D. Student Eligibility Requirements (Tax Credit Only)

Households consisting entirely of full-time students are not eligible for Tax Credits unless the household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint return.

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2. The household consists of single parent(s) and their child/ren, and no other household member is a dependent of a third-party.

3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).

4. At least one member of the household is participating in an officially sanctioned job training program.

5. At least one member of the household was formerly in foster care.

*Note: Full-time student status for the purpose of the LIHTC program include regular attendance at such facilities for five or more months during the calendar year in which the taxable year for the taxpayer begins.

In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

E. **Student Restrictions for HUD/HOME Programs**

A household is not eligible for occupancy if the household contains a full or part-time student at an institution of higher education and each of the following statements are true for the student:

1. Is under the age of 24
2. Is not a veteran of the United States military
3. Is unmarried (if married, the couple cannot live apart from each other)
4. Does not have a dependent child who resides with the household member at least 50% of the time.
5. Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005
6. Is not otherwise individually eligible or has parents who (individually or jointly) are not income-eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents
7. Not residing with parents who are receiving or applying for Section 8 assistance

## VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state, and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing, and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. To determine the unit size for which a household may be eligible, the following will be counted as members of the household:



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a. Full-time household members
b. Unborn children
c. Children in the process of being adopted
d. Children whose custody is being determined
e. Foster children
f. Children temporarily in a foster home
g. Children in joint custody 50% of the year or more
h. Children away at school but home for recess
i. Live-in aides
j. Foster adults

The Occupancy Standards for the development are:

2. Upon request, an applicant or tenant may be placed on as many of the Development's Waiting List that the household size qualifies.

3. A household may be required to provide proof of custody of related or unrelated occupants to be considered for a change in unit size.

## VIII. SECURITY DEPOSITS

If applicable, a security deposit equal to one month's total tenant payment or tenant rent will be collected. The security deposit must be paid upon signing the lease for the unit. The amount of the security deposit established at move-in does not change when a tenant's rent changes.

*__Note__: The Owner may collect the security deposit on an installment basis (HUD Handbook 4350.3, rev.1 Chapter 6, Section 2).

## IX. REJECTION CRITERIA

The ability of the applicant to fulfill Lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

### A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

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## B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgements, or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.

2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the Lease.

3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contributions plus other long-term obligations (payments extending more than twelve months) should be less than 50 % of their monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

## C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories <u>will</u> be rejected:

    a. any household in which any member uses marijuana, or whose use of marijuana, or current addiction to or engagement in the illegal use of a controlled substance interferes with the health, safety or right to peaceful enjoyment of the premises by other residents will be denied admission and, if an occupant, will be subject to termination of tenancy. ***See note at the bottom of this paragraph**.

    b. any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).

    c. any household member that is subject to a state sex offender lifetime requirement. In order to comply with this provision, a criminal

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background check will be conducted on all applicants over the age of 18 that includes a check of all state sex offender registration program lists, or a national registration list that includes the information from all states.

d. any household member for whom there is a reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other tenants. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected.

   The Owner shall ensure that the relevant "reasonable" time- period is uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable local fair housing and civil rights laws.

   a. criminal convictions that involved physical violence to persons or property or endangered the health and safety of other persons within the last 10 year(s).

   b. criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 10 year(s); or

   c. Other:

***Note:** Developments with federal funding must adhere to the 2014 HUD Memorandum for Multifamily Assisted Properties titled, Use of Marijuana in Multifamily Assisted Properties, which "categorizes marijuana as a Schedule 1 substance and therefore the manufacture, distribution, or possession of marijuana is a federal criminal offense. Because the CSA prohibits all forms of marijuana use, the use of "medical marijuana" is illegal under federal law even if is permitted under state law."

## D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

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### E. Unsanitary Housekeeping

☐ Housekeeping will be considered because Home Visits are conducted. Housekeeping criteria is not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety, or welfare of other tenants.

☐ Housekeeping will not be considered because Home Visits are not conducted.

### F. Exception to Rejection Criteria

The Development has adapted the following policy regarding Extenuating Circumstances:

Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide in writing, the circumstances under which they would be considered an acceptable tenant in the future.

**If the applicant is a person with disabilities, Management must consider extenuating circumstances in matters involving Reasonable Accommodation.**

**Note:** Additional references include the Guidance for PHA's and Owners of Federally Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions, HUD Notice H-2015-10 dated November 2, 2015. Additionally, HUD Memo dated April 4, 2016, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate Related Transactions.

## X. REJECTION PROCEDURES

### A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (Exhibit M). This notice will advise the applicant that they may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

### B. Review of Rejected Applications

Meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate



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in the initial decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five-days (*excluding weekends and designated federal holidays)* of the applicant's written response if it does not change the outcome of the rejection. If the response needs further discussion, a meeting will be scheduled, and the applicant will be notified within five-days. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

## XI. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in Sections V through VIII, with exceptions made as follows:

### A. Persons with Disabilities

An applicant with disabilities will be given priority for an accessible unit if such applicant deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting List, as applicable.

## XII. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

## XIII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

Counterparts and Electronic Signatures. This Plan may be executed in counterparts, each of which shall be deemed an original, and all which together shall constitute one and the same instrument. A signed copy of this Plan transmitted by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Plan.

DRAFT

This Plan is acknowledged and agreed to.

**MANAGEMENT:**

Organization Name:

Signature:

Print Name:

Title:

Dated:

**OWNER:**

Organization Name:

Signature:

Print Name:

Title:

Dated:

This Plan has been reviewed by IHDA as of this day of , 20 .

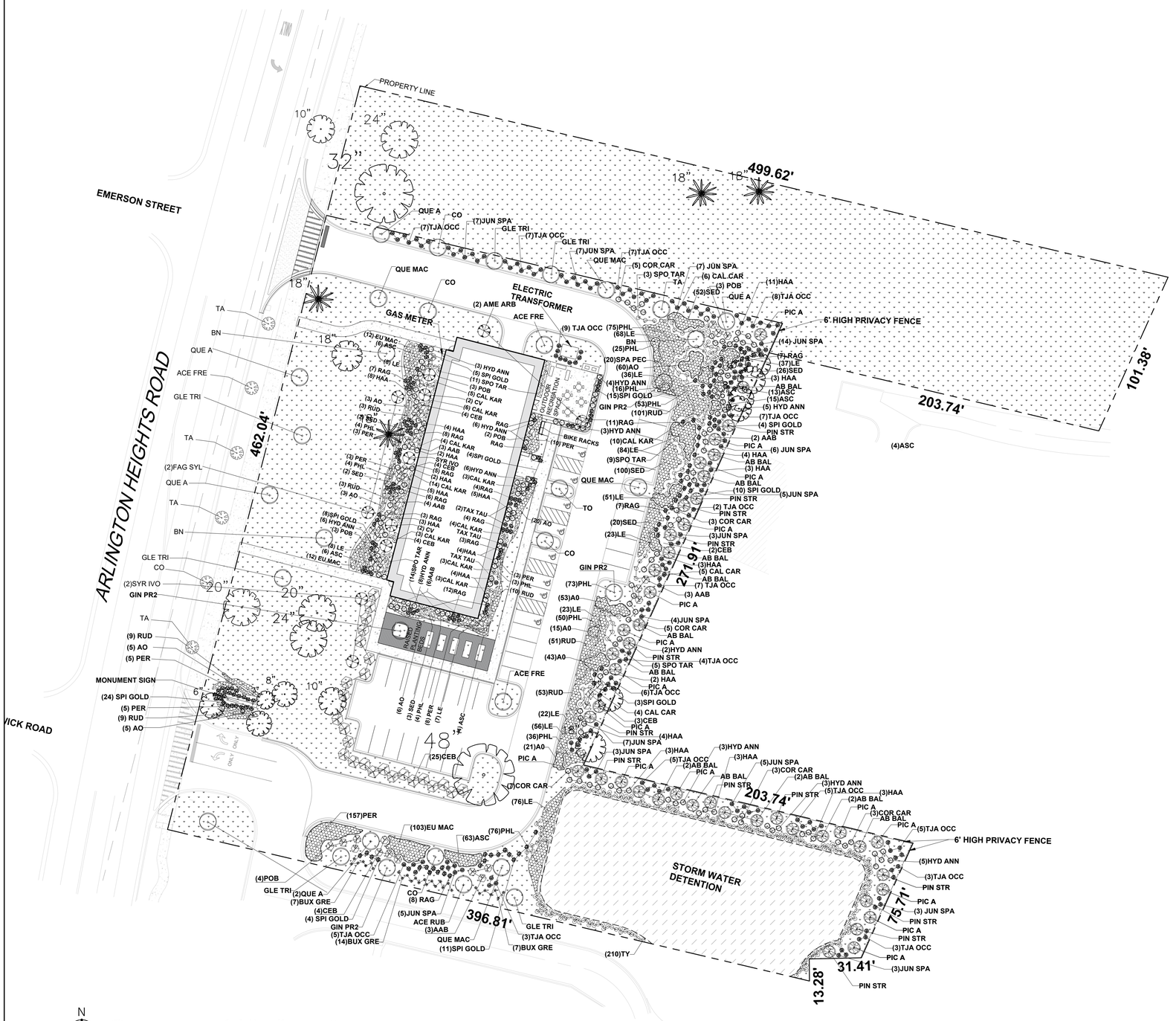
**ILLINOIS HOUSING DEVELOPMENT AUTHORITY:**

Signature:

Print Name:

Title:

DRAFT




NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS

## REPLACEMENT TREES

| SIZE OF EXISTING TREES TO BE REMOVED (DIAMETER IN INCHES) | NUMBER OF REPLACEMENT TREES |
|---|---|
| 0 @ 36" OR GREATER | 0 |
| 4 @ 30" - 35" | 28 |
| 1 @ 26" - 29" | 7 |
| 9 @ 20" - 25" | 45 |
| 8 @ 13" - 19" | 32 |
| 42 @ 8" - 12" | 126 |
| 23 @ 3" - 7" | 46 |
| TOTAL 87 TREES | TOTAL 284 |

## LANDSCAPE SCHEDULE

| SYMBOL | TAG | BOTANICAL NAME | COMMON NAME | SIZE | QTY |
|---|---|---|---|---|---|
| **EXISTING TREES TO REMAIN** | | | | | |
| XX | ETR-DECIDUOUS | PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST | | | 52 |
| XX | ETR-EVERGREEN | PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST | | | 7 |
| | | | | TOTAL | 284 |
| **NEW SHADE TREES** | | | | | |
| | TA | TILIA AMERICANA | LINDEN | 4" CALIPER | 2 |
| | ACE FRE | ACER FREEMANI 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE | | 2 |
| | ACE RUB | ACER RUBRUM | RED MAPLE | | 1 |
| | GLE TRI | GLEDITSIA TRIACANTHOS | THORNLESS HONEY LOCUST | | 6 |
| | CO | CELTIS OCCIDENTALIS | HACKBERRY | | 3 |
| | BN | BETULA NIGRA | RIVER BIRCH | | 3 |
| | QUE A | QUERCUS ALBA | WHITE OAK | | 6 |
| | QUE MAC | QUERCUS MACROCARPA | BURR OAK | | 4 |
| | GIN PR2 | GINKGO BILOBA 'PRINCETON SENTRY' | 'PRINCETON SENTRY' GINKGO | | 4 |
| **NEW EVERGREEN TREES** | | | | | |
| | PIC A | PICEA ABIES | NORWAY SPRUCE | 8' MIN. HEIGHT | 16 |
| | PIN STR | PINUS STROBUS | EASTERN WHITE PINE | | 13 |
| | AB BAL | ABIES BALSAMEA | BALSAM FIR | | 12 |
| **NEW ORNAMENTAL TREES** | | | | | |
| | AME ARB | AMELANCHIER ARBOREA | SERVICEBERRY | 3" CALIPER, 8' MIN. HEIGHT @ PLANTING | 2 |
| | CV | CRATAEGUS VIRIDIS | WINTER KING HAWTHORN | | 4 |
| | SYR IVO | SYRINGA RETICULATA 'IVORY SILK' | JAPANESE LILAC | | 3 |
| | FAG SYL | FAGUS SYLVATICA 'TRICOLOR' | TRICOLOR BEECH | | 2 |
| **NEW PARKWAY TREES** | | | | | |
| | TA | TILIA AMERICANA | LINDEN | 2 ½" CALIPER | 4 |
| | ACE FRE | ACER FREEMANI 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE | | 1 |
| | CO | CELTIS OCCIDENTALIS | HACKBERRY | | 1 |
| **NEW DECIDUOUS SHRUBS** | | | | | |
| LARGE | CEB | CEPHALANTHUS OCC. 'BAILOPTICS' | FIBER OPTICS BUTTONBUSH | 24" HT. | 46 |
| | POB | PYHSOCARPUS OPUL. 'DIABOLO' | DIABOLO NINEBARK | 24" HT. | 15 |
| | AAB | ARONIA ARBUT. 'BRILLIANTISSIMA' | BRILLIANT RED CHOKEBERRY | 24" HT. | 21 |
| MEDIUM | COR CAR | CORNUS SERICEA 'CARDINAL' | RED TWIG DOGWOOD | 24" HT. | 26 |
| | HAA | HYDRANGEA PANNICULATA | LITTLE QUICK FIRE HYDRANGEA | 24" HT. | 76 |
| | HYD ANN | HYDRANGEA ARBORESCENS 'ANNABELLE' | ANNABELLE HYDRANGEA | 24" HT. | 54 |
| LOW | SPI GOLD | SPIRAEA JAPONICA 'GOLDFLAME' | SPIREA | 24" HT. | 88 |
| | RAG | RHUS AROMATICA 'GRO-LOW' | GRO-LOW SUMAC | 18" W. | 87 |
| **EVERGREEN SHRUBS** | | | | | |
| | JUN SPA | JUNIPERUS CHINENSIS 'SPARTAN' | SPARTAN JUNIPER | 18" MIN. HT. @ PLANTING | 79 |
| | TJA OCC | THUJA OCCIDENTALIS | AMERICAN ARBORVITAE | 6' MIN. HT. | 93 |
| | BUX GRE | BUXUS SEMPERVIRENS X SINICA 'GREEN MOUNTAIN' | GREEN MOUNTAIN BOXWOOD | 12" MIN. HT. | 28 |
| **GRASSES** | | | | | |
| | CAL KAR | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | 1 GAL. @ 24" OC | 55 |
| | SPO TAR | SPOROBOLUS HETEROLEPIS 'TARA' | PRAIRIE DROPSEED | | 42 |
| | SPA PEC | SPARTINA PECTINATA | CORDGRASS | | 20 |
| | TY | TYPHA | CATTAILS | | 210 |
| **PERENNIALS** | | | | | |
| | AO | ASTER OBLONGIFOLIUS | AROMATIC ASTER | 1 QT. @ 18" OC | 234 |
| | RUD | RUDBECKIA | BLACK-EYED SUSAN | | 239 |
| | PER | PEROVSKIA ATRIPLICFOLIA | RUSSIAN SAGE | | 194 |
| | PHL | PHLOX PANICULATA | GARDEN PHLOX | | 346 |
| | EU MAC | EUTROCHIUM MACULATUM | JOE PYE WEED | | 127 |
| | ASC | ASCLEPIUS | NATIVE MILKWEED | | 91 |
| | LE | LOBELIA ERINUS | EDGING LOBELIA | | 492 |
| | SED | SEDUM 'AUTUMN FIRE' | AUTUMN FIRE STONECROP | | 205 |
| | TURF GRASS SEED MIX | | | | |
| | MESIC GRASS | | | | |
| GENERAL NOTE | ALL NEW AND EXISTING TREES WILL GET A 3' MULCH BED | | | | |
| | ---- | | | | |

CORDOGAN CLARK
Aurora
Bloomington-Normal
Aurora IL 60506
tel 630.896.4678
Chicago
Lake County
Fox Valley
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tel 312.443.3500
fax 630.906.4787

FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

LANDSCAPE PLAN

JOB NUMBER 20-410

DATE 10.31.2023

REVISIONS:

ZONING SUBMITTAL 10.31.23

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Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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vsk@kretchmerassociates.com

October 21, 2021

Mr. Jordan Bartle
Ms. Estefany Noria
Full Circle Communities, Inc.
310 S. Peoria Street, Suite 500
Chicago, IL 60607

Dear Jordan and Estefany:

Valerie S. Kretchmer Associates (VSKA) is pleased to submit this market update letter for Arlington Heights PSH, a permanent supportive housing development in Arlington Heights, IL. Our firm prepared a full market study for this project that is dated October 28,2020. Since this market study is more than 9 months old, we prepared this update letter.

Market conditions have not changed since last year's market study. As such, we continue to recommend that this project be approved.

Thank you for the opportunity to work on this for you.

Sincerely,

Valerie Sandler Kretchmer

Valerie S. Kretchmer
President

Kretchmer Associates

## Project Description and Changes from the 2020 Market Study

The site at 1519-1625 S. Arlington Heights Road and the surroundings have not changed since the full market study. The number of units is now 25 instead of 31. As such, the density is reduced from 8 to 6.4 units per acre.

The development now has a commitment from the Housing Authority of Cook County for project-based vouchers for all 25 units, 10 more than initially proposed. This will improve affordability and marketability. The target population has not changed.

The unit sizes have changed slightly. The one-bedrooms are now 9 square feet larger, while the two-bedrooms are 15 square feet smaller. The units remain reasonably sized and the change does not affect marketability.

The revised unit mix and rents are shown below.

**Table 1**

**ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING UNIT MIX**

| Unit Type | # of Units | Unit Size (SF) | Rent |
|---|---|---|---|
| 1 Bedroom/1 Bath | 20 | | |
| 30% AMI (PBV) | 19 | 677 | 30% of income* |
| 50% AMI (PBV) | 1 | 677 | 30% of income* |
| 2 Bedrooms/1 Bath | 5 | | |
| 30% AMI (PBV) | 3 | 810 | 30% of income* |
| 50% AMI (PBV) | 2 | 810 | 30% of income* |
| **TOTAL** | 25 | | |

* Contract rent: 1 BR - $1,255; 2 BR - $1,440
The landlord pays for all utilities.

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## Market Conditions

VSKA contacted the affordable PSH properties in the Market Area (MA), which include PhilHaven, Heart's Place, Myers Place, Midtown Crossing, and Illinois Accessible Housing Initiative. PhilHaven, Heart's Place and Myers Place are fully occupied with closed waiting lists. Midtown Crossing is 90% occupied but has approximately 20 names on its waiting list. Three units are undergoing minor maintenance and are vacant until November or December. When the units are ready, they will be filled from the wait list. We were unable to reach anyone at Illinois Accessible Housing Initiative, but it only has 7 units.

In addition, we contacted Spruce Village, a 45-unit development near, but outside of the MA in Palatine. It was completed in 2020 and is fully occupied with a wait list of approximately 50.

All of these properties have deep subsidies so that tenants pay 30% of their income in rent. Arlington Heights PSH will be similarly affordable.

Table 2 on the following pages provides updated information on the competitive properties.

In addition, VSKA contacted planners at the municipalities in the MA to see if there are any planned PSH projects. In Arlington Heights, the Village and IHDA approved development of 310 Arlington Heights at 310 Rand Road, a 40-unit affordable building by the Housing Trust Group. The property will have one and two-bedrooms at 30% and 60% AMI, 8 of which will be SRN units at 30% AMI. These will be competitive with Arlington Heights PSH.

At this time there are no other affordable properties approved or planned targeted to the disabled population in any of the other MA communities.

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**Table 2**
**ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING COMPARABLE PROPERTIES**
**October 2021**

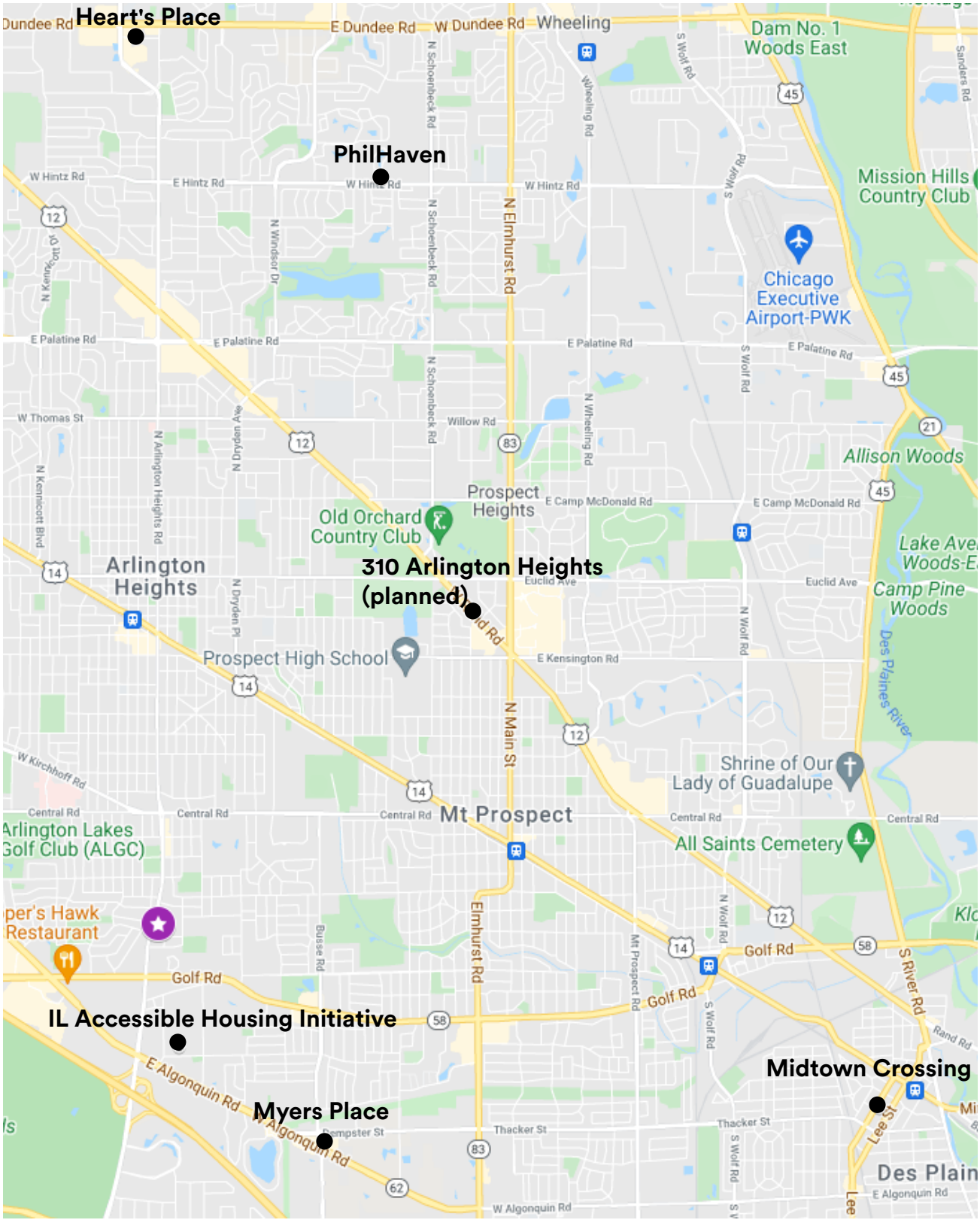
| Name and Address | Year Opened | # of Units | Unit Type (Bed/Bath) | Rent ($) | Size (SF) | Rent/SF ($) | Occupancy | Building Details |
|---|---|---|---|---|---|---|---|---|
| **Subject Property** | | | | | | | | |
| **Arlington Heights PSH** | Planned | 25 | | | | | NA | **Building:** New construction. 3-story elevator building with on-site supportive services by Anixter Center. All units covered by project-based vouchers from HACC. **Unit features:** Stove, refrigerator, microwave, A/C. Wide doors and halls, accessible counters, roll-under sinks, and other accessbility features. 30% accessible or adaptable; rest with grab bar blocking. **Rent includes:** All utilities included. **Amenities:** Barrier-free community room, computer lab, library, and laundry room with accessible machines. **Wait list:** In partnership with North-Northwest Suburban Task Force on Supportive Housing, draws on extensive experience connecting people with needed PSH. |
| 1519-1531 S Arlington Heights Road | | 19 | 1/1 30% AMI PBV | 30% of income | 677 | NA | | |
| Arlington Heights | | 1 | 1/1 50% AMI PBV | | 677 | NA | | |
| | | 3 | 2/1 30% AMI PBV | | 810 | NA | | |
| | | 2 | 2/1 50% AMI PBV | | 810 | NA | | |
| | | | | Contract Rents | | | | |
| | | | 1/1 | $1,255 | | | | |
| | | | 2/1 | 1,440 | | | | |
| **Permanent Supportive Housing in the Market Area** | | | | | | | | |
| **Heart's Place** | | | | | | | | |
| 120 E Boeger Drive | 2019 | 18 | | | | | 100% | **Building:** Attractive 2-story stone and wood siding building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. 50% AMI. Residents must be disabled and need supports. Other financing includes LIHTCs and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, and microwave. A/C. **Rent includes:** All utilities included. **Amenities:** Community room, laundry. Broadly targeted on-site services coordinated by HODC. **Wait list:** Site-specific list with 100+ names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list. |
| Arlington Heights | | 10 | 1/1 | 30% of income | 665 | NA | | |
| 847-258-4688 | | 8 | 2/1 | | 829 | NA | | |
| 773-736-1244 | | | | | | | | |

| Name and Address | Year Opened | # of Units | Unit Type (Bed/Bath) | Rent ($) | Size (SF) | Rent/SF ($) | Occupancy | Building Details |
|---|---|---|---|---|---|---|---|---|
| **PhilHaven**<br>2418 Hintz Road<br>Wheeling<br>224-607-3506<br>224-607-3503<br>773-736-1244 | 2017 | 50<br>31<br>13<br>6 | <br>1/1<br>2/1<br>3/2 | 30% of income | <br>726<br>930<br>1,128 | <br>NA<br>NA<br>NA | 100% | **Building:** Attractive 3-story brick and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs, CDBG, and FHLB AHP.<br>**Unit features:** Furnished. Stove, refrigerator, microwave, and kitchen island with sink. A/C. Furnishings include couch, armchair, lamp, coffee table, dining set, kitchen chairs, bed(s), dresser(s), and side table(s). Some have bath grab bars and handheld shower head.<br>**Rent includes:** All utilities included.<br>**Amenities:** Community room with kitchenette, fitness center, laundry, computer area with printer, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center.<br>**Wait list:** Very lengthy site-specific list administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list. |
| **Myers Place**<br>1585 Dempster Street<br>Mount Prospect<br>847-850-0511<br>773-736-1244 | 2013 | 39 | <br>Studio<br>1/1 | 30% of income | <br>530<br>640 | <br>NA<br>NA | 100% | **Building:** Attractive 4-story brick, concrete, and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs and CDBG. Ground floor commercial space.<br>**Unit features:** Furnished. Stove, refrigerator, dishwasher, microwave, and breakfast bar. A/C.<br>**Rent includes:** All utilities included.<br>**Amenities:** Community room with kitchen, computer area with printer, fitness center, laundry rooms, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center.<br>**Wait list:** Site-specific list with 150 names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list. |

| Name and Address | Year Opened | # of Units | Unit Type (Bed/Bath) | Rent ($) | Size (SF) | Rent/SF ($) | Occupancy | Building Details |
|---|---|---|---|---|---|---|---|---|
| **Midtown Crossing**<br>751 Graceland<br>Des Plaines<br>847-328-6633 | 2017 | 33<br>7<br>26 | <br>1/1 30% AMI<br>1/1 50% AMI | <br>NA<br>NA | <br>650<br>650 | <br>NA<br>NA | 90% | **Building:** Attractive contemporary 4-story brick and panel building managed by Over The Rainbow, which specializes in housing for people with disabilities. Barrier free. Residents must be disabled. LIHTC, possibly with additional deep subsidies.<br>**Unit features:** All units fully accessible, including one-bedrooms designed for wheelchair users.<br>**Rent includes:** NA (assume all utilities).<br>**Amenities:** NA<br>**Wait list:** Approx 20 names on wait list. 3 units are undergoing minor maintenance, empty till Nov-Dec but will select from wait list to occupy. |
| **Illinois Accessible Housing Initiative**<br>2226 S Goebbert Road<br>Arlington Heights<br>773-408-9712 | NA | 7 | NA | NA | NA | NA | NA | **Building:** Affordable PSH units in a 50-unit condo building set aside for Colbert class members. Access Living may have made referrals, though they do not work directly in NW suburbs.<br>**Unit features:** 100% accessible.<br>**Rent includes:** NA<br>**Amenities:** NA<br>**Wait list:** Manager did not respond to multiple inquiries. |
| **PSH Near but Outside the Market Area** | | | | | | | | |
| **Spruce Village**<br>498 Spruce Drive<br>Palatine<br>847-564-2900 | 2020 | 45<br>17<br>28 | <br>Studio<br>1/1 | <br>30% of income | <br>300<br>500 | <br>NA<br>NA | 100% | **Building:** New construction PSH building with services coordinated by HODC (optional but available to all residents). All units have project based rental assistance.<br>**Unit features:** Stove, refrigerator, camera entry. 5 fully accessible and 10 adaptable.<br>**Rent includes:** All utilities included.<br>**Amenities:** Large community room, laundry, and TV lounge.<br>**Wait list:** Since opening, list has shortened, and is approx. 50 people. |

NA: Not available
Source: Kretchmer Associates

# Arlington Heights Supportive Housing Comparable Properties




Source: Kretchmer Associates

Kretchmer Associates

## PSH Need

VSKA obtained updated information on SRN need. The SRN Communities of Demand listing shows a desire for 304 units in Arlington Heights. In addition, 1,066 SRN units are desired in Des Plaines, Mount Prospect, Rolling Meadows, and Wheeling in total. This is lower than the number in 2020, but still 55 times the number of units proposed at Arlington Heights PSH. We contacted Jeri Bond, SRN Wait List Manager at the Illinois Department of Human Services for the SRN Wait List multiple times, but did not receive the requested information in time for this letter. Last year the PAIR list had 183 names in Arlington Heights and 762 more in surrounding communities that are entirely or mostly within the Market Area. Even if the list is shorter now, the need is well beyond the number proposed here.

## Market Penetration and Absorption

The addition of the proposed 25 units at Arlington Heights PSH and the 8 SRN units at Arlington 310 will result in an increase in the market penetration rate from the current 12.2% of those 18-64 with a disability and income under $45,000 to 17.4% by 2025. This is the approximate 4-person maximum income at 50% AMI ($46,600 in 2021). This is a very reasonable rate.

The property's capture rate is only 2.4% of those 18-64 with a disability and income under $45,000. This is very low. We also calculated the capture rate for the 22 units at 30% AMI of the eligible households with incomes less than $25,000. This rate is also low at 5.0%. Table 3 on the following page shows the calculations.

Arlington Heights PSH is expected to have a very large number of interested residents with a waiting list far in excess of the 25 units when it is ready to open. However, given the longer SRN administrative process, lease-up is expected to take anywhere from 3-5 months to reach 95% occupancy (24 units) at a rate of 5-8 units per month.

## Conclusions

There continues to be a great need for permanent supportive housing in the Arlington Heights MA. Existing properties have very long wait lists. The proposed site is highly visible along a major road, and is close to shopping and services. With all units covered by project-based vouchers, it will be affordable to the target population. As such, we recommend that this project be approved as is.

Kretchmer Associates

Table 3

**ARLINGTON HEIGHTS PSH CAPTURE AND PENETRATION ANALYSIS**

| | 2020 | 2025 |
|---|---|---|
| Percent of MA Population 18-64 with a Disability | 7.8% | 7.8% |
| Arlington Heights PSH Proposed Units | | 25 |
| Units with Project Based Rental Assistance or at 30% AMI | | 22 |
| Units with Project Based Rental Assistance or at 50% AMI | | 3 |
| MA Households < Age 65 by Income with a Disabled HH Member and Income < $45,000 | 1,209 | 1,036 |
| ...With Income < $25,000 | 520 | 439 |
| ...$25,000-$34,999 | 350 | 303 |
| ...$35,000-$44,999 | 339 | 294 |
| Project Capture Rate of MA Population < 65 with a Disability and Income < $45,000 | | 2.4% |
| 30% AMI Units' Capture Rate of Households < $25,000 | | 5.0% |
| Number of Market Area Permanent Supportive Units | 147 | 180 |
| Penetration Rate of Market Area Permanent Supportive Housing Units and Arlington Heights PSH of Households < 65 with a Disability and Income <$45,000 | 12.2% | 17.4% |

Source: Kretchmer Associates based on projections from Esri and disability estimates for persons ages 18-64 in the 2014-2018 American Community Survey

Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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vsk@kretchmerassociates.com

# Arlington Heights Permanent Supportive Housing Site and Market Study

DATE

## October 2020

PRODUCED FOR

## Full Circle Communities

Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

807 Davis Street #2004,
Evanston, IL 60201
847.864.8895
vsk@kretchmerassociates.com

October 28, 2020

Jordan Bartle
Estefany Noria
Full Circle Communities
310 S Peoria Street, Suite 500
Chicago, IL 60607

Dear Jordan and Estefany:

Kretchmer Associates (VSKA) is pleased to submit the attached market study for Arlington Heights Permanent Supportive Housing (PSH) in Arlington Heights, IL, a facility for people of any age in need of affordable supportive housing. The property will be geared to serve those with incomes less than 30%, 50%, and 60% of the AMI and will ensure affordability using project-based rental assistance and proactive marketing through care and housing networks locally and in the region.

The proposed location and design will be viewed favorably, and the market can support more than the number of units planned. Based on demographics, wait lists, and commentary from service providers and PSH developers, there is a great deal of demand in this market for affordable supportive housing.

VSKA certifies that no undue pressure or collusion with Full Circle Communities or representatives of the organization exists in the determination of the study. All information and procedures used to establish the study were from factual data and prepared in a professional manner. I certify that there is no identity of interest between Kretchmer Associates staff and any member of the development team.

Thank you for the opportunity to work on this assignment for you.

Sincerely



Valerie Sandler Kretchmer
President

Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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Kretchmer Associates

## DEVELOPMENT PROGRAM

**A. Developer**

Full Circle Communities
310 S Peoria Street
Chicago, Il 60607

**B. Project Description**

New construction. 3-story, 31-unit building designed for extremely low-, very low-, and low-income households. Seven units will be set aside for the Statewide Referral Network (SRN). Fifteen total units, including those for the SRN, will have Project Based Rental Assistance provided it is approved in the form of Section 811 or LTOS. All apartments will be affordable due to IHDA Permanent Supportive Housing (PSH) funding. There will be no age restrictions.

**C. Location**

1519-1625 South Arlington Heights Road, Arlington Heights, IL. It is approximately 22 miles northwest of Downtown Chicago. The property is in Cook County Census tract 8051.09, which is not a HUD Qualified Census Tract.

**D. Site Description**

3.88 acres of vacant land. The site is flat and fully covered with grass, trees, and shrubs in a moderately dense suburban area.

**E. Buildings**

A new 3-story elevator building certified by Energy Star or Enterprise Green Communities will be built. The design is very appropriate for the target tenancy, is contextual, and is appropriate for the market. It will also include administrative space for the Anixter Center providing on-site supportive services and offices for property management and maintenance staff.

**F. Apartment Details**

The unit mix and rents are shown on the following page. All utilities are included in the rent. All will have universal design features above and beyond what is required by code. Beyond that, 10% of units will be Accessible (Type A), 20% will be Adaptable, and the rest will be Type B, which will not have accessibility features installed but will have blocking for grab bars.

The unit mix and sizes at Arlington Heights PSH will be well-suited to the targeted tenant base and to the Permanent Supportive Housing need in northwest suburban Cook County. Overall, the unit mix is comparable to the market.

The units are smaller than one but similarly sized to two of the other most comparable properties and are reasonably sized.

All units at competitive properties appear to have project-based deep subsidies, so those are theoretically more affordable than the units at the subject property with flat rents; however, these rents are still reasonable at each AMI level. The developer will also market these units to people with individual subsidies such

as Housing Choice Vouchers. Units at the subject with some form of deep subsidy are equally affordable as the other options in the market. Overall, affordability is comparable to competitors.

**G. In-Unit Amenities**

Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transports. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers.

The overall amenities package is similar to other options for people with disabilities, as they are all supportive housing properties. Compared to average affordable housing or market-rate apartments, they are superior. For a tenant without an absolute need for these features, they are still a benefit.

**H. Development Amenities**

Elevator, barrier-free community room, computer lab, library, laundry room with accessible machines (pay), on-site management, and supportive services provided by Anixter Center. These amenities are superior to other recent PSH properties in the market area and are superior for people with disabilities to non-PSH affordable housing.

**I. Construction**

Wood frame with masonry veneer, trimmed in metal cladding and fiber cement. Landscaping to meet local building code.

**J. Parking**

The number of parking spaces will be adequate for the number of units.

**K. Zoning**

Multiple lots are currently a mix of O-T, R-1, and I. A zoning change will be required and pursued once public funding is approved.

**L. Density**

8 units per acre. This is appropriate for this location.

**M. Service Provision**

Serving people with a disability from a range of referral sources, including but not limited to veterans, young adults aging out of the DCFS system (both with a preference), those with impaired or altered mobility, and people with intellectual, developmental, or mental health disabilities. Partnering with the Anixter Center for this purpose. Services available to all residents but not required.

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**Table 1**

**ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING UNIT MIX**

| Unit Type | # of Units | Unit Size (SF) | Rent |
|---|---|---|---|
| 1 Bedroom/1 Bath | 26 | 668 | |
| 30% AMI (PBRA) | 8 | 668 | 30% of income* |
| 30% AMI (SRN/PBRA) | 5 | 668 | 30% of income* |
| 50% AMI | 4 | 668 | $810 |
| 60% AMI | 9 | 668 | $971 |
| 2 Bedrooms/1 Bath | 5 | 825 | |
| 30% AMI | 1 | 825 | $584 |
| 30% AMI (SRN/PBRA) | 2 | 825 | 30% of income* |
| 60% AMI | 2 | 825 | $1,166 |
| **TOTAL** | **31** | | |

* Contract rents: 1 bedroom - $1,023, 2 bedroom - $1,228

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## FIELD OBSERVATIONS

### Access

The proposed development is located on the east side of Arlington Heights Road, the major north-south arterial through the village. The site is only one mile north of I-90 and 1.8 miles south of downtown Arlington Heights. Access into the site will be from Arlington Heights Road. The site is served by two Pace buses, which provide service to the Metra station in downtown Arlington Heights. Golf Road, an east-west arterial, is only 0.3 miles south of the site and provides excellent east-west access through the northwest suburbs. It also has a concentration of retail stores and restaurants at the intersection of Arlington Heights Road, including Walgreens and Jewel-Osco. Residents will find this an easy walk as there are sidewalks along Arlington Heights Road.

### Marketability

The site is highly visible along Arlington Heights Road. There is consistent strong traffic along the road without rising to the level of a nuisance. Noise is within reasonable levels. While Arlington Heights Road has some commercial uses, attractive single-family neighborhoods are directly across the street to the west and adjacent to the rear of the site on the east. As such, the site should be very marketable to the target population.

The subject building will offer Permanent Supportive Housing and units reaching the highest standards of accessibility. Referrals will come from service providers, the local Continuum of Care, and the State Referral Network. Full Circle also has an excellent reputation among those serving the community of people with disabilities. These factors will make the property highly marketable.

### Adjacent Land Use

Immediately north of the subject site is a vacant 5-acre parcel currently for sale. To the south is a memory care facility for seniors, The Reserve at Arlington Heights. To both the east and west are attractive single-family neighborhoods. There are no negative uses adjacent to or near the site.

### Neighborhood Description

The neighborhood has a combination of commercial uses along Arlington Heights Road, including the senior living facility, a small church, several medical office buildings, a condominium building, and retail uses at Golf and Arlington Heights roads. The nearby side streets are well-established single-family detached neighborhoods, very well maintained and attractive. Community parks are within a few blocks of the site to the east and west.

### Public Safety

According to the Illinois State Police, there were 633 crimes reported in Arlington Heights throughout 2019, 8.4 crimes per 1,000 people. Of these, only 33 (5.2%) were violent crimes. The remaining crimes involved property. This crime rate is below average among the surrounding communities of Buffalo Grove, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling. Rates in these communities range from 6-12 per 1,000 people. Rates of violent crime in all these communities is low, but Arlington Heights has the second lowest rate, higher than only Buffalo Grove's. Arlington Heights and its neighbors are all very safe communities, with Arlington Heights being similarly safe despite being the largest by 15,000+ people.

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## Risk Level for Lead Exposure

The proposed site is not located in a ZIP Code on the Illinois Department of Public Health list of high lead risk for pediatric blood poisoning.

## Community Stability

The proposed project meets the FHLB definition of an infill project. The site is bounded on three sides by lots with existing uses in an established neighborhood. The site to the north is currently for sale and may be developed. The development will have a positive impact on the community, providing an attractive building on an otherwise vacant lot. Photographs of adjacent uses are in the Appendix.

## Area Amenities and Services

The proposed development site is located near a variety of neighborhood amenities, shopping, and services. Table 2 at the end of this section, followed by a map, shows the distance of these amenities and services to the site.

There are no negative land uses within 0.25 miles of the site.

### Shopping and Services

The nearest retail is in a shopping center on Golf Road 0.3 miles southeast of the Arlington Heights PSH site. It has predominantly services such as Curl Up & Relax Salon, Great Cuts, and Studio Salons, but also has Posh Kids Resale.

Dollar Tree is 0.4 miles southwest of the site on Golf Road. Goodwill is 0.75 miles southwest on Algonquin Road. Lowe's is also 0.8 miles from the site in this direction on Algonquin Road, with Meijer and Walmart slightly farther at 1-1.1 miles from the site.

Residents will be able to meet most of their shopping needs in proximity.

### Grocery Stores

The Arlington Heights PSH site is very well served by grocery stores. The nearest is Valli Produce, a large supermarket located 0.3 miles southeast of the site on Golf Road. ALDI is also located in this vicinity. Jewel-Osco is also 0.3 miles away southwest of the site on Arlington Heights Road just north of Golf. Meijer and Walmart are also supermarkets with extensive groceries.

### Restaurants

In addition to personal services, the shopping center on Golf Road 0.3 miles southeast of the site has several restaurants, including San Korean Cuisine, Burger Baron II, DoReMi Restaurant & Karaoke, CocoLunch, and Elly's Pancake House.

Several more restaurants are 0.9 miles southwest of the site on Golf Road: Starbucks, Panda Express, Buona Beef, MingHin Cuisine, Panera Bread, Arby's, Chipotle, Noodles and Company, Jimmy John's, and Pita Pita Mediterranean Grill.

### Pharmacies

The nearest pharmacy is in Jewel-Osco, while Walgreens is also 0.3 miles from the site to the south at Golf and Arlington Heights Roads. Meijer and Walmart also have pharmacies.

### Banks

The nearest bank is Chase, 0.3 miles south of the site on Golf Road. PNC is near Walgreens, also 0.3 miles south. Bank of America is near Goodwill 0.75 miles southwest.

### Parks and Recreation

Prairie Park is the nearest park on Belmont Avenue 0.25 miles southeast of the Arlington Heights PSH site. It has a shaded playground area, basketball courts, baseball, and soccer. Carefree Park is 0.3 miles northeast. It features open space with mature trees, tennis and roller hockey courts, basketball, soccer, and a playground. Heritage Park is 0.4 miles

west on Victoria Lane. It has a community center with classrooms, offices, and meeting rooms, a sled hill and ice rinks, a pool, a gym, a walking path, a playground, and other courts and ball fields.

Libraries

Mount Prospect Public Library South Branch is 1.75 miles southeast at Algonquin and Busse Roads. Arlington Heights Memorial Library is 2.2 miles north of the site on Dunton Avenue, 2 blocks west of Arlington Heights Road.

Education, Pre-School, and Day Care

IllinoisReportCard.com provides the current assessment of the MA schools and districts for 2018-2019. The Arlington Heights PSH MA's school districts are CCSD 59 (K-8) and Township HSD 214 (9-12). Two schools in these are considered "Exemplary" according to the State's "summative designation", 19 (83%) are Commendable, and only 2 are Targeted. Any students who may live at the property will attend Forest View Elementary (K-5), Holmes Junior High (6-8), or Rolling Meadows High School (9-12). In the 14 adjacent suburban districts 99% of schools are Exemplary or Commendable.

Two of these schools are within 1 mile of the site. Forest View Elementary is 0.7 miles east, and Holmes Junior High is in the same vicinity. Another elementary school, Juliette Low, is nearer at 0.3 miles west. For adults, Roosevelt University – Arlington Heights is 0.8 miles southeast of the site.

The nearest preschool is The Early Learning Center 0.75 miles southeast of the site, part of CCSD 59. This is a state-of-the-art facility with grant- and special-education based offerings for eligible children in addition to typical tuition-based programming.

Health and Medical Facilities

Arlington Heights PSH residents will be near multiple medical services. Northwest Gastroenterology Group is 0.1 miles north on Arlington Heights Road. Progressive Physical Therapy, Comprehensive Pediatric Care, and Advent Neurology are 0.6 miles southeast, with Advocate Medical Group Primary Care in the same vicinity. Family Dentistry of Arlington Heights is 0.6 miles north on Arlington Heights Road.

The nearest hospital is NCH Northwest Community Hospital, which is 1 mile northwest. It has an emergency department.

Houses of Worship

The nearest house of worship is Zion Christian Church, which is just 0.2 miles southwest of the site. Schaumburg Korean Seventh-Day Adventist Church is 0.4 miles southwest, St. Cecilia's Church is 0.6 miles southeast, and The Great Love Presbyterian Church is 0.7 miles in the same direction.

Social Services and Job Training

An Illinois Division of Rehabilitation Services office is located 0.7 miles southwest of the site. This is important for people with serious disabilities. A North Suburban Cook County American Job Center is 0.9 miles southwest.

Transportation

Two public bus routes serve the Arlington Heights PSH site. Pace Bus 208 – Golf Road stops at Golf and Arlington Heights Roads 0.3 miles south of the site. It provides daily fixed route service between Evanston and Schaumburg. The Pace Arlington Heights-Rolling Meadows On Demand route stops on Arlington Heights Road at the site and provides service within the area bounded by Euclid, Arlington Heights Road, I-90/Golf Road, and US-53. Reservations can be made online or by phone at least one hour in advance. Paratransit is also available for people who qualify.

Uber and Lyft serve the area.

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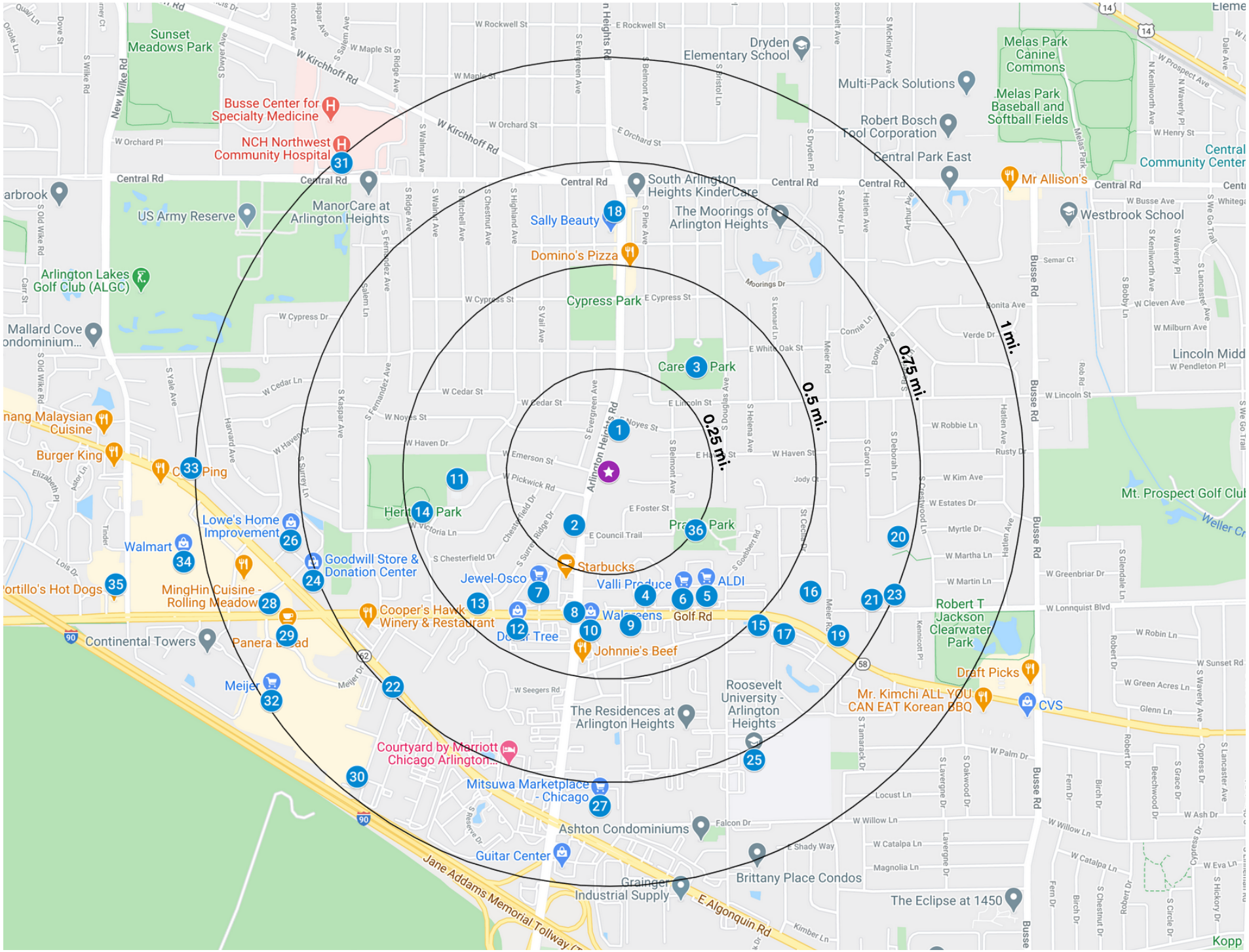
**Table 2**

**ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING AMENITIES AND SERVICES**

| Pin | Name | Category | Location | Distance |
|---|---|---|---|---|
| At site | Pace Bus - Arlington Heights-Rolling Meadows On Demand | Transportation | Arlington Heights Rd. | At site |
| 1 | Northwest Gastroenterology Group | Medical | 1415 S Arlington Heights Rd. | 0.1 |
| 2 | Zion Christian Church | Worship | 1640 S Arlington Heights Rd. | 0.2 |
| 3 | Prairie Park | Park/Recreation | S Belmont Ave. | 0.25 |
| 4 | Curl Up & Relax Salon, Great Cuts, Studio Salons | Service | E Golf Rd. | 0.3 |
| | XSport Fitness | Park/Recreation | | |
| | Posh Kids Resale | Retail | | |
| | San Korean Cuisine, Burger Baron II, DoReMi Restaurant & Karaoke, CocoLunch, Elly's Pancake House | Restaurant | | |
| 5 | Carefree Park | Park/Recreation | 1231 S Belmont Ave. | 0.3 |
| 6 | Valli Produce | Grocery | 450 E Golf Rd. | 0.3 |
| 7 | Jewel-Osco | Grocery, Pharmacy | 1860 S Arlington Heights Rd. | 0.3 |
| 8 | Pace Bus 208 - Golf Road | Transportation | Golf Rd. at Arlington Heights Rd. | 0.3 |
| 9 | ALDI | Grocery | 550 E Golf Rd. | 0.3 |
| 10 | Chase Bank | Bank | 43 E Golf Rd. | 0.3 |
| 11 | Walgreens | Pharmacy | Golf and Arlington Heights Rds. | 0.3 |
| | PNC Bank | Bank | | |
| 12 | Juliette Low Elementary School | Education | 1530 S Highland Ave. | 0.3 |
| 13 | Dollar Tree | Retail | 89 W Golf Rd. | 0.4 |
| 14 | Schaumburg Korean Seventh-Day Adventist Church | Worship | 330 W Golf Rd. | 0.4 |
| 15 | Heritage Park | Park/Recreation | 506 W Victoria Ln. | 0.4 |
| 16 | Progressive Physical Therapy, Comprehensive Pediatric Care, Advent Neurology | Medical | 657 E Golf Rd. | 0.6 |
| 17 | St. Cecilia's Church | Worship | 700 S Meier Rd. | 0.6 |
| 18 | Advocate Medical Group Primary Care | Medical | 825 E Golf Rd. | 0.6 |
| 19 | Family Dentistry of Arlington Heights | Medical | 1020 S Arlington Heights Rd. | 0.6 |
| 20 | The Great Love Presbyterian Church | Worship | 2090 W Golf Rd. | 0.7 |
| 21 | Forest View Elementary School | Education | 1901 W Estates Dr. | 0.7 |
| 22 | Holmes Junior High School | Education | 1900 W Lonnquist Blvd. | 0.7 |
| 23 | Illinois Division of Rehabilitation Services | Social Service | 715 W Algonquin Rd. | 0.7 |
| 24 | The Early Learning Center | Daycare/Preschool | 1900 W Lonnquist Blvd. | 0.75 |
| 25 | Goodwill Store & Donation Center | Retail | 900 W Algonquin Rd. | 0.75 |
| | Bank of America | Bank | | |
| 26 | Roosevelt University - Arlington Heights | Education | S Goebbert Rd. | 0.8 |
| 27 | Lowe's Home Improvement | Retail | 990 W Algonquin Rd. | 0.8 |
| 28 | Mitsuwa Marketplace | Grocery, Restaurant | 100 E Algonquin Rd. | 0.8 |
| 29 | Starbucks, Panda Express, Buona Beef, MingHin Cuisine | Restaurant | 1414 Golf Rd. | 0.9 |
| 30 | Panera Bread, Arby's, Chipotle, Noodles and Company, Jimmy John's, Pita Pita Mediterranean Grill | Restaurant | 1321 Golf Rd. | 0.9 |
| 31 | North Suburban Cook County American Job Center | Social Service | 723 W Algonquin Rd. | 0.9 |
| 32 | NCH Northwest Community Hospital (with ER) | Hospital | 800 W Central Rd. | 1 |
| 33 | Meijer | Retail, Grocery, Pharmacy | 1301 Meijer Dr. | 1 |
| 34 | Kiddy Learning Station | Daycare/Preschool | 1340 W Algonquin Rd. | 1 |
| 35 | Walmart | Retail, Grocery, Pharmacy | 1460 Golf Rd. | 1.1 |
| 36 | Shri Shirdi Sai Mandir devotional center | Worship | 5999 New Wilke Rd. | 1.2 |

Source: Kretchmer Associates, Google

# Arlington Heights PSH Area Amenities and Services




Source: Google, Kretchmer Associates

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## MARKET AREA CHARACTERISTICS

### Market Area Delineation

VSKA delineated the Market Area (MA) from which the subject property will draw its residents based on the location, existing buildings serving this population, and man-made and natural barriers. The MA's borders are Lake Cook Road on the north, US Route 45 and River Road on the east, Illinois Route 72 on the south, and Illinois Route 53 on the west. It includes all or the majority of Arlington Heights, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling, as well as portions of Buffalo Grove, Elk Grove Village, and Palatine. A map in the Appendix shows the Market Area.

### Comparable Properties

Kretchmer Associates conducted a review of other affordable permanent supportive housing properties in the Market Area. These do not include CILAs because they serve a population with higher acuity needs on average in a very disperse format, in houses and small buildings throughout the community. Some higher-functioning CILA residents may be able to become residents at Arlington Heights PSH, but CILAs are not comparable.

Buildings that are primarily senior independent apartments but accept a share of younger people with disabilities as part of their HUD funding are also not comparable to permanent supportive housing.

Market Area Affordable Rentals

Table 2 at the end of this section includes details for the following properties.

All 5 have financing from IHDA, including LIHTCs. Three are confirmed to have additional project based rental assistance through Section 8/811/Public Housing, so residents pay 30% of their income in rent on a sliding scale. It is possible the other two also have PBRA.

**PhilHaven** in Wheeling opened in 2017 and is in excellent condition. UPholdings manages this three-story brick and panel building. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent. All residents must be disabled and require supports.

Uniquely, PhilHaven offers a handful of three-bedroom units for larger households in addition to the typical complement of one- and two-bedroom apartments in its 50 total. The units include a stove, refrigerator, microwave, kitchen island with sink, and air conditioning. All utilities are included in the rent, and all apartments are fully furnished.

Common areas include a community room, fitness center, laundry, computer area, bike storage, and tenant storage. On-site supportive services are provided by the Kenneth Young Center.

As is typical for PSH buildings in the Market Area, the property is 100% occupied with a lengthy wait list that is closed.

**Heart's Place** in Arlington Heights opened in 2019 and is also in excellent condition. Again, UPholdings manages this two-story stone and siding building. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent. All residents must be disabled and require supports.

With 18 units (one- and two-bedrooms), the property is smaller than PhilHaven and the subject property. The units include a stove, refrigerator, microwave, and air conditioning. All utilities are included in the rent, and, again, all apartments are fully furnished. The apartments are 100% visitable.

Common areas include a community room and laundry. On-site services are coordinated by HODC.

The building is full with a closed 100+ name wait list.

Myers Place in Mount Prospect opened in 2013 and is in very good condition. UPholdings also manages this four-story brick, concrete, and panel building with ground floor commercial space. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent, as with UPholdings' other properties. All residents must be disabled and require supports.

The property has 39 studios and one-bedrooms. According to UPholdings staff, studios are not as popular, and later properties shifted away from them. The apartments include a stove, refrigerator, microwave, air conditioning, and – uniquely – dishwashers. All utilities are included in the rent, and all apartments are furnished. The complement of common areas is similar to PhilHaven's, and Kenneth Young Center provides the services. Myers Place is also full with a closed 150 name wait list.

Over The Rainbow's Midtown Crossing in downtown Des Plaines opened in 2017. An attractive contemporary 4-story brick building, it has 33 one-bedrooms for people making less than 50% AMI. The building is barrier free, and residents must have a disability. All units are fully accessible. Management has a good reputation but unfortunately did not respond to multiple inquiries, so further information is not available.

The Illinois Accessible Housing Initiative has 7 PSH units set aside for Colbert class members in a 50-unit condo building at 2226 S Goebbert Road in Arlington Heights. IHDA provided assistance for these units, which are 100% accessible, but no other information is available since the manager did not respond to inquiries. While not very comparable to the properties above, these units are included because they are likely for people with a degree of independence similar to PSH, given their location in a larger condo building, unlike CILAs.

Market Area Market-Rate Rentals

VSKA also examined unit sizes and rents for market-rate apartments in and near Arlington Heights to gauge how the proposed rents at Arlington Heights PSH compare with those in the general rental market. These are shown in Table 4. Many apartment buildings in these communities were built mid-century to the 1980s but have been renovated in the past decade to a high standard. This brings many of them to "Class A" level, with a small number of luxury rentals at the top of the market. A smaller number have instead been renovated over time and are in good, "B-B+" condition. Walk-ups are more common than elevators, so many have upper units not appropriate for people with impaired mobility. Nonetheless, these complexes have a full range of common areas and amenities including playing courts, sometimes swimming pools, parking, community and game rooms, etc. Units usually have a microwave, dishwasher, and air conditioning. Few have in-unit washers and dryers. Utilities are included in the rent at some but not at others. They do not have the same universal design considerations as Arlington Heights PSH.

The median one-bedroom rent is $1,088, higher than the 60% AMI rent at Arlington Heights PSH ($971), while the median size of 717 square feet is only somewhat larger than the subject's one-bedrooms at 668 square feet. Only 9 units the subject property will rent at this 60% AMI level. The rest are at $810 or have a deep subsidy. Market-rate one-bedrooms range from $850-$1,481. Many properties use dynamic pricing in this market, so rents change based on the leasing cycle.

The median two-bedroom market rent is $1,185, with a range of $995-1,503, similar to the 60% AMI rent at the subject property ($1,166). However, only two units at the subject property will rent at this level. The others will be $584 or have a deep subsidy. The median size is 893 square feet, slightly larger

than Arlington Heights PSH's at 825 square feet. The market-rate two-bedroom rents range from $995-1,503. These rents are not much higher than the one-bedrooms, perhaps because larger two-bedrooms with 1.5 or 2 baths are common but not reflected here. These will command the market's higher rents for this floorplan. Overall, most apartments at Arlington Heights PSH will be well below market rents, and the 60% AMI units will be moderately priced compared to upgraded older properties that are not accessible.

Planned Permanent Supportive Housing in the Market Area

We contacted planners or other relevant municipal officials in Arlington Heights, Buffalo Grove, Des Plaines, Elk Grove Village, Rolling Meadows, Mount Prospect, Palatine, Prospect Heights, and Wheeling. Multiple calls and/or emails were made when necessary, and all but Rolling Meadows could be reached. Officials in the communities reported that, to the best of their knowledge, no other non-age-restricted affordable housing, including PSH, is planned or under construction at this time except for Spruce Village in Palatine (described below and in the comparable properties table, though it is outside the MA).

HODC is currently developing Spruce Village near but outside the Market Area in Palatine. The developer will coordinate supportive services, which are optional but are available to all residents (similarly to Arlington Heights PSH). All 44 units will have PBRA. They will have a stove, refrigerator, and camera entry systems. Five will be fully accessible, and 10 will be adaptable.

While the building is not open yet, it has a wait list with 200 names. With the Task Force as a partner, as with the subject property, 191 people applied for the property within just 2 days at the end of Summer 2020.

Other Permanent Supportive Housing Properties in the Market Area

There are no other PSH properties in the Market Area. Multiple client-focused supportive service organizations coordinate housing. These include Clearbrook, CEDA, and Trinity Services.

CEDA operates a small apartment building at 1380 Jefferson Street in downtown Des Plaines, but this is an older, nondescript 8-unit apartment building in the community that is assumed to be more akin to a CILA. The organization did not respond to inquiries.

Trinity manages a small house with 4 units called Blare Terrace at 239 Park Avenue in Wheeling. They assist people with disabilities that make independent living difficult. Clearbrook does not have buildings that lease units, and the majority of people served by their supported housing division live in CILAs or their intermediate care facility. Almost all are funded through the Medicaid Waiver program, and both housing options have 24-hour support staff.

Again, these housing types are not competitive with PSH but can serve as a source of referrals when residents are able to live more independently.

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**TABLE 3 - ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING COMPARABLE PROPERTIES**

**October 2020**

| Name and Address | Year Opened | # of Units | Unit Type (Bed/Bath) | Rent ($) | Size (SF) | Rent/SF ($) | Occupancy (%) | Building Details |
|---|---|---|---|---|---|---|---|---|
| **Subject Property** | | | | | | | | |
| **Arlington Heights PSH** | Planned | 31 | | | | | NA | **Building:** New construction. 3-story elevator building with on-site supportive services by Anixter Center. 7 SRN and 15 untis with PBRA. **Unit features:** Stove, refrigerator, microwave, A/C. Wide doors and halls, accessible counters, roll-under sinks, and other accessbility features. 30% accessible or adaptable; rest with grab bar blocking. **Rent includes:** All utilities included. **Amenities:** Barrier-free community room, computer lab, library, and laundry room with accessible machines. **Wait list:** In partnership with North-Northwest Suburban Task Force on Supportive Housing, draws on extensive experience connecting people with needed PSH. |
| 1519-1531 S Arlington Heights Road | | 13 | 1/1 30% AMI Sec. 8 | 30% of income | 668 | NA | | |
| Arlington Heights | | 4 | 1/1 50% AMI | $810 | 668 | $1.21 | | |
| | | 9 | 1/1 60% AMI | 971 | 668 | 1.45 | | |
| | | 2 | 2/1 30% AMI Sec. 8 | 30% of income | 825 | NA | | |
| | | 1 | 2/1 30% AMI | 584 | 825 | 0.71 | | |
| | | 2 | 2/1 60% AMI | 1,166 | 825 | 1.41 | | |
| **Permanent Supportive Housing in the Market Area** | | | | | | | | |
| **PhilHaven** | 2017 | 50 | | | | | 100% | **Building:** Attractive 3-story brick and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs, CDBG, and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, microwave, and kitchen island with sink. A/C. Furnishings include couch, armchair, lamp, coffee table, dining set, kitchen chairs, bed(s), dresser(s), and side table(s). Some have bath grab bars and handheld shower head. **Rent includes:** All utilities included. **Amenities:** Community room with kitchenette, fitness center, laundry, computer area with printer, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Very lengthy site-specific list administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list. |
| 2418 Hintz Road | | 31 | 1/1 | 30% of income | 726 | NA | | |
| Wheeling | | 13 | 2/1 | | 930 | NA | | |
| 224-607-3506 | | 6 | 3/2 | | 1,128 | NA | | |
| 224-607-3503 | | | | | | | | |
| 773-736-1244 | | | | | | | | |

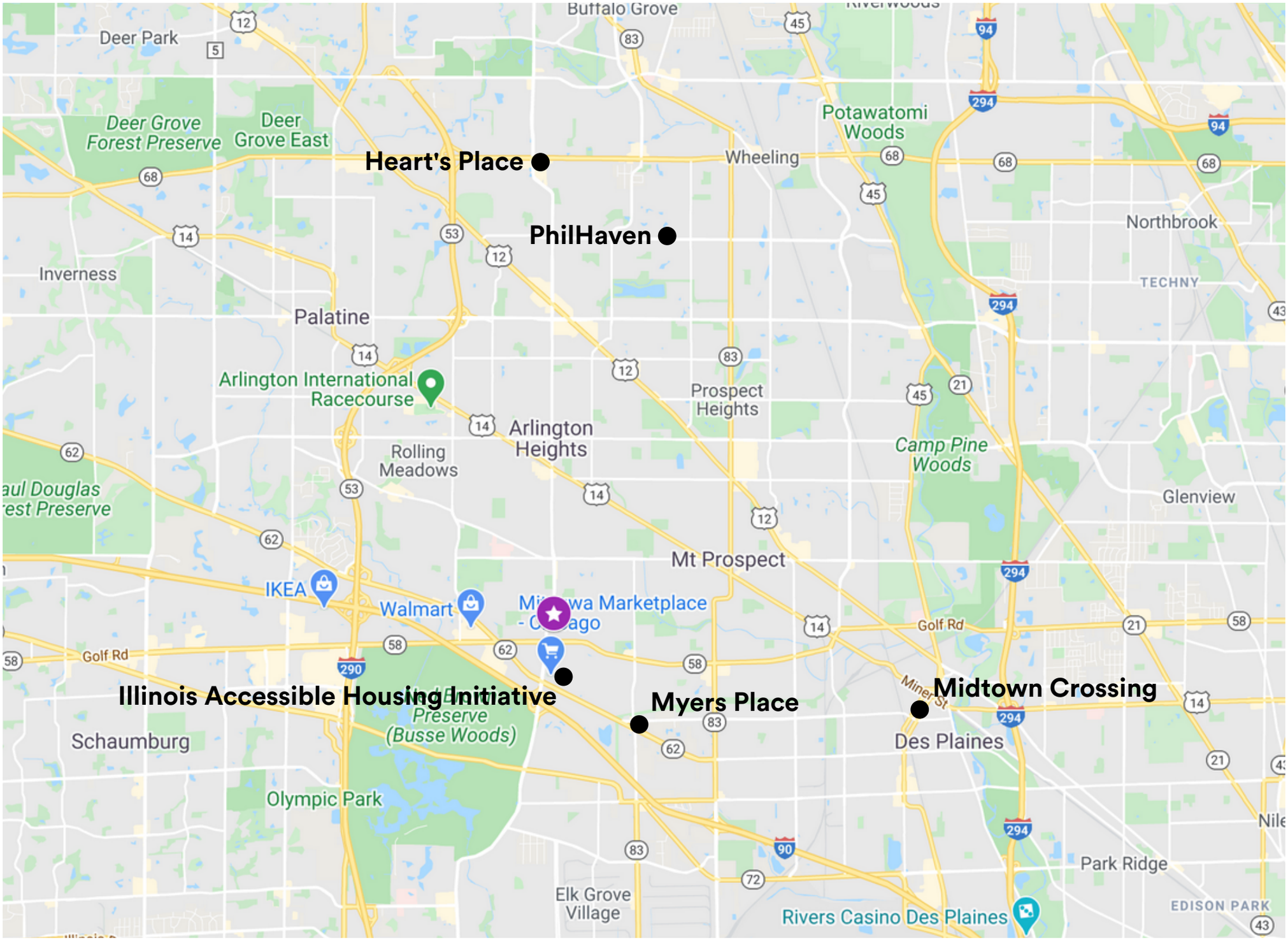
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| Name and Address | Year Opened | # of Units | Unit Type (Bed/Bath) | Rent ($) | Size (SF) | Rent/SF ($) | Occupancy (%) | Building Details |
|---|---|---|---|---|---|---|---|---|
| **Heart's Place**<br>120 E Boeger Drive<br>Arlington Heights<br>847-258-4688<br>773-736-1244 | 2019 | 18<br>10<br>8 | <br>1/1<br>2/1 | <br>30% of income | <br>665<br>829 | <br>NA<br>NA | 100% | **Building:** Attractive 2-story stone and wood siding building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. 50% AMI. Residents must be disabled and need supports. Other financing includes LIHTCs and FHLB AHP.<br>**Unit features:** Furnished. Stove, refrigerator, and microwave. A/C.<br>**Rent includes:** All utilities included.<br>**Amenities:** Community room, laundry. Broadly targeted on-site services coordinated by HODC.<br>**Wait list:** Site-specific list with 100+ names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list. |
| **Myers Place**<br>1585 Dempster Street<br>Mount Prospect<br>847-850-0511<br>773-736-1244 | 2013 | 39 | <br>Studio<br>1/1 | <br>30% of income | <br>530<br>640 | <br>NA<br>NA | 100% | **Building:** Attractive 4-story brick, concrete, and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs and CDBG. Ground floor commercial space.<br>**Unit features:** Furnished. Stove, refrigerator, dishwasher, microwave, and breakfast bar. A/C.<br>**Rent includes:** All utilities included.<br>**Amenities:** Community room with kitchen, computer area with printer, fitness center, laundry rooms, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center.<br>**Wait list:** Site-specific list with 150 names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list. |
| **Midtown Crossing**<br>751 Graceland<br>Des Plaines<br>847-328-6633 | 2017 | 33<br>7<br>26 | <br>1/1 30% AMI<br>1/1 50% AMI | <br>NA<br>NA | <br>650<br>650 | <br>NA<br>NA | NA | **Building:** Attractive contemporary 4-story brick and panel building managed by Over The Rainbow, which specializes in housing for people with disabilities. Barrier free. Residents must be disabled. LIHTC, possibly with additional deep subsidies.<br>**Unit features:** All units fully accessible, including one-bedrooms designed for wheelchair users.<br>**Rent includes:** NA (assume all utilities).<br>**Amenities:** NA<br>**Wait list:** Max. occupancy for one-bedrooms is two people. Management did not respond to multiple inquiries. |

| Name and Address | Year Opened | # of Units | Unit Type (Bed/Bath) | Rent ($) | Size (SF) | Rent/SF ($) | Occupancy (%) | Building Details |
|---|---|---|---|---|---|---|---|---|
| **Illinois Accessible Housing Initiative**<br>2226 S Goebbert Road<br>Arlington Heights<br>773-408-9712 | NA | 7 | NA | NA | NA | NA | NA | **Building:** Seven affordable PSH units in a 50-unit condo building set aside for Colbert class members. Access Living may have made referrals, though they do not work directly in NW suburbs.<br>**Unit features:** 100% accessible.<br>**Rent includes:** NA<br>**Amenities:** NA<br>**Wait list:** Manager did not respond to multiple inquiries. |
| **Under Construction PSH Near but Outside the Market Area** | | | | | | | | |
| **Spruce Village**<br>498 Spruce Drive<br>Palatine<br>847-564-2900 | 2020 | 44<br>17<br>27 | Studio<br>1/1 | 30% of income | 300<br>500 | NA<br>NA | NA<br>Not yet open | **Building:** New construction PSH building with services coordinated by HODC (optional but available to all residents). All units have project based rental assistance.<br>**Unit features:** Stove, refrigerator, camera entry. 5 fully accessible and 10 adaptable.<br>**Rent includes:** All utilities included.<br>**Amenities:** Large community room, laundry, and TV lounge.<br>**Wait list:** Approximately 200 names. |

Source: Kretchmer Associates
NA: Not available

# Arlington Heights PSH Market Area Affordable Supportive Properties




Source: Kretchmer Associates

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Table 4

**SUMMARY OF MARKET RENTS IN AND NEAR ARLINGTON HEIGHTS**

| Unit Type | Rent | Size (SF) | Rent/SF |
|---|---|---|---|
| 1 Bedroom/1 Bath | $850-1,481 | 600-1,027 | $1.11-2.05 |
| 2 Bedroom/1 Bath | $995-1,503 | 775-1,050 | $1.05-1.62 |

Source: Apartments.com

## Market Area Population and Household Characteristics

Table 5 below shows population and household trends in the Market Area and the village of Arlington Heights from 2000 and projected to 2025. The Market Area had a population of 275,175 in 2000 which decreased by 0.9% to 272,730 as of the 2010 Census. Estimates of the Market Area's 2020 population by Esri, a demographic data vendor, show that it continued to decline to 270,252 (a decrease of 2,478 people, or 0.9%) by 2020. By 2025, the population is projected to decrease again by 1.1% to 267,314.

The number of households in the Market Area increased slightly by 0.2% between 2000 and 2010 (164 households) to 106,680. This trend reversed by 2020, but the decrease was extremely low at -0.3%. By 2020, the household count is an estimated 106,319 and is projected to decrease by only 1.1% to 105,185 by 2025.

The population and household count also decreased in Arlington Heights by similarly low percentages during this period. The village's population decreased by 1.9% between 2000 and 2010 and by 1.1% between 2010 and 2020 to an estimated 74,378. The household count declined by 0.3% between 2000 and 2010 and another 0.3% by 2020 to an estimated 30,863. Population and households are projected to decrease by another 1.41% and 1.3% respectively by 2025. These are small declines.

As of 2020, the average household size in the Market Area was 2.52 persons, larger than that of Arlington Heights at 2.39. The median age in the MA is lower than Arlington Heights' at 41.7 years compared to 44.7. In the MA, 80.7% of residents are below age 65 (218,170), while a similar share is below age 65 in Arlington Heights (78.7%, 58,535). The older age profile in both the MA and Arlington Heights may have contributed to the population decrease.

## Market Area Income Characteristics

An analysis of the estimated 2020 household income distribution for the Market Area and the village shows that 30.1% of Market Area households have incomes less than $50,000 and 12.31% have incomes under $25,000. Table 6 below shows the income distribution for the MA and village.

Kretchmer Associates

Table 5

**POPULATION CHARACTERISTICS**
**ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS**

| | Market Area | | Arlington Heights | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| Population | | | | |
| 2000 Census | 275,175 | | 76,676 | |
| 2010 Census | 272,730 | | 75,187 | |
| Change, 2000-2010 | -2,445 | -0.9% | -1,489 | -1.9% |
| 2020 Estimated | 270,252 | | 74,378 | |
| Change, 2010-2020 | -2,478 | -0.9% | -809 | -1.1% |
| 2025 Projected | 267,314 | | 73,343 | |
| Change, 2020-2025 | -2,938 | -1.1% | -1,035 | -1.4% |
| Households | | | | |
| 2000 Census | 106,516 | | 31,053 | |
| 2010 Census | 106,680 | | 30,966 | |
| Change, 2000-2010 | 164 | 0.2% | -87 | -0.3% |
| 2020 Estimated | 106,319 | | 30,863 | |
| Change, 2010-2020 | -361 | -0.3% | -103 | -0.3% |
| 2025 Projected | 105,185 | | 30,451 | |
| Change, 2020-2025 | -1,134 | -1.1% | -412 | -1.3% |
| Average Household Size, 2020 | 2.52 | | 2.39 | |
| Population by Age, 2020 | | | | |
| Under 5 | 14,753 | 5.5% | 3,630 | 4.9% |
| 5-14 | 32,321 | 12.0% | 8,832 | 11.9% |
| 15-24 | 29,323 | 10.9% | 7,785 | 10.5% |
| 25-34 | 33,636 | 12.4% | 8,035 | 10.8% |
| 35-44 | 36,654 | 13.6% | 9,163 | 12.3% |
| 45-54 | 34,772 | 12.9% | 10,157 | 13.7% |
| 55-64 | 36,711 | 13.6% | 10,933 | 14.7% |
| 65-74 | 27,662 | 10.2% | 7,975 | 10.7% |
| 75-84 | 15,736 | 5.8% | 4,968 | 6.7% |
| 85+ | 8,684 | 3.2% | 2,900 | 3.9% |
| Median Age, 2020 | 41.7 | | 44.7 | |

Source: Esri

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Table 6

**INCOME CHARACTERISTICS**
**ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS**

| | Market Area | | Arlington Heights | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| 2020 Household Distribution | 106,318 | | 30,861 | |
| Under $15,000 | 5,905 | 5.6% | 1,395 | 4.5% |
| $15,000-24,999 | 6,936 | 6.5% | 1,617 | 5.2% |
| $25,000-34,999 | 8,012 | 7.5% | 1,668 | 5.4% |
| $35,000-49,999 | 11,144 | 10.5% | 2,600 | 8.4% |
| $50,000-74,999 | 18,302 | 17.2% | 4,334 | 14.0% |
| $75,000 or more | 56,019 | 52.7% | 19,247 | 62.4% |
| Median Household Income | $79,149 | | $100,500 | |
| 2025 Household Distribution | 105,187 | | 30,450 | |
| Under $15,000 | 5,485 | 5.2% | 1,326 | 4.4% |
| $15,000-24,999 | 6,412 | 6.1% | 1,487 | 4.9% |
| $25,000-34,999 | 7,534 | 7.2% | 1,577 | 5.2% |
| $35,000-49,999 | 10,383 | 9.9% | 2,394 | 7.9% |
| $50,000-74,999 | 17,363 | 16.5% | 4,011 | 13.2% |
| $75,000 or more | 58,010 | 55.1% | 19,655 | 64.5% |
| Median Household Income | $83,927 | | $106,040 | |

Note: Numbers may not sum to given totals due to rounding.

Incomes in Arlington Heights are higher with 23.5% under $50,000 and 9.7% under $25,000. In high-income areas such as this, where people are able to pay more for housing on average, those in need of affordable apartments can have difficulty finding one, especially if supports for disability are needed.

The Market Area has a 2020 median household income of $79,149, lower than Arlington Heights' of $100,500, as shown in Table 6 below. By 2025, the median household income in the Market Area is projected to increase by 6% to $83,927 and by 5.5% to $106,040 in Arlington Heights.

One-bedroom units can house up to two adults; two-bedrooms can house up to four. In 2020, the 30% AMI maximum allowable income is $21,840 for a 2-person household and $27,300 for a 4-person household. The 50% AMI maximums are $36,400 and $45,500 for 2 and 4-person households respectively. The 60% AMI maximum is $43,680 for two people; the subject property will have no 60% AMI units that can accommodate 4 people. Most will have incomes under $50,000.

Table 7 below shows the maximum allowable incomes for the different AMI levels to be served at Arlington Heights PSH by household size.

Table 7

**2020 MAXIMUM ALLOWABLE INCOMES**

| Household Size | 30% AMI | 50% AMI | 60% AMI |
|---|---|---|---|
| 1 | $19,110 | $31,850 | $38,220 |
| 2 | $21,840 | $36,400 | $43,680 |
| 3 | $24,570 | $40,950 | $49,140 |
| 4 | $27,300 | $45,500 | $54,600 |

Source: IHDA

## Characteristics of Households Under Age 65

Esri estimates that there are 73,482 households in the MA with householders under age 65 in 2020, accounting for 69.1% of all households. By 2025, this share is projected to decrease to 66% as the population ages. Of the households under 65 years in 2020, 24% have incomes under $50,000, close to the upper income level target for Arlington Heights PSH. Table 8, which follows, shows these household characteristics.

Table 9 shows households by size and type in the Market Area based on the 2014-2018 American Community Survey (ACS). Approximately 61% have one or two people, the smallest sizes to live in the subject's one and two-bedroom units. Another 30% have three or four people and could also live in the subject's two-bedrooms. Overall, this means approximately 90% of households in the Market Area are an appropriate size, so the development's unit mix is suitable for the area.

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Table 8

**HOUSEHOLDS UNDER 65 BY AGE AND INCOME**
**ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS**

| | 2020 | | 2025 | | Change | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| **Households by Age** | 106,320 | | 105,188 | | -1,132 | -1.1% |
| Age 15-24 | 2,099 | 2.0% | 2,099 | 2.0% | 0 | 0.0% |
| Age 25-34 | 12,867 | 12.1% | 12,307 | 11.7% | -560 | -4.4% |
| Age 35-44 | 18,840 | 17.7% | 18,647 | 17.7% | -193 | -1.0% |
| Age 45-54 | 18,872 | 17.8% | 17,824 | 16.9% | -1,048 | -5.6% |
| Age 55-64 | 20,804 | 19.6% | 18,496 | 17.6% | -2,308 | -11.1% |
| Total Under 65 | 73,482 | 69.1% | 69,373 | 66.0% | -4,109 | -5.6% |
| Age 65+ | 32,838 | 30.9% | 35,815 | 34.0% | 2,977 | 9.1% |
| **Household Income - Under Age 65** | | | | | | |
| $0-$14,999 | 3,192 | 4.3% | 2,720 | 3.9% | -472 | -14.8% |
| $15,000-$24,999 | 3,474 | 4.7% | 2,913 | 4.2% | -561 | -16.1% |
| $25,000-$34,999 | 4,486 | 6.1% | 3,888 | 5.6% | -598 | -13.3% |
| $35,000-$49,999 | 6,529 | 8.9% | 5,662 | 8.2% | -867 | -13.3% |
| $50,000-$74,999 | 11,100 | 15.1% | 9,855 | 14.2% | -1,245 | -11.2% |
| $75,000-$99,999 | 9,886 | 13.5% | 8,843 | 12.7% | -1,043 | -10.6% |
| $100,000-$149,999 | 16,130 | 22.0% | 15,347 | 22.1% | -783 | -4.9% |
| $150,000-$199,999 | 9,368 | 12.7% | 9,973 | 14.4% | 605 | 6.5% |
| $200,000+ | 9,317 | 12.7% | 10,172 | 14.7% | 855 | 9.2% |

Source: Esri

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Table 9

**HOUSEHOLD CHARACTERISTICS**
**ARLINGTON HEIGHTS PSH MARKET AREA**

| | Number | Percent |
|---|---|---|
| **Households by Size** | 110,205 | |
| 1 Person | 31,090 | 28.2% |
| 2 Person | 35,862 | 32.5% |
| 3 Person | 17,882 | 16.2% |
| 4 Person | 15,509 | 14.1% |
| 5 Person | 6,646 | 6.0% |
| 6 Person | 2,390 | 2.2% |
| 7 + Person | 826 | 0.7% |
| **Households by Type** | | |
| Non-Family Households | 36,290 | 32.9% |
| Family Households | 73,915 | 67.1% |

Note: Due to data availability, Market Area approximated using Census tracts.

Source: US Census, American Community Survey 2014-2018

## Homelessness, Disability, and Permanent Supportive Housing Need

According to the Alliance to End Homelessness in Suburban Cook County, in 2018 there were 873 homeless persons, 781 who were sheltered and 92 who were unsheltered. Fifteen percent or 131 were chronically homeless and 50 were veterans (6%). The Alliance's 2019-2022 Strategic Plan indicates a need for 248 PSH units in suburban Cook County, including 233 for individuals, 3 for families and 12 for youth 18-24. Those tracked and served by the Alliance are among the target population for the subject property. The report states:

"Over the past three years, Suburban Cook County has significantly increased its permanent housing stock – including rapid re-housing, permanent supportive housing, and affordable housing resources. This increased capacity to house people experiencing homelessness has significantly reduced the total number of people experiencing homelessness in the County. However, there is an inadequate supply of interventions for people who are not assessed as having high needs or who do not meet the federal definition of homelessness (i.e. people who are doubled up or couch surfing). The community simply lacks adequate affordable housing options."

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Arlington Heights is listed as one of the Statewide Communities of Demand for the Statewide Referral Network, as are multiple other communities in or partially overlapping the Market Area: Buffalo Grove, Des Plaines, Elk Grove Village, Rolling Meadows, Mount Prospect, Palatine, and Wheeling. In Arlington Heights alone is a desire for 1,080 units, of which 793 are one-bedrooms and 275 are two-bedrooms. The 7 SRN units at the property will be able to serve this need. Residents of the SRN units will come from the State SRN list. PSH residents may move from region to region within the Chicago area, especially single adults and couples.

The PAIR wait list includes 183 names in Arlington Heights alone. Other communities entirely or mostly inside the MA and their wait list counts are: Des Plaines (251), Mount Prospect (160), Prospect Heights (94), Rolling Meadows (122), and Wheeling (135). These total 945 names for a ratio of 6.4 names for each existing SRN unit (not including wait lists from Buffalo Grove, Elk Grove Village, or Palatine, which have smaller portions in the MA). The ratio of the 183 names on the list for Arlington Heights to the 31 units proposed at Arlington Heights PSH is 5.9:1, which is well above IHDA's desired ratio.

An UPholdings representative reports “epic” waiting lists at all area PSH. The Progress Center reports approximately 100 people in Suburban Cook County waiting for housing currently, with 30%-40% in the north and northwest suburbs. And a Clearbrook representative says there is a great need for individuals to live more independently who have the ability, so the agency would be interested in discussing PSH.

Full Circle partner the Anixter Center is aware of these needs. Founded in 1919, the Center provides an array of services and supports for individuals with disabilities and behavioral health challenges to live, learn, work, and play in the community. The organization also advocates for the rights of people with disabilities to be full and equal members of society.

The Anixter Center will provide direct services and referrals for additional services from an on-site office. Again, services will be voluntary and not a condition of living at the development. Services offered to residents will include:

- Social and recreational events
- Case management
- Mental and behavioral health with individual service plans, on- or off-site
- Tenancy support
- Therapy and counseling
- Advocacy and benefits assistance, including insurance market enrollment and entitlement programs, VA programs, transportation, and nutrition
- Information and referrals
- Medication management

Frequently, Anixter Center receives calls for housing, and some individuals in need may be willing to relocate to a suburban location. The organization is also part of mental health provider groups and behavior health networks serving the area.

Response to other recent PSH in the area indicates a great need for supportive housing. According to the North-Northwest Suburban Task Force on Supportive Housing, within a 2-day application window earlier this year, 191 residents applied for the 44 units being built at Spruce Village in Palatine, near but outside the Market Area. Response was similar for PhilHaven in Wheeling, inside the MA. For the one-day application window, prospective residents began waiting outside two days in advance and spent the night in line. By the end, approximately 200 people had applied.

PSH also serves people experiencing chronic homelessness. According to the Executive Director of the Alliance to End Homelessness in Suburban Cook County, some clients call the Alliance or agencies on the Continuum of Care because they need rent assistance, while others have been homeless for a long time. The Continuum includes access points, among them shelters and street outreach. This allows client details to be tracked including name, status, interactions, time homeless, whether they have a disability, and the scale of need/vulnerability. These details enable agencies to connect clients with resources. Rather than entering a wait list, they are matched to appropriate resources over time if their needs change.

Permanent Supportive Housing like Arlington Heights PSH is prioritized by the Alliance for chronically homeless people – those who have been homeless the longest – while other options are for those with more moderate needs. Therefore, on-site supportive services are very important.

### Disability Characteristics

Disability characteristics are available from the US Census in the American Community Survey, but the margins of error are too poor at local levels of geographic detail to be descriptive. Therefore, we applied disability rates for Cook County to Esri's population estimates.

The Market Area had 161,508 people age 18-64 in 2020. Using a disability rate of 7.8%, 12,589 of these individuals had a disability of any kind. Of these, 57.5% (7,241) were not in the labor force. While this can occur for many reasons, some may have given up searching for work or have special employment needs that are not satisfied on the open labor market. Of those in the labor force with a disability, an estimated 857 are unemployed (16%) and more likely to either have trouble affording housing or may not have the income to live independently. Among those with a disability, 28.8% (3,631) are below the poverty line. While these numbers are expected to decrease somewhat by 2025, they will still be sizable. Table 10 details these statistics.

Of the population 18-64, 6,187 have an ambulatory disability (3.8%). These are perhaps the most likely to benefit from the accessibility features of Arlington Heights PSH's units and common areas. However, others also may benefit. While individuals may have multiple disabilities, 3.2% or 5,232 people, have a cognitive disability. Due to the presence of supportive services, a variety of individuals will have access to personalized assistance within a community that helps prevent them from becoming isolated and losing their housing. Table 11 gives further details.

According to an advocate for people with disabilities with Access Living, when it comes to apartments, besides integration into the community, they look for a high level of accessibility with services provided on-site, but with the flexibility not to require participation in the services for residency. Ultimately, clients determine where they want to live and the level of accessibility they want, but some do need a higher level of accessibility than can be provided everywhere. Reportedly, housing is the number one need of clients contacting Access Living, and likely the other Centers for Independent Living (CILs), in the Chicago region.

While Access does not serve this location, these comments concord with those of other service providers and advocacy organizations. The North-Northwest Suburban Task Force for Supportive Housing receives weekly inquiries from people seeking mental illness supportive housing for a family member.

A representative of the Task Force reports that contacts in local National Alliance for Mental Illness (NAMI) chapter field similar inquiries. According to the National Institute of Mental Health, 4.5% of all U.S. adults reported "serious mental illness" as of 2017, a group that may overlap with Census disability statistics but is not co-contiguous.

A representative of the Progress Center, which does serve the northwest suburbs, reports that it is difficult for people with disabilities to find suitable, affordable housing throughout suburban Cook County, especially in safe areas near transportation and points of interest like stores and recreation. Abetting this difficulty are communities resisting affordable housing and landlords reluctant to make accessibility modifications to buildings or fearing that housing someone with a disability amount to increased liability risk

Furthermore, a representative of AMITA Health/Alexian Brothers Center for Mental Health expresses excitement at the prospect for another PSH project in the area. Arlington Heights has been the Center's location for 59 years, and they know "this is a need in our community."

The Center has a "steady wait list" for their transitional living program, which currently has 21 clients waiting. The program helps people build independent living skills. Reportedly, "one of the biggest struggles for clients as they approach graduation is finding affordable housing in this area. [They] want to stay close to family and to their treatment team and options...are limited." They also say that PSH projects opened in recent years have filled quickly, sometimes within hours of opening the application window. The representative felt confident this would happen again for Arlington Heights PSH.

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Table 10

**2020 EMPLOYMENT AND POVERTY STATUS***
**POPULATION AGE 18-64 IN THE ARLINGTON HEIGHTS PSH MARKET AREA**

| | 2020 | | 2025 | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| Total Population 18-64 | 161,508 | | 155,089 | |
| Population with any disability | 12,589 | 7.8% | 12,089 | 7.8% |
| With a disability and in the labor force | 5,348 | 42.5% | 5,136 | 42.5% |
| With a disability and not in the labor force | 7,241 | 57.5% | 6,953 | 57.5% |
| With a disability and in the labor force | | | | |
| Employed | 4,491 | 84.0% | 4,313 | 84.0% |
| Unemployed | 857 | 16.0% | 823 | 16.0% |
| Poverty Status for Population with a Disability | | | | |
| Income below poverty | 3,631 | 28.8% | 3,486 | 28.8% |
| Income at or above poverty | 8,958 | 71.2% | 8,602 | 71.2% |

*Estimated by using Cook County percentages with superior margins of error and Market Area population.

Sources: Esri, U.S. Census ACS 2018 (disability statistics)

Table 11

**POPULATION AGE 18-64 WITH DISABILITIES IN THE ARLINGTON HEIGHTS PSH MARKET AREA***

| | 2020 | | 2025 | |
|---|---|---|---|---|
| | Number | % of Total | Number | % of Total |
| Total Population 18-64 | 161,508 | | 155,089 | |
| Population with any disability | 12,589 | 7.8% | 12,089 | 7.8% |
| with hearing difficulty | 1,884 | 1.2% | 1,809 | 1.2% |
| with vision difficulty | 2,721 | 1.7% | 2,613 | 1.7% |
| with cognitive difficulty | 5,232 | 3.2% | 5,024 | 3.2% |
| with ambulatory difficulty | 6,187 | 3.8% | 5,941 | 3.8% |
| with self-care disability | 2,257 | 1.4% | 2,167 | 1.4% |
| with independent living difficulty | 4,604 | 2.9% | 4,421 | 2.9% |
| with 2+ disabilities | 3,587 | 2.2% | 3,444 | 2.2% |

*Estimated by using Cook County percentages with superior margins of error and Market Area

Sources: Esri, U.S. Census ACS 2018 (disability statistics)

## Area Employment Characteristics

Table 12, below, shows major employers located in the Market Area. The largest employers are Northwest Community Healthcare in Arlington Heights with 3,500 employees, Arthur J Gallagher insurance in Rolling Meadows with 2,000 workers, Arlington Heights High School District with 1,700, Honeywell in Des Plaines with 1,550, and HSBC Bank in Arlington Heights with 1,500. Others with 800 or more employees include AMITA Health medical center, LSG SkyChefs, CVS Caremark, Des Plaines School District 62, and Lutheran Home.

Table 13 presents information on at-place employment trends for the Market Area. The data cover the period from 2013-2017 and are provided by the U.S. Census Bureau's Longitudinal Employer Household Dynamics Program. The Market Area had a total of 154,734 employees in 2017. Economic conditions improved nationwide during this period and in the Market Area. The MA on net gained more than 4,600 jobs (3.1%). Losses in some industries were more than offset by gains in others.

The largest employment sectors are Health Care and Social Assistance (19,103 jobs), Manufacturing (17,465), Administrative and Support and Waste Management and Remediation Services (15,858), Retail Trade (15,178), and Wholesale Trade (12,299). These five categories together account for more than 50% of all jobs, but some other sectors account for more than 11,000 jobs each, in addition. This area has a diversified economy.

Table 12

**MAJOR EMPLOYERS**
**ARLINGTON HEIGHTS PSH MARKET AREA**

| Employer | Municipality | Industry | Employees |
|---|---|---|---|
| Northwest Community Healthcare | Arlington Heights | Healthcare | 3,600 |
| Arthur J Gallagher | Rolling Meadows | Insurance | 2,000 |
| Arlington Heights High School District #214 | Arlington Heights | Education | 1,700 |
| Honeywell UOP (Universal Oil Products) | Des Plaines | Petroleum | 1,550 |
| HSBC | Arlington Heights | Banking | 1,500 |
| AMITA Health Holy Family Medical Center | Des Plaines | Healthcare | 1,036 |
| LSG SkyChefs | Des Plaines | Hospitality | 1,000 |
| CVS Caremark | Mount Prospect | Pharmacy | 1,000 |
| School District 62 | Des Plaines | Education | 962 |
| Lutheran Home | Arlington Heights | Senior Living | 800 |

Note: Efforts were made to show the largest employers, but this list may not be comprehensive.

Source: Comprehensive Annual Financial Reports, ESRI Business Analyst

The largest growth sector in absolute terms was Accommodations and Food Services, which added 2,647 jobs. The next largest was Construction, which grew by 2,067, Health Care and Social Assistance by 2,002, and Finance and Insurance by 1,704. The greatest losses over this period were in Administrative and Support and Waste Management and Remediation Services (-2,839) and Retail Trade (-2,371).

As of August 2020, the non-seasonally adjusted unemployment rate in Arlington Heights was 8.7%, slightly higher than the national rate of 8.5% but substantially lower than Cook County's (13.7%), the Chicago-Naperville-Elgin MSA's (11.7%), and Illinois' (10.9%). Due to the COVID-19 pandemic, unemployment increased massively since August 2019, when Arlington Heights had a 2.8% unemployment rate and the U.S. rate was 3.8%. This is the result of the national and worldwide recession brought on by the pandemic. The diversity of the Market Area's employment mix and its relatively low unemployment compared to its region remain positive indicators.

According to the Illinois Department of Commerce and Economic Opportunity, there were several WARN notices for mass layoffs in the MA in the past 12 months, most of them due to the COVID-19 pandemic. These total 1,659 impacted workers. Of these layoffs, 953 were reported as permanent, with the remaining 706 as temporary. The permanent job losses included a screen printing company, catering and dining services, a hotel, and a ticket seller, among others. The Arlington Heights area is not unique in this situation.

The Market Area has fewer working residents than jobs located there, making it an employment center. As of 2017, there were 141,455 employed residents, a 3.1% increase since 2013. Table 14 shows estimated employment by industry for the Market Area's residents regardless of where they work. The largest employment sectors for residents in the MA are Health Care and Social Assistance (12.8%), Retail Trade (10.5%), Professional, Scientific, and Technical Services (9.6%), Manufacturing (9.5%), and Accommodations and Food Services (7.9%).

Restaurant and grocery jobs are located within 1 mile of the site. Retail jobs are located approximately 1 mile away at the large stores to the west, such as Meijer. These jobs tend to have low wages, and Arlington Heights PSH would provide an accessible and affordable home for those able to work. Manufacturing jobs are located northwest near the intersection of IL-53 and US-14, approximately 4 miles away and south along Busse Road in Elk Grove Village, also 4 miles from the site. Jobs in this sector have the potential for higher pay. Healthcare jobs are nearby at NCH Northwest Community Hospital and southwest at AMITA Health Alexian Brothers Medical Center Elk Grove Village, 1 mile and 3.6 miles away, respectively. These also tend to pay higher wages. People working such jobs could still fall within the income limits at Arlington Heights PSH.

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Table 13

**AT-PLACE EMPLOYMENT**
**ARLINGTON HEIGHTS PSH MARKET AREA**

| NAICS | Industry | 2013 | 2014 | 2015 | 2016 | 2017 | | Change | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Number | Percent | Number | Percent |
| | All | 150,107 | 158,918 | 155,969 | 161,236 | 154,734 | 100.0% | 4,627 | 3.1% |
| 11 | Agriculture, Forestry, Fishing, and Hunting | 4 | 3 | 3 | 0 | 0 | 0.0% | -4 | -100.0% |
| 21 | Mining | 17 | 3 | 6 | 4 | 14 | 0.0% | -3 | -17.6% |
| 22 | Utilities | 56 | 65 | 77 | 82 | 85 | 0.1% | 29 | 51.8% |
| 23 | Construction | 6,773 | 7,399 | 8,309 | 8,543 | 8,840 | 5.7% | 2,067 | 30.5% |
| 31-33 | Manufacturing | 17,674 | 17,924 | 18,110 | 17,411 | 17,465 | 11.3% | -209 | -1.2% |
| 42 | Wholesale Trade | 11,842 | 11,921 | 12,014 | 12,331 | 12,299 | 7.9% | 457 | 3.9% |
| 44-45 | Retail Trade | 17,549 | 22,746 | 24,935 | 19,130 | 15,178 | 9.8% | -2,371 | -13.5% |
| 48-49 | Transportation and Warehousing | 5,059 | 5,160 | 5,491 | 5,935 | 5,448 | 3.5% | 389 | 7.7% |
| 51 | Information | 4,161 | 4,204 | 4,546 | 5,661 | 4,718 | 3.0% | 557 | 13.4% |
| 52 | Finance and Insurance | 4,581 | 5,249 | 5,170 | 6,568 | 6,285 | 4.1% | 1,704 | 37.2% |
| 53 | Real Estate Rental and Leasing | 1,901 | 1,906 | 2,120 | 1,928 | 2,293 | 1.5% | 392 | 20.6% |
| 54 | Professional, Scientific, and Technical Services | 11,960 | 12,130 | 12,370 | 12,200 | 11,735 | 7.6% | -225 | -1.9% |
| 55 | Management of Companies and Enterprises | 4,574 | 4,923 | 4,743 | 4,409 | 4,189 | 2.7% | -385 | -8.4% |
| 56 | Administrative and Support and Waste Management and Remediation Services | 18,697 | 19,209 | 13,340 | 17,291 | 15,858 | 10.2% | -2,839 | -15.2% |
| 61 | Educational Services | 8,989 | 8,739 | 8,622 | 9,076 | 8,996 | 5.8% | 7 | 0.1% |
| 62 | Health Care and Social Assistance | 17,101 | 17,669 | 15,510 | 19,382 | 19,103 | 12.3% | 2,002 | 11.7% |
| 71 | Arts, Entertainment, and Recreation | 2,925 | 2,505 | 3,022 | 3,162 | 3,355 | 2.2% | 430 | 14.7% |
| 72 | Accommodations and Food Services | 8,599 | 9,284 | 9,796 | 10,462 | 11,246 | 7.3% | 2,647 | 30.8% |
| 81 | Other Services (except Public Administration) | 5,366 | 5,581 | 5,435 | 5,429 | 5,434 | 3.5% | 68 | 1.3% |
| 92 | Public Administration | 2,279 | 2,298 | 2,350 | 2,232 | 2,193 | 1.4% | -86 | -3.8% |

Source: U.S. Census, Longitudinal Employer Household Dynamics Program

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Table 14

**RESIDENT EMPLOYMENT**
**ARLINGTON HEIGHTS PSH MARKET AREA**

| NAICS | Industry | 2013 | 2014 | 2015 | 2016 | 2017 | | Change | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Number | Percent | Number | Percent |
| | All | 137,251 | 138,836 | 140,347 | 142,666 | 141,455 | 100.0% | 4,204 | 3.1% |
| 11 | Agriculture, Forestry, Fishing, and Hunting | 93 | 90 | 84 | 91 | 104 | 0.1% | 11 | 11.8% |
| 21 | Mining | 34 | 21 | 26 | 27 | 34 | 0.0% | 0 | 0.0% |
| 22 | Utilities | 331 | 314 | 339 | 320 | 303 | 0.2% | -28 | -8.5% |
| 23 | Construction | 4,219 | 4,553 | 4,788 | 5,086 | 5,151 | 3.6% | 932 | 22.1% |
| 31-33 | Manufacturing | 13,348 | 13,763 | 13,807 | 13,693 | 13,391 | 9.5% | 43 | 0.3% |
| 42 | Wholesale Trade | 8,962 | 9,182 | 9,305 | 9,160 | 8,993 | 6.4% | 31 | 0.3% |
| 44-45 | Retail Trade | 14,762 | 14,884 | 15,049 | 14,947 | 14,797 | 10.5% | 35 | 0.2% |
| 48-49 | Transportation and Warehousing | 5,738 | 5,695 | 5,712 | 5,810 | 5,779 | 4.1% | 41 | 0.7% |
| 51 | Information | 3,279 | 3,113 | 3,212 | 3,196 | 2,995 | 2.1% | -284 | -8.7% |
| 52 | Finance and Insurance | 7,552 | 7,129 | 7,561 | 7,607 | 7,434 | 5.3% | -118 | -1.6% |
| 53 | Real Estate Rental and Leasing | 1,982 | 1,981 | 2,126 | 2,074 | 2,204 | 1.6% | 222 | 11.2% |
| 54 | Professional, Scientific, and Technical Services | 11,917 | 12,221 | 12,779 | 13,633 | 13,531 | 9.6% | 1,614 | 13.5% |
| 55 | Management of Companies and Enterprises | 4,795 | 4,609 | 4,806 | 4,698 | 4,529 | 3.2% | -266 | -5.5% |
| 56 | Administrative and Support and Waste Management and Remediation Services | 9,690 | 10,036 | 9,725 | 9,788 | 9,609 | 6.8% | -81 | -0.8% |
| 61 | Educational Services | 11,755 | 11,760 | 11,711 | 11,812 | 11,761 | 8.3% | 6 | 0.1% |
| 62 | Health Care and Social Assistance | 16,756 | 17,537 | 16,922 | 17,996 | 18,167 | 12.8% | 1,411 | 8.4% |
| 71 | Arts, Entertainment, and Recreation | 3,571 | 3,560 | 3,697 | 3,867 | 3,926 | 2.8% | 355 | 9.9% |
| 72 | Accommodations and Food Services | 10,490 | 10,453 | 10,710 | 11,212 | 11,215 | 7.9% | 725 | 6.9% |
| 81 | Other Services (except Public Administration) | 4,797 | 4,825 | 4,973 | 4,885 | 4,876 | 3.4% | 79 | 1.6% |
| 92 | Public Administration | 3,180 | 3,110 | 3,015 | 2,764 | 2,656 | 1.9% | -524 | -16.5% |

Source: U.S. Census, Longitudinal Employer Household Dynamics Program

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## HOUSING MARKET CHARACTERISTICS

### General Housing Characteristics

VSKA used data from the Census Bureau's 2014-2018 American Community Survey (ACS) for the Market Area to identify housing stock and occupancy characteristics, as well as rent levels. The ACS estimates have a margin of error because they are based on a sample of homes in the Market Area (not a 100% count, as with the decennial Census). The margin of error differs for each data item; some ACS estimates are more reliable than others. Those with larger values, such as the number of buildings with 10+ units, are likely to be more accurate than those with smaller values, such as the number of people paying less than $250 in gross rent. Table 15 provides details from the ACS for the Market Area regarding the housing stock, building sizes and age of structure.

Census tract boundaries do not match up precisely with the Market Area's, but we approximate the MA as closely as possible. As of 2014-2018, these Market Area tracts had an estimated 115,534 total housing units. The area has a mix of densities with a plurality of single-family homes (just under 50%) but a sizable number of multifamily buildings, especially larger ones with 10+ units (nearly 25%). This range of housing options is more diverse than in many suburban communities.

The Market Area's housing mostly developed in the 1950s-80s. Only 7.1% of buildings were built before 1950, with about 40% built from 1950-1970 and 38% in the 1970s and 80s.

Table 16, which follows, shows occupancy and tenure characteristics for the Market Area, also based on the ACS of 2014-2018. Slightly more than 70% of housing units are owner-occupied, though there are almost 32,500 renter households. A larger portion of households with a householder under 65 rents (almost 35%) than of those 65+ (16%). Especially outside of dense cities, older residents are more likely to own their homes.

The overall housing vacancy rate was a low 4.6%, with the rental vacancy rate an even lower 3.5%. Judged in terms of a building, occupancy of 93% is often considered stabilized or leased up, and this rental occupancy exceeds this. At these levels, finding an apartment can be difficult, especially for households that can't afford market rents without vacancies exerting downward rent pressure.

### Market Area Rental Market

VSKA used rent estimates from the 2014-2018 American Community Survey (ACS) shown in Table 17, following. Despite the limitations of the ACS data referred to earlier, it provides the most recent overall information on rents paid in the Market Area.

The median gross rent (contract rent plus any tenant-paid utilities) was $1,208 between 2014 and 2018. The rent breaks shown are those provided by the Census. Only 7.6% of renters were paying less than $750 a month, and a plurality (48.4%) paid $750-1,250. Most renters pay moderate to high rents, but the majority can afford those rents given the area's high incomes. However, 31.7% of renter households paid 35% or more of their income in rent – more than 10,000 households – which is unaffordable. In a high-income area, those who cannot afford to pay are often left with few options, especially if they require supports to remain housed. Affordable housing such as that being proposed helps meet this need.

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Table 15

**HOUSING CHARACTERISTICS**
**ARLINGTON HEIGHTS PSH MARKET AREA**

| | Number | Percent |
|---|---|---|
| Total Units | 115,534 | |
| Single-Family Detached | 57,213 | 49.5% |
| Single-Family Attached | 8,641 | 7.5% |
| 2-4 Units | 6,496 | 5.6% |
| 5-9 Units | 12,056 | 10.4% |
| 10+ Units | 28,780 | 24.9% |
| Mobile Home, Other | 2,348 | 2.0% |
| Year Structure Built | | |
| 2014 and later | 419 | 0.4% |
| 2010-2013 | 683 | 0.6% |
| 2000-2009 | 6,671 | 5.8% |
| 1990-1999 | 9,170 | 7.9% |
| 1980-1989 | 16,966 | 14.7% |
| 1970-1979 | 26,862 | 23.3% |
| 1960-1969 | 25,544 | 22.1% |
| 1950-1959 | 21,017 | 18.2% |
| 1940-1949 | 3,650 | 3.2% |
| 1939 or earlier | 4,552 | 3.9% |

Note: Due to data availability, Market Area approximated using Census tracts.

Source: US Census, American Community Survey 2014-2018

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Table 16

**HOUSING OCCUPANCY AND TENURE**
**ARLINGTON HEIGHTS PSH MARKET AREA**

| | Number | Percent |
|---|---|---|
| Housing Occupancy/Vacancy | | |
| Total housing units | 115,534 | |
| Vacant units | 5,329 | 4.6% |
| Vacant units for rent | 1,169 | 3.5% |
| Housing Tenure | | |
| Occupied housing units | 110,205 | |
| Owner-occupied units | 77,737 | 70.5% |
| Renter-occupied units | 32,468 | 29.5% |
| Occupied Units (Households 15-64) | 79,623 | |
| Owner Occupied | 52,082 | 65.4% |
| Renter Occupied | 27,541 | 34.6% |
| Occupied Units (Households 65+) | 30,582 | |
| Owner Occupied | 25,655 | 83.9% |
| Renter Occupied | 4,927 | 16.1% |

Note: Due to data availability, Market Area approximated using Census tracts.
Source: US Census, American Community Survey, 2014-2018

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Table 17

**RENTAL CHARACTERISTICS**
**ARLINGTON HEIGHTS PSH MARKET AREA**

| | Number | Percent |
|---|---|---|
| Total Renter-Occupied Housing Units | 32,468 | |
| Gross Rent | | |
| Less than $250 | 407 | 1.3% |
| $250-$499 | 1,089 | 3.4% |
| $500-$749 | 946 | 2.9% |
| $750-$999 | 7,405 | 22.8% |
| $1,000-$1,249 | 8,321 | 25.6% |
| $1,250-$1,499 | 5,489 | 16.9% |
| $1,500-$1,999 | 5,426 | 16.7% |
| $2,000+ | 2,228 | 6.9% |
| No Cash Rent | 1,157 | 3.6% |
| Median Gross Rent | $1,208 | |
| Gross Rent as Percent of Income | | |
| Less than 15% | 4,263 | 13.1% |
| 15-19.9% | 5,562 | 17.1% |
| 20-24.9% | 4,310 | 13.3% |
| 25-29.9% | 3,579 | 11.0% |
| 30-34.9% | 2,898 | 8.9% |
| 35% or more | 10,285 | 31.7% |
| Not computed | 1,571 | 4.8% |

Note: Due to data availability, Market Area approximated using Census tracts.
Source: US Census, American Community Survey 2014-2018

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### Market Area Rental Totals

There are 1,899 total affordable units in the Market Area of any kind in 19 properties and one scattered site program. This total includes 147 permanent supportive housing units, 1,073 general non-age-restrict/family units, 383 units for seniors, 44 assisted units for people of any age (a higher level of assistance than PSH), and 252 senior supportive living (SLF) units. These properties are shown in Table 18 below.

### Comparison of Market Area Rental Market

As the most recently constructed properties, Heart's Place and PhilHaven are the most comparable. Both have one- and two-bedroom units (though PhilHaven also has three-bedrooms). The subject property falls between the two in size. While Myers Place is nearest in size, it is several years older and has studios, which are less popular, in addition to its one-bedrooms. It also has dishwashers, which are not present at the other two or planned for Arlington Heights PSH.

Common area amenities and unit features are comparable among these properties and the planned development, as will the look and design be on a basic level and the on-site services provided.

The subject's units are smaller than PhilHaven's, and similar to Heart's Place's and Myers Place's.

The main difference between these properties and Arlington Heights PSH is that all units at the UPholdings buildings have some form of project based rental assistance, primarily Section 8/811, while the subject property will have a project-based deep subsidy for about half its units.

While the planned development's apartments will still meet IHDA's affordability guidelines, so they will be equally affordable to households who qualify, they are less affordable from one viewpoint since most units without PBRA cannot serve people with the lowest incomes.

At the same time, people needing PSH may bring Money Follows the Person (MFP) funding and other subsidies attached to the individual to effectively add a deep subsidy. Other rental assistance may be available. So the affordability standard will likely be similar in practice.

Accordingly, units without project-based rental assistance will be marketed to people who have a Housing Choice Voucher. Full Circle Communities is speaking with the Housing Authority of Cook County, the suburban continuum of care, and DCFS to refer such individuals.

### Foreclosed, Vacant, and Abandoned Properties

Foreclosure filings in the MA peaked in 2010 and steadily declined in the following years on average, with a large drop from 2012-2013 according to Woodstock Institute data. During this 10+ year period, Arlington Heights had a total of 2,647 foreclosure filings, 750 fewer than Des Plaines and a similar number to Wheeling despite being a larger community. In general, foreclosure activity here has been similar in trend and scale to most surrounding communities. There is no visible evidence of residential foreclosure near the subject site. Table 19 below shows trends for these and other MA municipalities.

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Table 18

**ARLINGTON HEIGHTS PSH MARKET AREA - ALL AFFORDABLE HOUSING**

| Name and Location | Affordable Units | Housing Type |
|---|---|---|
| PhilHaven | 50 | Supportive |
| Heart's Place | 18 | Supportive |
| Myers Place | 39 | Supportive |
| Midtown Crossing | 33 | Supportive |
| Illinois Accessible Housing Initiative | 7 | Supportive |
| Subtotal | 147 | |
| Parkview | 45 | Family |
| Heinrich House | 127 | Family |
| Williamsburg Apartments | 329 | Family |
| Centennial Apartments (North + South) | 197 | Family |
| Arrowhead Village | 81 | Family |
| Cedar Village of Arlington Heights | 80 | Family |
| Huntington Towers | 214 | Family |
| Subtotal | 1,073 | |
| Albert Goedke House | 118 | Senior |
| Linden Place | 190 | Senior |
| Frances Manor | 75 | Senior |
| Subtotal | 383 | |
| Blare Terrace | 4 | Assisted |
| Clearbrook | 32 | Assisted |
| CEDA Jefferson Program | 8 | Assisted |
| Subtotal | 44 | |
| Asbury Court | 150 | Senior SLF |
| Plum Creek | 102 | Senior SLF |
| Subtotal | 252 | |
| Total | 1,899 | |

Sources: IHDA, HUD, Affordable Assisted Living Coalition (AALC)

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Table 19

**FORECLOSURE FILINGS**
**MUNICIPALITIES IN THE ARLINGTON HEIGHTS PSH MARKET AREA**

| | Arlington Heights | Buffalo Grove | Des Plaines | Mount Prospect | Prospect Heights | Rolling Meadows | Wheeling |
|---|---|---|---|---|---|---|---|
| **Foreclosure Filings** | | | | | | | |
| 2008 | 265 | 206 | 345 | 243 | 109 | 120 | 256 |
| 2009 | 454 | 303 | 488 | 322 | 142 | 192 | 418 |
| 2010 | 497 | 319 | 602 | 384 | 174 | 244 | 491 |
| 2011 | 382 | 343 | 508 | 284 | 179 | 180 | 389 |
| 2012 | 363 | 308 | 458 | 266 | 143 | 220 | 412 |
| 2013 | 211 | 182 | 264 | 151 | 89 | 110 | 210 |
| 2014 | 126 | 94 | 176 | 102 | 46 | 68 | 136 |
| 2015 | 90 | 70 | 131 | 80 | 30 | 70 | 107 |
| 2016 | 95 | 77 | 152 | 60 | 19 | 40 | 73 |
| 2017 | 91 | 67 | 156 | 72 | 27 | 54 | 64 |
| 2018 | 73 | 50 | 118 | 55 | 19 | 36 | 64 |
| Total | 2,647 | 2,019 | 3,398 | 2,019 | 977 | 1,334 | 2,620 |

Source: Woodstock Institute

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## AFFORDABILITY, PENETRATION AND DEMAND

### Affordable Rent Analysis

IHDA requires that proposed gross rents be at or below maximums permitted under programmatic guidelines and not exceed 35% of household income to ensure affordability. All 31 units at Arlington Heights PSH will be affordable based on the 2020 maximums. Table 20 summarizes this on the following page.

Residents of Arlington Heights PSH will not be required to pay for any of their utilities so there are no utility allowances to be added to the rents.

The 15 units that will have project-based rental assistance will be affordable, since residents will pay not more than 30% of their income in rent. The other proposed rents are at 95% of the maximums permitted under the 2020 guidelines. The two-bedroom 30% AMI units at $584 will require single-person households at the maximum allowable income to pay 32.1% of income, while a four-person household will pay 25.7%. The one-bedroom 50% AMI units at $810 will require paying 26.7% to 30.5% of income for households with 1-2 people at the maximum allowable incomes. The rent for the 60% AMI one-bedroom unit at $971 also ranges from 26.7%-30.5% of income for 1-2 person households, while the two-bedroom rent of $1,166 ranges from 25.6%-32% for 2-4 person households.

The necessary minimum income range overall at Arlington Heights PSH will be $0 for those with project-based rental assistance to $39,977. The maximum allowable income will be $54,600 for the 60% AMI two-bedroom units.

### Project Capture and Market Penetration

The project capture and penetration rates are based on the estimated number of households under age 65 who meet the income guidelines and have a member with a disability (using the disability rate by age from the American Community Survey). The analysis results in the capture rates shown below. All are reasonable rates for a property of any kind and very low for a PSH property, which is more specialized so can expect to capture a higher share of potential residents than "standard" apartments.

As of 2025, the units at the subject property will need to capture the following percentages of households under age 65 with a disabled household member:

- 2.3% of households with incomes less than $55,000 for all 31 units
- 4.9% of households with income less than $20,000 for the 30% AMI units
- 1.0% of households with income $20,000-$34,999 for the 50% AMI units
- 1.8% of households with income $35,000-$54,999 for the 60% AMI units.

There are only 147 affordable PSH units as of 2020 in the MA. With the subject property, this will rise to 178 units by 2025. The existing units excluding Arlington Heights PSH currently penetrate 9.5% of households under 60% AMI with a disability. With Arlington Heights PSH, the rate will increase to 13.3% by 2025. These are low rates, especially for PSH, which can expect higher supportable market penetration since standard apartment buildings are often not able to meet residents' needs.

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Table 20

**GROSS RENT AS A PERCENT OF INCOME**
**ARLINGTON HEIGHTS PSH**

| | 1 Person Household | 2 Person Household | 3 Person Household | 4 Person Household |
|---|---|---|---|---|
| Extremely Low-Income (30% of Median) | $19,110 | $21,840 | $24,570 | $27,300 |
| 2 Bedroom Units | | | | |
| Proposed Gross Rent | | $584 | $584 | $584 |
| Rent as % of Maximum Income | | 32.1% | 28.5% | 25.7% |
| Minimum Income Needed for Affordability | | $20,023 | $20,023 | $20,023 |
| Maximum Allowable Rent (LIHTC) | | $614 | $614 | $614 |
| Extremely Low-Income (50% of Median) | $31,850 | $36,400 | $40,950 | $45,500 |
| 1 Bedroom Units | | | | |
| Proposed Gross Rent | $810 | $810 | | |
| Rent as % of Maximum Income | 30.5% | 26.7% | | |
| Minimum Income Needed for Affordability | $27,771 | $27,771 | | |
| Maximum Allowable Rent (LIHTC) | $853 | $853 | | |
| Low-Income (60% of Median) | $38,220 | $43,680 | $49,140 | $54,600 |
| 1 Bedroom Units | | | | |
| Proposed Gross Rent | $971 | $971 | | |
| Rent as % of Maximum Income | 30.5% | 26.7% | | |
| Minimum Income Needed for Affordability | $33,291 | $33,291 | | |
| Maximum Allowable Rent (LIHTC) | $1,023 | $1,023 | | |
| 2 Bedroom Units | | | | |
| Proposed Gross Rent | | $1,166 | $1,166 | $1,166 |
| Rent as % of Maximum Income | | 32.0% | 28.5% | 25.6% |
| Minimum Income Needed for Affordability | | $39,977 | $39,977 | $39,977 |
| Maximum Allowable Rent (LIHTC) | | $1,228 | $1,228 | $1,228 |

Note: Gross rents include utilities, all of which will be paid by the owner. Minimum income for affordability assumes 35% of income for rent. All units covered by PBRA will be affordable so are not included above.

Source: Kretchmer Associates

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Table 21

**ARLINGTON HEIGHTS PSH CAPTURE AND PENETRATION ANALYSIS**

| | 2020 | 2025 |
|---|---|---|
| Percent of MA Population 18-64 with a Disability | 7.8% | 7.8% |
| Arlington Heights PSH Proposed Units | | 31 |
| Units with Project Based Rental Assistance or at 30% AMI | | 16 |
| Units at 50% AMI | | 4 |
| Units at 60% AMI | | 11 |
| PMA Households < Age 65 by Income with a Disabled HH Member and Income < $55,000 | 1,551 | 1,337 |
| ...With Income < $20,000 | 384 | 326 |
| ...$20,000-$34,999 | 485 | 417 |
| ...$35,000-$44,999 | 339 | 294 |
| ...$45,000-$54,999 | 343 | 301 |
| Project Capture Rate of MA Population < 65 with a Disability and Income < $55,000 | | 2.3% |
| Project Based Subsidy and 30% AMI Units Capture Rate of Households < $20,000 | | 4.9% |
| 50% AMI Units Capture Rate of Households $20,000-$34,999 | | 1.0% |
| 60% AMI Units Capture Rate of Households $35,000-$54,999 | | 1.8% |
| Number of Market Area Permanent Supportive Units | 147 | 178 |
| Penetration Rate of Market Area Permanent Supportive Housing Units and Arlington Heights PSH of Households < 65 with a Disability | 9.5% | 13.3% |

Note: All subject property's units will be PSH targeting people with a disability, but this is a not a residency requirement, so effective market penetration is flexible.

Source: Kretchmer Associates based on projections from Esri and disability estimates for persons ages 18-64 in the 2014-2018 American Community Survey

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## Demand

Multiple metrics point to large pent-up demand in the Market Area for Permanent Supportive Housing. The three primary comparable properties are all 100% occupied with long site-specific wait lists of 100-150 people each. When these lists open, demand is such that they close again very quickly under a deluge of applications. Spruce Village also has a 200-person wait list. Based on this response, it is reasonable to conservatively assume at least 100 people would have strong interest in Arlington Heights PSH, possibly 150-200.

Add to this interest the strong story of unmet demand told by the SRN Communities of Demand listing, on which Arlington Heights alone shows a desire for 1,080 units. In addition, 3,559 SRN units are desired in Des Plaines, Mount Prospect, Rolling Meadows, and Wheeling in total. The PAIR wait list tells a similar story, with 183 on the list in Arlington Heights and 762 more in surrounding communities that are entirely or mostly within the Market Area.

Especially when taken together, these metrics indicate demand for far more additional supportive housing than the 31 units proposed at Arlington Heights PSH, which will help fill this gap.

## Absorption Rate

Full Circle Management, Full Circle's in-house property management team, will handle all leasing. Full Circle educates referral partners as early as possible regarding the application timeline so they can generate an early interest list. This mitigates any delays that can occur in receiving supportive referrals.

Their project completed in Brainerd Park is analogous to Arlington Heights PSH in leasing terms as integrated PSH. It fully leased within 4 months, with 800 applicants for 36 units. This occurred solely through word of mouth, people seeing the building, and referrals, including those directly from service providers.

As noted elsewhere, other recent PSH in the Market Area saw an extremely large number of applications within days of opening their interest lists. These are now full with long, closed wait lists.

According to HODC, Heart's Place leased up in 6 months with no significant pre-leasing and many residents coming from the HACC wait list. The response to the developer's upcoming Spruce Village suggests the same will occur there, leading them to think there is high PSH demand in this area.

A representative of UPholdings agrees with this assessment, saying that market demand is not a limiting factor here for PSH, but rather that the administrative process involved can take "a few months."

Strong interest continues even after the initial leasing period at area PSH. According to a Task Force representative, the waiting list opened for Myers Place briefly approximately 3 years ago with a requirement that applicants again apply in person. A "huge" line developed, prompting Kenneth Young Center, which was managing the process, to tell them only 50 people could be added to the wait list. Reportedly, this left more than half the people waiting unable to join the list because they would effectively never be called. This indicates great excess demand.

These experiences tell a consistent story. Therefore, we expect Arlington Heights PSH will reach 95% occupancy (approx. 30 units) in 4-6 months, a rate of about 5-8 units per month.

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## IMPACT ON OTHER AFFORDABLE AND MARKET-RATE HOUSING

### Impact on Other IHDA Properties

All 5 comparable PSH properties in the Market Area have financing from IHDA in some form. Two did not respond to multiple inquiries, so information on their occupancy is not available. However, the other three are full with extremely long wait lists that are closed and stay full. Multiple area developers have talked about strong demand for PSH. Therefore, there should be no impact on other IHDA properties.

### Impact on Other Affordable Housing

While anyone meeting the income requirements can live there, Arlington Heights PSH is targeted toward a broad range of populations in need of supportive services to remain housed. Full Circle will employ a significant outreach effort internally and in concert with partners and the local Continuum of Care. By all accounts, the interest garnered from this approach results in a deluge of PSH applications. Accordingly, while the market overlaps that for traditional affordable housing, PSH primarily serves a different population with additional needs. To the extent a portion of the proposed development is comprised of people who could also live successfully in traditional affordable housing, Arlington Heights PSH is small and will not be able to draw many residents from existing affordable buildings, which tend to be larger.

### Impact on Market-Rate Housing

None of the units at Arlington Heights PSH will be market-rate. The 60% AMI units may be able to draw some residents from market rate housing; however, the impact will be minimal to non-existent given the small number of units. At the same time, the units at the subject would be more appropriate for many people and are needed in the rental inventory.

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## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

The proposed development is located on the east side of Arlington Heights Road, the major north-south arterial through the village. It will be a 31-unit building designed for extremely-, very-, and low-income households. Seven units will be set aside for the Statewide Referral Network. Fifteen total units will have Project Based Rental Assistance like Section 811 or LTOS. There will be no age restrictions. The apartments will be Permanent Supportive Housing with a high standard of accessibility, including fully accessible and adaptable units. There will be on-site supportive services provided by the Anixter Center, which has a long history serving the intended population.

The unit mix and sizes at Arlington Heights PSH will be well-suited to the targeted tenant base and to the Permanent Supportive Housing need in northwest suburban Cook County. Most units at other affordable PSH properties in the Market Area are one- and two-bedrooms. Studios are reported to be less desirable, so it is positive for marketability that the subject property avoids them. Overall, the unit mix is comparable to the market.

The site is in an established residential and commercial area with nearby neighborhood amenities. It is served by Pace and is highly visible.

VSKA delineated the Market Area (MA) from which the proposed development will draw to include all or the majority of Arlington Heights, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling, as well as portions of Buffalo Grove, Elk Grove Village, and Palatine.

Esri estimates that there are 73,482 households in the MA with householders under age 65 in 2020, accounting for 69.1% of all households. By 2025, this share is projected to decrease to 66% due to the aging of the population. Of the households under 65 years in 2020, 24% have incomes under $50,000, near the upper income level for Arlington Heights PSH.

Specific to the need for PSH, an estimated 7.8% of the population under 65 or almost 12,600 people have a disability, and almost 29% live below poverty. These are target renters at Arlington Heights PSH.

The Market Area had a total of 154,734 employees in 2017. Economic conditions improved nationwide during this period and in the Market Area. During this period, the MA on net gained more than 4,600 jobs (3.1%). Losses in some industries were more than offset by gains in others. Though this year's pandemic reduced employment, the area has a diversified economy that should help it recover.

There are only 147 affordable PSH units in the Market Area as of 2020. Most are also deeply subsidized. The most recently built, Heart's Place and PhilHaven, are the most comparable. Common area amenities and unit features are similar at these properties and the planned development, and they are fairly new. The subject's units are smaller than PhilHaven's but similar to Heart's Place and the other most comparable property, Myers Place. These are all good options for people needing PSH, and all are full with long, closed wait lists. The market has unmet demand for more like this that Arlington Heights PSH can help provide.

The 31 affordable units at the subject property will need to capture 2.3% of MA households under 65 years with incomes less than $55,000 (60% AMI) in 2025. By income category, the capture rates will be 1% to 4.9%, all low to acceptable rates. As of 2025, the market penetration rate of all existing and planned non age-restricted affordable units of households under age 65 with a disability and

incomes less than $55,000 will be just 13.3%. This is a very reasonable rate that suggests ample room for additional affordable PSH.

Based on these calculations, strong occupancies and long wait lists at existing properties, high numbers of need on Illinois' SRN and PAIR lists, and statements of need from other developers actively opening other PSH properties, we determine that more than enough demand exists to support the proposed development.

We expect Arlington Heights PSH will reach 95% occupancy (approx. 30 units) in 4-6 months, a rate of 5-8 units per month. The lease-up will be affected more by administrative processing rather than demand for the units.

Arlington Heights PSH is not expected to have a negative impact on any of the other affordable properties in the MA.

### Recommendations

Based on the need for permanent supportive housing described above, the high level of disability features, the accessible location, and reasonable project capture and market penetration rates, we recommend that Arlington Heights PSH be approved as is.

Kretchmer Associates

## APPENDIX

A. Regional and Site Location Maps

B. Market Area Map

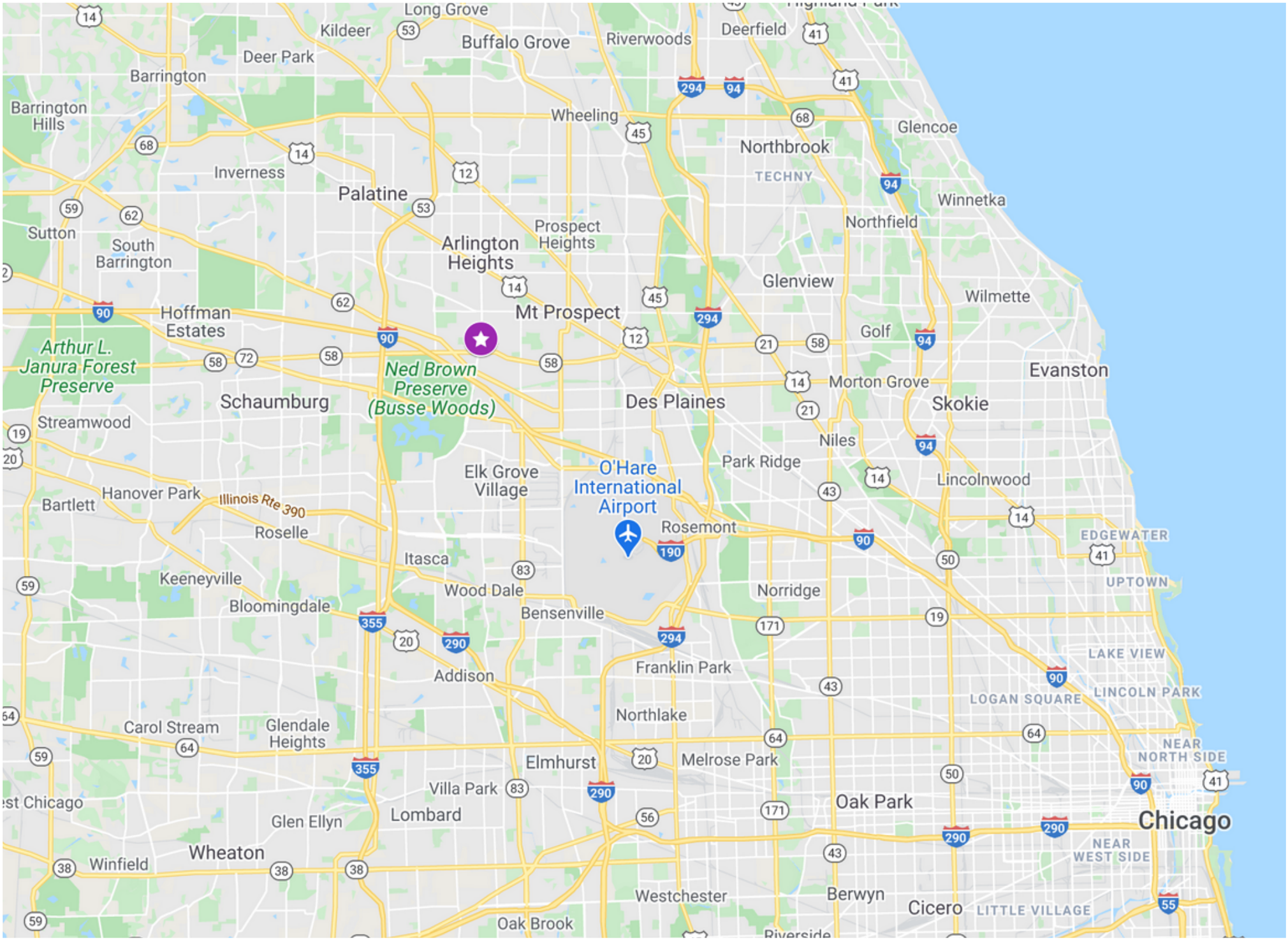
C. Property and Surroundings Photographs

D. Photographs of Competitive Properties

E. NCHMA Membership

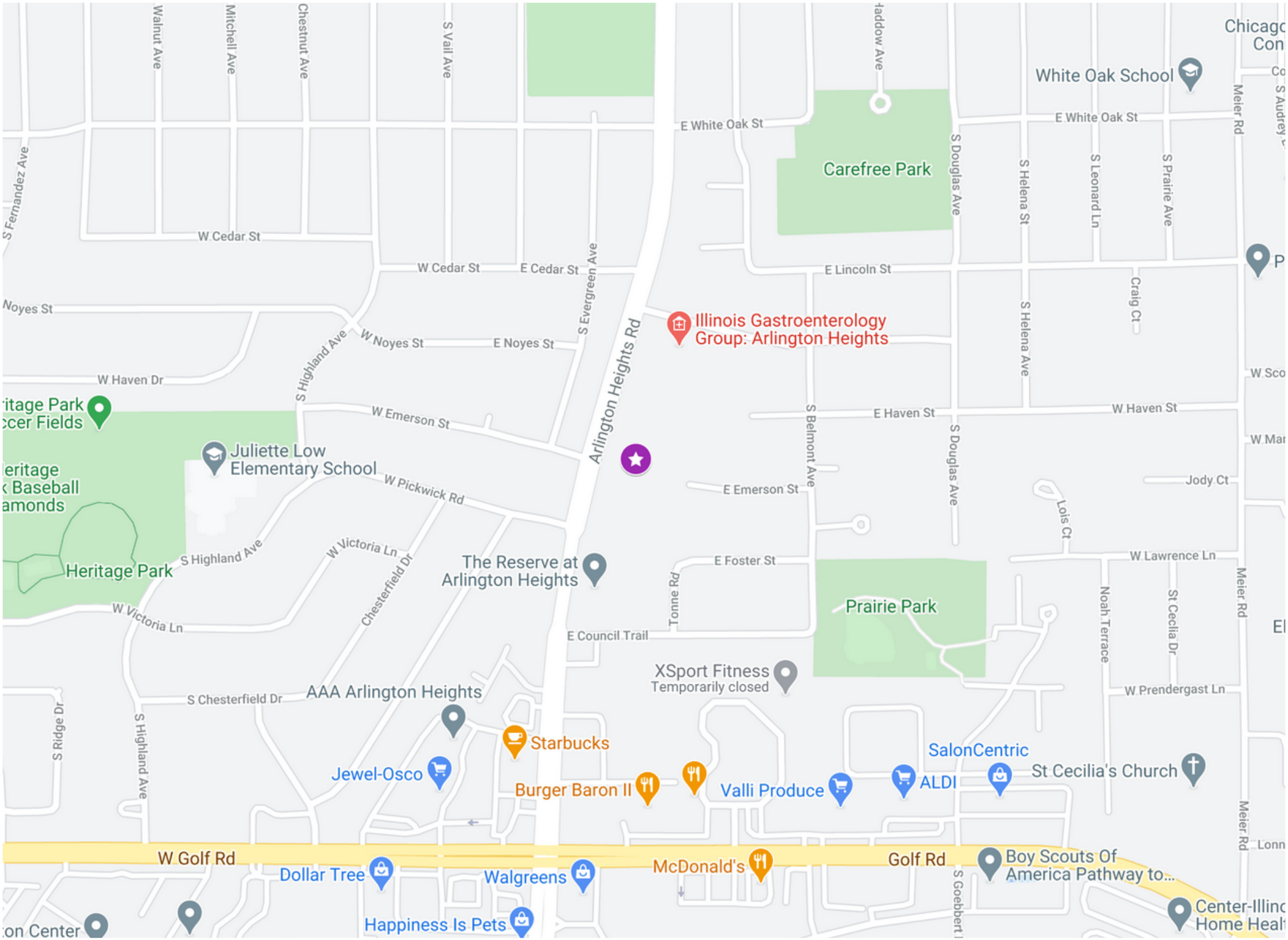
F. Certificate of Insurance

# Arlington Heights PSH Regional Location Map



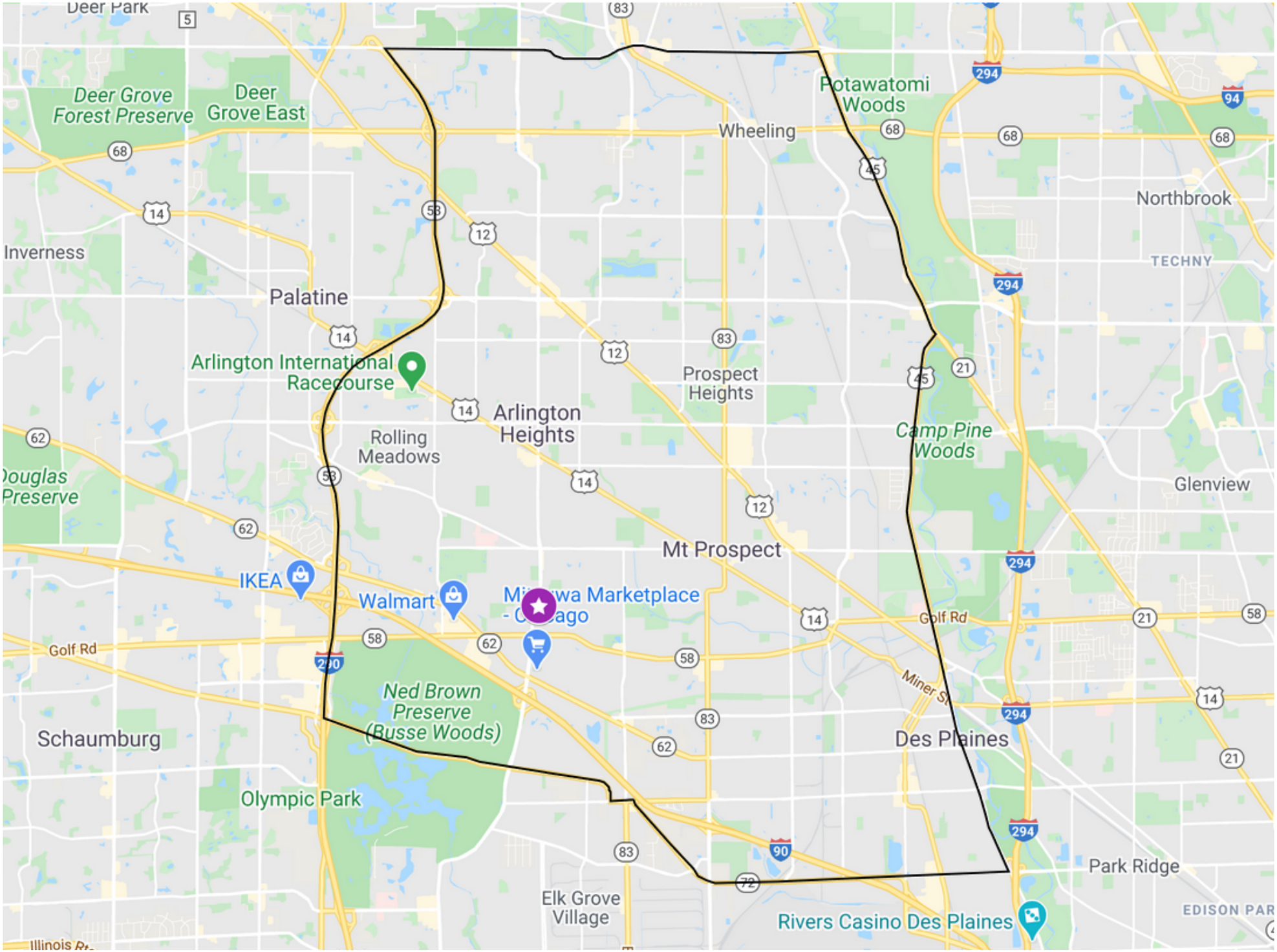

Source: Kretchmer Associates

# Arlington Heights PSH Location




Source: Kretchmer Associates

# Arlington Heights PSH Market Area




Source: Kretchmer Associates

# Site



Facing west at east end of site from Emerson



Facing north at site



Facing south toward site



Facing east at site from Arlington Heights Road

# Surroundings



Vacant lot for sale north of site



Home on Pickwick west of site



Church south of Pickwick



Rear of house on Emerson directly east of site

# Surroundings



Home on Emerson east of site



Homes on Emerson across from site to west



Reserve at Arlington Heights south of site

# Competitive Properties



PhilHaven



Heart's Place



Midtown Crossing

# Competitive Properties



Midtown Crossing



Illinois Accessible Housing Intitative – Goebbert Road

# Certificate of Professional Designation

*This certificate verifies that*

## Valerie S. Kretchmer

Valerie S. Kretchmer Associates, Inc.

*Has completed NCHMA's Professional Designation Requirements and is hence an approved member in good standing of:*

NCHMA MEMBER®

Formerly known as NCAHMA

National Council of Housing Market Analysts
1400 16th St. NW
Suite 420
Washington, DC 20036
202-939-1750

**Membership Term**
1/1/2020 to 12/31/2020

Thomas Amdur
President, NCHMA

VALESKR-01 MWOODMAN

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/27/2020

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

| PRODUCER | CONTACT NAME: Mary Woodman |
|---|---|
| Associated<br>1701 Golf Road #3-700<br>Rolling Meadows, IL 60008 | PHONE (A/C, No, Ext): (847) 427-3452 FAX (A/C, No): (847) 427-3430<br>E-MAIL ADDRESS: mwoodman@associated.cc |

| INSURER(S) AFFORDING COVERAGE | NAIC # |
|---|---|
| INSURER A : Hartford Casualty Insurance Co | 29424 |
| INSURER B : Twin City Fire Insurance Company | 29459 |
| INSURER C : New Hampshire Insurance Group | 23841 |
| INSURER D : | |
| INSURER E : | |
| INSURER F : | |

INSURED

Valerie S. Kretchmer Assoc Inc
807 Davis Street, Suite 2004
Evanston, IL 60201

**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | |
|---|---|---|---|---|---|---|---|---|
| A | X COMMERCIAL GENERAL LIABILITY | | | | | | EACH OCCURRENCE | $ 1,000,000 |
| | CLAIMS-MADE X OCCUR | | | 83SBAPJ4228 | 4/15/2020 | 4/15/2021 | DAMAGE TO RENTED PREMISES (Ea occurrence) | $ 300,000 |
| | | | | | | | MED EXP (Any one person) | $ 10,000 |
| | | | | | | | PERSONAL & ADV INJURY | $ 1,000,000 |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | GENERAL AGGREGATE | $ 2,000,000 |
| | X POLICY PRO-JECT LOC | | | | | | PRODUCTS - COMP/OP AGG | $ 2,000,000 |
| | OTHER: | | | | | | | $ |
| A | AUTOMOBILE LIABILITY | | | | | | COMBINED SINGLE LIMIT (Ea accident) | $ 1,000,000 |
| | ANY AUTO | | | | | | BODILY INJURY (Per person) | $ |
| | OWNED AUTOS ONLY / SCHEDULED AUTOS | | | 83SBAPJ4228 | 4/15/2020 | 4/15/2021 | BODILY INJURY (Per accident) | $ |
| | X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY | | | | | | PROPERTY DAMAGE (Per accident) | $ |
| | | | | | | | | $ |
| | UMBRELLA LIAB OCCUR | | | | | | EACH OCCURRENCE | $ |
| | EXCESS LIAB CLAIMS-MADE | | | | | | AGGREGATE | $ |
| | DED RETENTION $ | | | | | | | $ |
| B | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | | | | X PER STATUTE OTH-ER | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) | N / A | | 83WECGM2425 | 4/15/2020 | 4/15/2021 | E.L. EACH ACCIDENT | $ 500,000 |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | | | | | E.L. DISEASE - EA EMPLOYEE | $ 500,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | $ 500,000 |
| C | Professional Liab | | | 064991810 | 4/15/2020 | 4/15/2021 | Limit | 1,000,000 |
| C | Professional Liab | | | 064991810 | 4/15/2020 | 4/15/2021 | Deductible | 5,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Arlington Heights Permanent Supportive Housing

**CERTIFICATE HOLDER**

Full Circle Development
Jordan Bartle
310 S. Peoria
Chicago, IL 60607

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



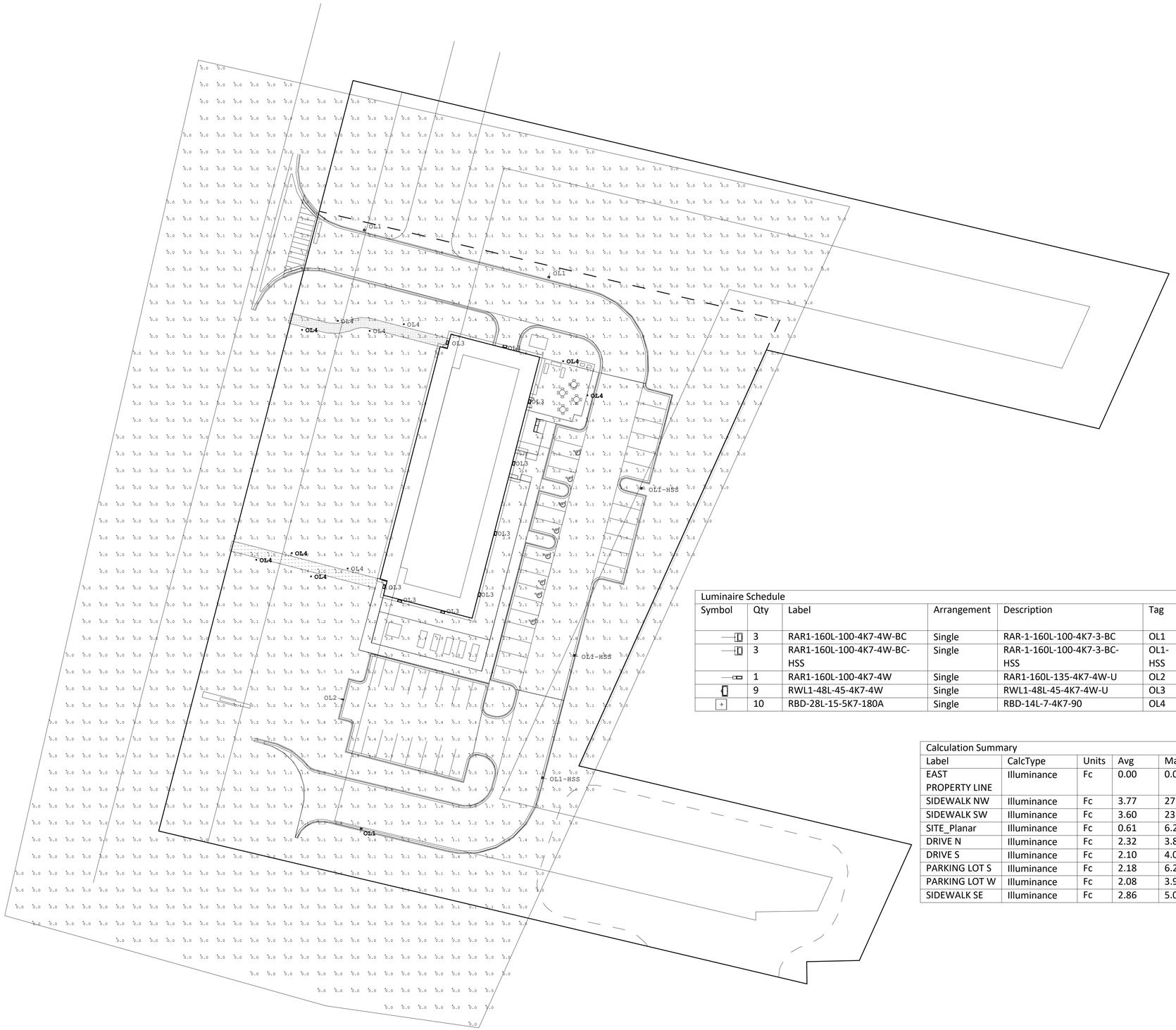

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# IX. 2018 Site and Market Study Summary Form

*(Please complete all highlighted (in yellow) sections of this form. Failure to do so will be grounds for automatic denial of your application)*

| Required Information: | Information Requested on this form: | Mark appropriate box / Include required information: | Other information / Page Number Where information can be found in Site and Market Study: |
|---|---|---|---|
| **Name of Development:** | | Arlington Heights PSH | |
| **Location of the Proposed (City/County):** | | Arlington Heights/Cook | |
| **Targeted Tenant Type:** | **Family** | x | If Other please indicate targeted population: |
| | **Elderly** | | |
| | **Other** | x | PSH, disabled |
| **Other affordable units that target the same tenant type in the PMA:** (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.) | **Number of Units** | 147 | Page number: 35-36, 38, 40 |
| **Total Number of other affordable units in the PMA:** (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.) | **Number of Units** | 1,752 | Page number: 35-36 |
| **Rent Schedule (including unit sizes) for Proposed Development:** | **Included** | x | Page number: |
| | **Not Included** | | 3 |
| **Occupancy levels for existing affordable properties in PMA:** | Included | x | Page number: |
| | Not Included | | 9-14 |
| **Rent Schedule for Comparable Properties:** | Included | x | Page number: |
| | Not Included | | 12-14 |
| **Evaluation of the proposed rents to comparable properties in the PMA:** | Lower | | Evaluation and Explanation found on page: |
| | Comparable | x - those with PBRA | |
| | Higher | x - flat rents only | 35 |
| **Demographic (population) trending for PMA and for targeted tenant population:** | Increase | | Evaluation and Explanation found on page: |
| | Stable | | |
| | Decrease | x | 16-17, 19-20, 23-25 |
| **Demographic (households) trending for PMA and for targeted tenant population:** | Increase | | Evaluation and Explanation found on page: |
| | Stable | | |
| | Decrease | x | 16-17, 19-20 |
| **Evaluation of the proposed unit mix to the PMA standard:** | Superior | | Evaluation found on page: |
| | Meets | x | |
| | Inferior | | 1, 35 |
| **Evaluation of the proposed unit sizes (sq. ft.) to the PMA standard:** | Superior | | Evaluation found on page: |
| | Meets | x | |
| | Inferior | | 1, 35 |
| **List of Proposed Development Amenities:** | Included | x | Page number: |
| | Not Included | | 2 |
| **Evaluation of proposed amenities to PMA standard:** | Superior | | Evaluation and Explanation found on page: |
| | Equal | x | |
| | Inferior | | 2 |

| | | | |
|---|---|---|---|
| **Estimated absorption period:** | Units per month | 5-8 | Explanation of absorption estimate found on page: |
| | Number of months | 4-6 | 41 |
| **Marketability/Visibility of the Site:** | Good | x | Explanation found on page: |
| | Average | | |
| | Poor | | 4 |
| **Affordable units market penetration including the proposed in the PMA** (use ALL income qualified households for PMA ONLY)**:** | Rate | 13.3% | Page number: |
| | | | 38, 40 |
| **Proposed projects' required rate of capture within the PMA** (use ALL income qualified households for PMA ONLY)**:** | Rate | 2.3% | Page number: |
| | | | 38, 40 |
| **Overall Market Demand** (the additional number of units needed within the market area to meet demand from targeted populations. The analysis should determine if there is sufficient demand to support the proposed project)**:** | Units needed | 1,000+ | Page number: |
| | Sufficent Demand (y/n)? | Y | 41 |
| **Public Safety Issues** (Provide an analysis of public safety issues including information or statistics on crime in the PMA. Address any local perceptions of crime or safety issues in the PMA)**:** | Included | x | Page number: |
| | Not Included | | 4 |
| **List of major employers in PMA** (not required of some projects, see requirements)**:** | Included | x | Page number: |
| | Not Included | | 27 |
| **Economic Stability Analysis / Evaluation of PMA employment** (not required of some projects, see requirements)**:** | Growth | x - prior to COVID-19 | Analysis found on page: |
| | Stability | | |
| | Decline | | 26-30 |




1 SITE PHOTOMETRIC



OL1/OL2 - (OL1 HSS WITH SHIELD NOT SHOWN)



OL3



OL4

| Luminaire Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Description | Tag | LLF | Luminaire Lumens | Luminaire Watts | Total Watts | Mounting Height |
| | 3 | RAR1-160L-100-4K7-4W-BC | Single | RAR-1-160L-100-4K7-3-BC | OL1 | 0.950 | 8269 | 90 | 270 | 23 |
| | 3 | RAR1-160L-100-4K7-4W-BC-HSS | Single | RAR-1-160L-100-4K7-3-BC-HSS | OL1-HSS | 0.950 | 8269 | 90 | 270 | 23 |
| | 1 | RAR1-160L-100-4K7-4W | Single | RAR1-160L-135-4K7-4W-U | OL2 | 0.950 | 17568 | 133.5 | 133.5 | 20 |
| | 9 | RWL1-48L-45-4K7-4W | Single | RWL1-48L-45-4K7-4W-U | OL3 | 0.950 | 5704 | 46.5 | 418.5 | 17 |
| | 10 | RBD-28L-15-5K7-180A | Single | RBD-14L-7-4K7-90 | OL4 | 0.950 | 735 | 9.39 | 93.9 | 0 |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| EAST PROPERTY LINE | Illuminance | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. |
| SIDEWALK NW | Illuminance | Fc | 3.77 | 27.6 | 0.2 | 18.85 | 138.00 |
| SIDEWALK SW | Illuminance | Fc | 3.60 | 23.3 | 0.0 | N.A. | N.A. |
| SITE_Planar | Illuminance | Fc | 0.61 | 6.2 | 0.0 | N.A. | N.A. |
| DRIVE N | Illuminance | Fc | 2.32 | 3.8 | 0.5 | 4.64 | 7.60 |
| DRIVE S | Illuminance | Fc | 2.10 | 4.0 | 0.1 | 21.00 | 40.00 |
| PARKING LOT S | Illuminance | Fc | 2.18 | 6.2 | 0.2 | 10.90 | 31.00 |
| PARKING LOT W | Illuminance | Fc | 2.08 | 3.9 | 0.1 | 20.80 | 39.00 |
| SIDEWALK SE | Illuminance | Fc | 2.86 | 5.0 | 1.2 | 2.38 | 4.17 |

CORDOGAN CLARK
Chicago
714 North Wells Street, Chicago, IL 60654
tel 312.943.7500 Fax 312.943.4771
Aurora
4600 Fox Valley Center Avenue, Aurora, IL 60504
tel 630.896.4678 Fax 630.896.4987

FULL CIRCLE communities

GRACE TERRACE
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

ELECTRICAL SITE LIGHTING PHOTOMETRICS

JOB NUMBER 20-410

DATE 10.31.2023

REVISIONS:

ZONING SUBMITTAL - 10.31.23

E5.2

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**Grace Terrace**
Weis Builders Phasing Plan
Last updated: August 23, 2023

## Anticipated Phases

- Phase 1: Sitework & Foundations
  April 2024 - July 2024
- Phase 2: Framing, Enclosure, MEP Rough
  July 2024 - December 2024
- Phase 3: Interior Finishes & Site Finishes
  October 2024 - April 2025

## Anticipated Manpower (per phase)

- Phase 1: Avg. 20 workers onsite
- Phase 2: Avg. 50 workers onsite
- Phase 3: Avg. 75 workers onsite

Weis Builders Field Office

Temporary Stone Parking Areas to be used until paved parking stalls are available

Parking area indicated in green will be used for dumpsters, temp toilets, and loading/unloading deliveries

Onsite Parking stalls for:
- Arlington Heights Officials and Visitors
- Owner
- Weis Builders
- Subcontractor Foreperson Vehicles
- Trade parking (only allowed if space if available)*

* See Trade parking overflow parking map (this page)



# PRELIMINARY PLAT OF SUBDIVISION
# OF
# GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

## PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

## LOT AREA

157,479 SQUARE FEET (3.615 AC±)

## CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

## LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- = FOUND IRON ROD/PIPE
- = FOUND CUT CROSS
- =FOUND PK NAIL

- = CROSS ACCESS, SANITARY & PUBLIC SIDEWALK EASEMENT GRANTED PER DOC. 1403429027
- = ACCESS & EMERGENCY ACCESS EASEMENT GRANTED PER DOC 1632342089
- = PUBLIC UTILITY EASEMENT GRANTED PER DOC 1632342089
- = SANITARY SEWER EASEMENT GRANTED PER DOC 1632342089

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'
1" = 40' (HORIZONTAL)

## LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

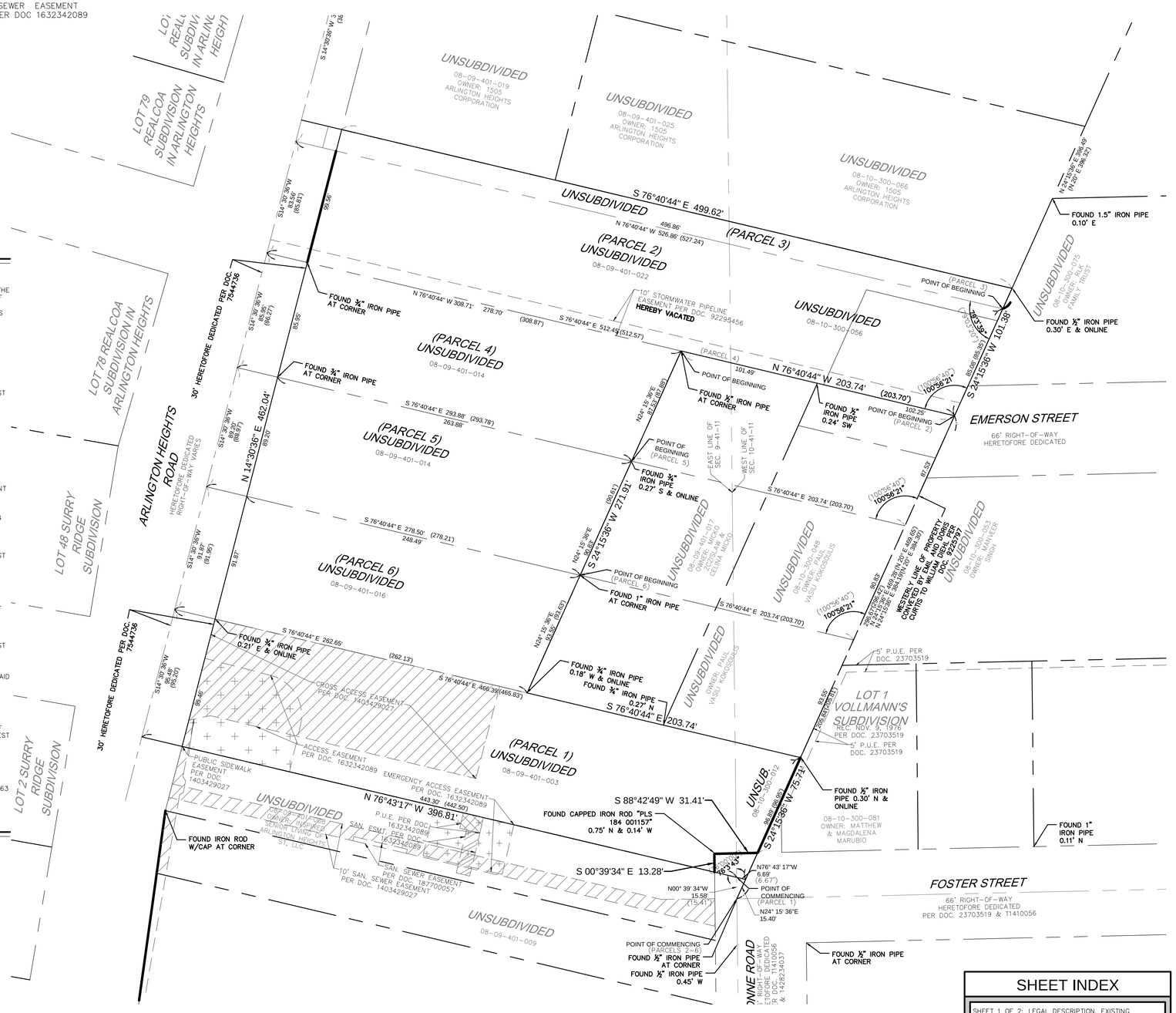
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

## SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)




## SHEET INDEX


SHEET 1 OF 2: LEGAL DESCRIPTION, EXISTING BOUNDARY, EASEMENT AND LOT DETAILS

SHEET 2 OF 2: PROPOSED LOT DETAILS, SETBACKS AND EASEMENTS



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WWW.CAGECIVIL.COM


CAGE CIVIL ENGINEERING

REVISIONS △
REV. PER VILLAGE COMM. 10/08/23


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GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ.NO: 220019
PM: SJP
DATE: 08/24/23
SCALE: 1" = 40'

SHEET NUMBER
1 OF 2

# PRELIMINARY PLAT OF SUBDIVISION
OF
# GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

## OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

## PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

## CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

## LOT AREA

LOT 1: 113,955 SQUARE FEET (2.616 AC±)
LOT 2: 36,286 SQUARE FEET (0.833 AC±)
ROW DED: 7,237 SQUARE FEET (0.166 AC±)
**TOTAL: 157,479 SQUARE FEET (3.615 AC±)**

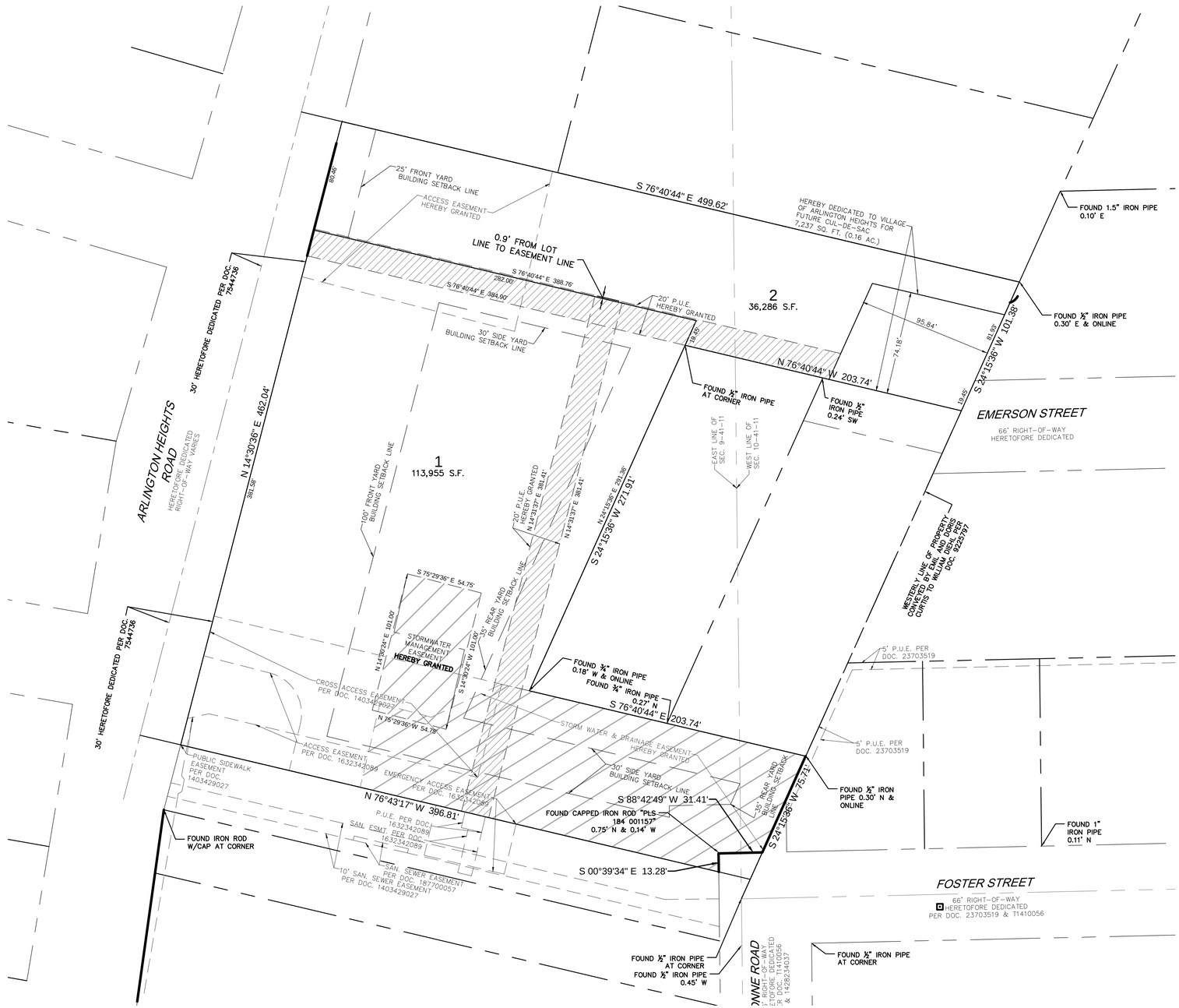
## LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- o = FOUND IRON ROD/PIPE
- × = FOUND CUT CROSS
- ● =FOUND PK NAIL

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'
1" = 40' (HORIZONTAL)




## SURVEYOR'S NOTES

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GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ NO: 220019
PM: SJP
DATE: 08/24/23
SCALE: 1" = 40'

SHEET NUMBER
2 OF 2

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Tom Petermann, P.E.
Cage Civil Engineering

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: May 19, 2023

SUBJECT: Traffic and Parking Study
Grace Terrace
Arlington Heights, Illinois

This memorandum summarizes the results and findings of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Grace Terrace affordable housing development to be located at 1519-1625 Arlington Heights Road in Arlington Heights, Illinois. As proposed, the site, which is currently vacant, will be developed to provide an apartment development containing 25 units and 41 parking spaces. Access to the site will be provided off Arlington Heights Road via an existing access drive that aligns with Pickwick Road and via a second access drive in alignment with Emerson Street. **Figure 1** shows an aerial view of the site. The purpose of this traffic study is to determine the trip generation characteristics of the proposed development, any necessary recommendations with respect to external roadway improvements and/or traffic control modifications, and the adequacy of the proposed parking supply for the proposed development.

## Existing Traffic Conditions

The site is located on the east side of Arlington Heights Road at its intersection with Pickwick Road. The site is located south of downtown Arlington Heights and is approximately one mile north of Arlington Heights Road's interchange with I-90. Land uses in the vicinity of the site include residential to the west, north, and east and The Gardens at Arlington Heights, an assisted living facility, to the south. The primary roadways serving the site include the following:

*Arlington Heights Road* is a north-south minor arterial roadway that provides two lanes in each direction in the vicinity of the site. At its unsignalized intersection with Pickwick Road and The Gardens of Arlington Heights access drive, Arlington Heights Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound and southbound approaches. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of approximately 30,400 vehicles (IDOT 2018), and has a posted speed limit of 35 miles per hour.




**Aerial View of Site** **Figure 1**

*Pickwick Road* is an east-west local roadway that provides one lane in each direction. At its unsignalized intersection with Arlington Heights Road, Pickwick Road provides a combined left-turn/through/right-turn lane that is stop sign-controlled. A standard-style crosswalk is provided on the west leg of the intersection. Pickwick Road is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

## Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. performed peak period traffic counts on Thursday, September 22, 2022, at the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington Heights access drive and on Tuesday April 25, 2023 at the intersection of Arlington Heights Road with Emerson Street.

The traffic counts were performed during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 to 8:45 A.M. and the weekday evening peak hour of traffic occurs from 4:15 to 5:15 P.M. To ensure the traffic counts reflect normal traffic conditions, the traffic volumes along Arlington Heights Road were compared with the two-way traffic volumes from 2018 available on the IDOT Traffic Count Database System (TCDS) website adjusted to 2022 utilizing an annual growth rate to be discussed later. The comparison results showed that the existing volumes were higher than the IDOT volumes adjusted to 2022 and, as such, the existing volumes were not adjusted.

**Figure 2** illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

## Traffic Characteristics of the Proposed Grace Terrace Development

The site, which is currently vacant, will be developed to contain an affordable housing development with 25 apartment units consisting of 20 one-bedroom units and five two-bedroom units. A parking lot with 41 parking spaces, eight of which are accessible, will also be provided. Access to the proposed development will be provided off Arlington Heights Road via an existing access drive serving The Gardens of Arlington Heights and via a proposed access drive that will be in alignment with Emerson Street. Outbound movements from the site should be under stop sign control. Southbound left turns can be accommodated by the existing left-turn lane at the Gardens of Arlington Heights access drive and via restriping the existing median to provide a left-turn lane at the proposed site access drive opposite Emerson Street.

A copy of the proposed site plan is included in the Appendix.




Grace Terrace
Arlington Heights, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 2

## Development Traffic Generation

The estimates of traffic to be generated by the proposed Grace Terrace affordable housing development were based upon the proposed land use type and size using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. However, to provide a conservative analysis, Land-Use Code 220 ("Multifamily Housing Low-Rise") which reflects traditional multifamily housing was utilized for the proposed development. **Table 1** shows the vehicle trips estimated to be generated by the development during the weekday morning and weekday evening peak hours. A copy of the ITE trip generation sheets is included in the Appendix.

**Figure 3** illustrates the directional distribution of traffic along Arlington Heights Road. **Figure 4** illustrates the site-generated traffic volumes, assigned according to the directional distribution.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

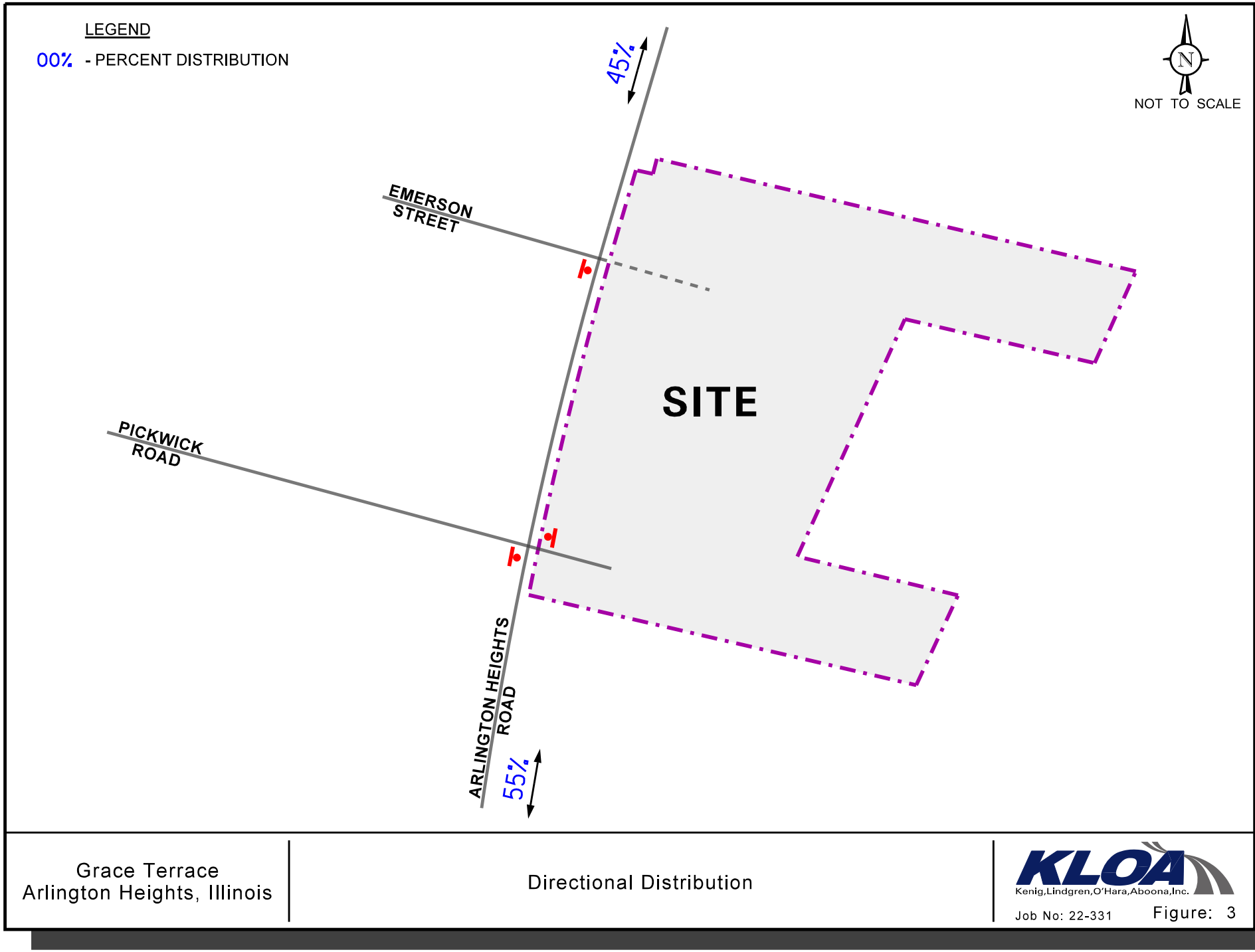
| ITE Land Use Code | Type/Size | Weekday Morning Peak Hour | | | Weekday Evening Peak Hour | | | Daily Trips |
|---|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total | |
| 220 | Multifamily Housing (Low-Rise) (25 Units) | 7 | 24 | 31 | 19 | 12 | 31 | 236 |

## Total Projected Traffic Volumes

To project Year 2028 conditions, the Year 2022 existing volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated November 3, 2022, the existing traffic volumes were increased by an annually compounded growth rate of 0.4 percent for six years (one-year buildout plus five years) totaling three percent. A copy of the CMAP 2050 projections letter is included in the Appendix.

Other developments in the area include a senior housing development on Arlington Heights Road with Seegers Road, a mixed-use development at Arlington Heights Road with Algonquin Road, and a self-storage facility on Golf Road west of Arlington Heights Road.

The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system and were combined with the existing traffic volumes increased by the regional growth factor of three percent and any traffic estimated to be generated by other developments in the area to determine Year 2028 total projected traffic volumes, as illustrated in **Figure 5**.



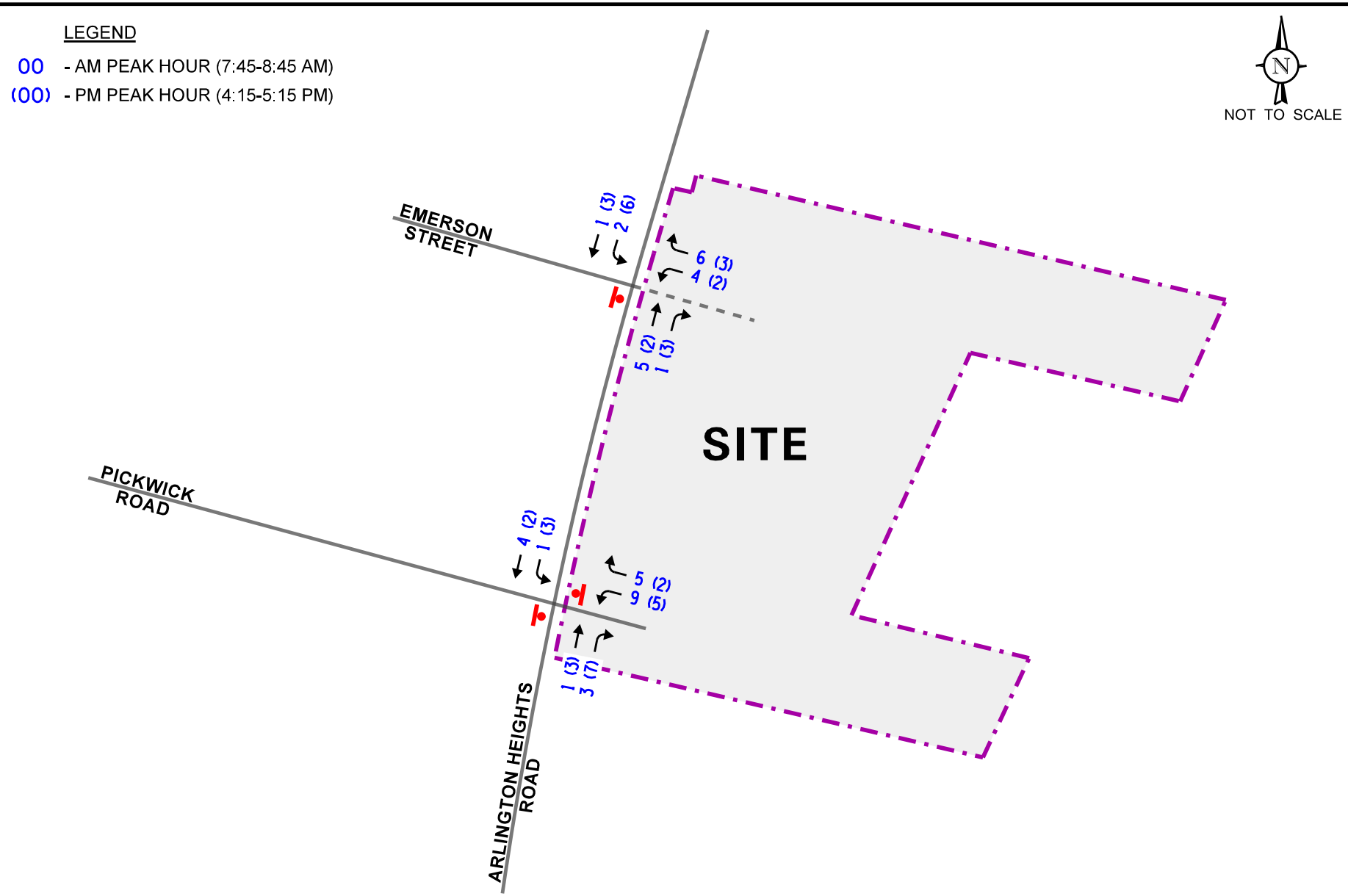

Grace Terrace
Arlington Heights, Illinois

Directional Distribution

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 3



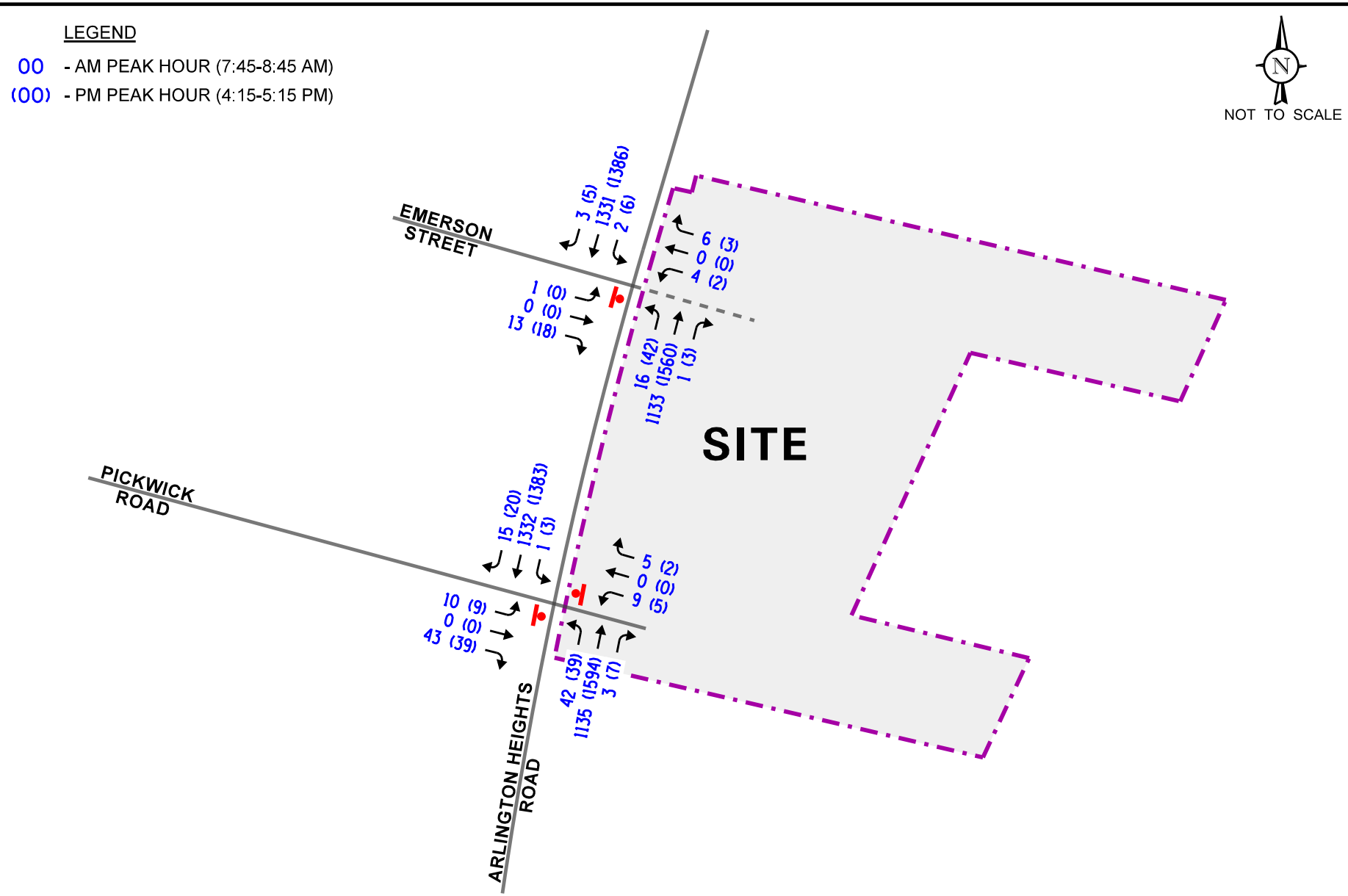

Grace Terrace
Arlington Heights, Illinois

Site-Generated Traffic Volumes

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Job No: 22-331

Figure: 4




Grace Terrace
Arlington Heights, Illinois

Year 2028 Total Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 5

## Traffic Evaluation

The total projected traffic volumes include the existing traffic volumes increased by background traffic due to growth, other developments in the area, and the traffic estimated to be generated by the proposed development. Traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 computer software. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report. The capacity analysis was performed on the existing intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive. **Tables 2** and **3** summarize the results of the capacity analysis for existing and Year 2028 projected conditions, respectively. Copies of the capacity analysis summary sheets are included in the Appendix.

### *Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive*

The results of the capacity analysis indicate that the eastbound approach from Pickwick Road currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. The westbound approach from The Gardens of Arlington access drive currently operates at LOS A during the weekday morning peak hour and LOS C during the weekday evening peak hour. The northbound and southbound left turns currently operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to operate at LOS E or better during the weekday morning and weekday evening peak hours. The northbound and southbound left turns are projected to operate at LOS B during both peak hours. Further, the proposed development is only projected to increase the volume of traffic traversing the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive by approximately one percent during the peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, given the minimal increase in traffic to be generated by the proposed development, the existing traffic control and area roadway system will be adequate in accommodating the Year 2028 total projected traffic volumes.

Table 2
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

| Intersection | Weekday Morning Peak Hour | | Weekday Evening Peak Hour | |
|---|---|---|---|---|
| | LOS | Delay | LOS | Delay |
| **Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]** | | | | |
| • Eastbound Approach | C | 23.6 | C | 24.5 |
| • Westbound Approach | A | 0.0 | C | 18.2 |
| • Northbound Left Turn | B | 13.8 | B | 13.1 |
| • Southbound Left Turn | A | 0.0 | B | 13.9 |
| **Arlington Heights Road with Emerson Street[1]** | | | | |
| • Eastbound Approach | C | 15.5 | B | 14.8 |
| • Northbound Left Turn | B | 12.2 | B | 12.9 |

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 3
CAPACITY ANALYSIS RESULTS – YEAR 2028 PROJECTED CONDITIONS

| Intersection | Weekday Morning Peak Hour | | Weekday Evening Peak Hour | |
|---|---|---|---|---|
| | LOS | Delay | LOS | Delay |
| **Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]** | | | | |
| • Eastbound Approach | D | 25.3 | D | 26.8 |
| • Westbound Approach | D | 32.7 | E | 43.2 |
| • Northbound Left Turn | B | 14.3 | B | 13.7 |
| • Southbound Left Turn | B | 11.3 | B | 14.6 |
| **Arlington Heights Road with Emerson Street/Proposed Access Drive[1]** | | | | |
| • Eastbound Approach | C | 16.6 | C | 15.3 |
| • Westbound Approach | C | 21.9 | E | 35.6 |
| • Northbound Left Turn | B | 12.6 | B | 13.5 |
| • Southbound Left Turn | B | 11.1 | B | 14.2 |

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

### *Arlington Heights Road with Emerson Street/Proposed Access Drive*

The results of the capacity analysis indicate that the eastbound approach from Emerson Street currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS B during the weekday evening peak hour. The northbound left turn currently operates at LOS B during both peak hours.

Under Year 2028 total projected conditions, the eastbound approach is projected to operate at LOS C during the weekday morning and weekday evening peak hours. The westbound approach from the site is projected to operate at LOS C during the weekday morning peak hour and at LOS E during the weekday evening peak hour. 95$^{th}$ percentile queues are projected to be one to two vehicles during the peak hours. Additionally, gaps in the traffic flow due to the traffic signals to the north and south along Arlington Heights Road can allow for vehicles to exit from the site. The northbound and southbound left turns are projected to operate at LOS B during both peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, the access drive is projected to provide flexible and efficient access to the site.

## Parking Evaluation

As previously indicated, the proposed development will have approximately 25 apartment units and an approximate 41-space surface parking lot at a ratio of 1.64 spaces per unit. In order to determine the adequacy of the parking supply, the parking requirement was estimated based on the Village of Arlington Heights code, parking rates published by the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 5$^{th}$ Edition, and comparison with other similar developments. Based on the three methodologies, the parking demand for the proposed development is as follows:

### Village of Arlington Heights Zoning Code

The Village of Arlington Heights Zoning Code parking requirements are as follows:

- Multifamily Housing (25 units) in Zoning Districts R-5 and R-6
    - 50 parking spaces (ratio of 2.0 parking spaces per dwelling unit)

- Multifamily Housing (25 units) in Zoning District R-7
    - 38 parking spaces (ratio of 1.5 parking spaces per dwelling unit)

Based on the above and the requirements of the Village of Arlington Heights, the site being zoned to Districts R-5 or R-6 would result in a deficit of nine parking spaces, while the site being zoned to District R-7 would result in a surplus of three parking spaces.

### ITE *Parking Generation Manual*

The ITE *Parking Generation Manual* requirement for "Multifamily Housing Low-Rise (no nearby rail transit)" (Land Use Code 220) is 30 parking spaces (ratio of 1.21 spaces per dwelling unit). Based on this ratio, the proposed development will have a surplus of 11 parking spaces. Therefore, the proposed parking supply of 41 parking spaces exceeds ITE's requirements of 30 parking spaces.

### Parking Ratios of Similar Developments

Parking occupancy surveys were conducted at two similar developments in Lake in the Hills and Orland Hills:

- Villas of Lake in the Hills in Lake in the Hills, which includes 60 units (six one-bedroom units, 40 two-bedroom units, and 14 three-bedroom units)
- Pheasant Ridge Hunter Apartments in Orland Hills, which includes 177 units (60 one-bedroom units, 72 two-bedroom units, and 45 three-bedroom units)

The surveys were conducted on Friday, March 19, 2021 and on Saturday, March 20, 2021 in one-hour intervals from 6:00 A.M. to 10:00 A.M. and from 2:00 P.M. to 10:00 P.M. The parking occupancy surveys are summarized in a table included in the Appendix.

### Villas of Lake in the Hills – Lake in the Hills

The results of the parking occupancy surveys at the Villas of Lake in the Hills indicated the following:

- Villas of Lake in the Hills provides approximately 132 parking spaces, resulting in a ratio of 2.2 parking spaces per unit.
- The parking occupancy on Friday ranged from 43 to 67 vehicles (33 to 51 percent occupied).
- The parking occupancy on Saturday ranged from 46 to 66 vehicles (35 to 50 percent occupied).
- Peak occupancy on Friday was 67 vehicles (51 percent) occurring at 6:00 A.M., resulting in a surplus of 65 parking spaces.
- Peak occupancy on Saturday was 66 vehicles (50 percent) occurring at 6:00 A.M., resulting in a surplus of 66 parking spaces.

As such, the observed peak parking demand was 67 spaces, resulting in a parking ratio of 1.12 parking spaces per unit.

### Pheasant Ridge Hunter Apartments in Orland Hills

The results of the parking occupancy surveys at Pheasant Ridge Hunter Apartments indicated the following:

- Pheasant Ridge Hunter Apartments provides approximately 282 parking spaces, resulting in a ratio of 1.59 parking spaces per unit.
- The parking occupancy on Friday ranged from 85 to 166 vehicles (30 to 59 percent occupied).
- The parking occupancy on Saturday ranged from 85 to 149 vehicles (30 to 53 percent occupied).
- Peak occupancy on Friday was 166 vehicles (59 percent) occurring at 6:00 A.M., resulting in a surplus of 116 parking spaces.
- Peak occupancy on Saturday was 149 vehicles (53 percent) occurring at 10:00 P.M., resulting in a surplus of 83 parking spaces.

As such, the observed peak parking demand was 166 spaces, resulting in a parking ratio of 0.94 parking spaces per unit.

Based on the above analysis, the proposed parking ratio of 1.64 spaces per unit at the proposed Grace Terrace development will be adequate in accommodating the projected parking demand.

## Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed Grace Terrace development will be a low traffic generator and will not significantly increase traffic on the adjacent roadway system.
- Given the low estimated traffic to be generated by the proposed Grace Terrace development, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes.
- The existing access drive serving The Gardens of Arlington Heights off Arlington Heights Road in alignment with Pickwick Road as well as the second proposed access drive in alignment with Emerson Street will be adequate in accommodating the traffic that will be generated by the proposed development.
- The proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

# Appendix

# Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Right Turn Lane Warrants
Parking Occupancy Surveys

# Traffic Count Summary Sheets

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022


# Turning Movement Data

| Start Time | Pickwick Rd Eastbound | | | | | | Access Dr Westbound | | | | | | Arlington Heights Northbound | | | | | | Arlington Heights Rd Southbound | | | | | | Int. Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | |
| 7:00 AM | 0 | 4 | 0 | 6 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 187 | 1 | 0 | 188 | 0 | 0 | 249 | 1 | 0 | 250 | 448 |
| 7:15 AM | 0 | 5 | 0 | 9 | 0 | 14 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 210 | 0 | 0 | 211 | 0 | 0 | 296 | 1 | 0 | 297 | 523 |
| 7:30 AM | 0 | 3 | 0 | 11 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 253 | 0 | 0 | 257 | 0 | 0 | 296 | 1 | 0 | 297 | 568 |
| 7:45 AM | 0 | 3 | 0 | 8 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 303 | 0 | 0 | 306 | 0 | 0 | 338 | 1 | 0 | 339 | 656 |
| Hourly Total | 0 | 15 | 0 | 34 | 0 | 49 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 8 | 953 | 1 | 0 | 962 | 0 | 0 | 1179 | 4 | 0 | 1183 | 2195 |
| 8:00 AM | 0 | 2 | 0 | 10 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 260 | 0 | 0 | 266 | 0 | 0 | 305 | 4 | 0 | 309 | 587 |
| 8:15 AM | 0 | 4 | 0 | 10 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 273 | 0 | 1 | 289 | 0 | 0 | 300 | 7 | 0 | 307 | 610 |
| 8:30 AM | 0 | 1 | 0 | 15 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 246 | 0 | 0 | 263 | 0 | 0 | 336 | 3 | 0 | 339 | 618 |
| 8:45 AM | 0 | 5 | 0 | 10 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 238 | 1 | 0 | 245 | 0 | 1 | 272 | 4 | 0 | 277 | 537 |
| Hourly Total | 0 | 12 | 0 | 45 | 0 | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 1017 | 1 | 1 | 1063 | 0 | 1 | 1213 | 18 | 0 | 1232 | 2352 |
| *** BREAK *** | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 4:00 PM | 0 | 2 | 0 | 9 | 1 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 355 | 0 | 0 | 360 | 0 | 1 | 326 | 3 | 0 | 330 | 701 |
| 4:15 PM | 0 | 1 | 0 | 8 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 373 | 1 | 0 | 377 | 0 | 0 | 319 | 4 | 0 | 323 | 709 |
| 4:30 PM | 0 | 2 | 0 | 14 | 1 | 16 | 0 | 0 | 0 | 2 | 1 | 2 | 1 | 7 | 360 | 0 | 0 | 368 | 0 | 0 | 328 | 1 | 0 | 329 | 715 |
| 4:45 PM | 0 | 3 | 0 | 12 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 15 | 400 | 0 | 0 | 416 | 0 | 0 | 351 | 8 | 0 | 359 | 790 |
| Hourly Total | 0 | 8 | 0 | 43 | 2 | 51 | 0 | 0 | 0 | 2 | 1 | 2 | 3 | 29 | 1488 | 1 | 0 | 1521 | 0 | 1 | 1324 | 16 | 0 | 1341 | 2915 |
| 5:00 PM | 0 | 3 | 0 | 5 | 1 | 8 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 12 | 392 | 0 | 0 | 404 | 0 | 1 | 320 | 7 | 0 | 328 | 742 |
| 5:15 PM | 0 | 0 | 0 | 8 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 397 | 0 | 0 | 405 | 0 | 0 | 277 | 1 | 0 | 278 | 691 |
| 5:30 PM | 0 | 3 | 0 | 4 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 368 | 0 | 0 | 373 | 0 | 0 | 299 | 4 | 0 | 303 | 683 |
| 5:45 PM | 0 | 4 | 0 | 9 | 2 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 14 | 392 | 1 | 0 | 408 | 0 | 0 | 286 | 4 | 0 | 290 | 711 |
| Hourly Total | 0 | 10 | 0 | 26 | 3 | 36 | 0 | 0 | 0 | 2 | 0 | 2 | 1 | 39 | 1549 | 1 | 0 | 1590 | 0 | 1 | 1182 | 16 | 0 | 1199 | 2827 |
| Grand Total | 0 | 45 | 0 | 148 | 5 | 193 | 0 | 0 | 0 | 5 | 1 | 5 | 4 | 121 | 5007 | 4 | 1 | 5136 | 0 | 3 | 4898 | 54 | 0 | 4955 | 10289 |
| Approach % | 0.0 | 23.3 | 0.0 | 76.7 | - | - | 0.0 | 0.0 | 0.0 | 100.0 | - | - | 0.1 | 2.4 | 97.5 | 0.1 | - | - | 0.0 | 0.1 | 98.8 | 1.1 | - | - | - |
| Total % | 0.0 | 0.4 | 0.0 | 1.4 | - | 1.9 | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 | 0.0 | 1.2 | 48.7 | 0.0 | - | 49.9 | 0.0 | 0.0 | 47.6 | 0.5 | - | 48.2 | - |
| Lights | 0 | 44 | 0 | 141 | - | 185 | 0 | 0 | 0 | 4 | - | 4 | 4 | 117 | 4894 | 4 | - | 5019 | 0 | 2 | 4773 | 52 | - | 4827 | 10035 |
| % Lights | - | 97.8 | - | 95.3 | - | 95.9 | - | - | - | 80.0 | - | 80.0 | 100.0 | 96.7 | 97.7 | 100.0 | - | 97.7 | - | 66.7 | 97.4 | 96.3 | - | 97.4 | 97.5 |
| Buses | 0 | 0 | 0 | 5 | - | 5 | 0 | 0 | 0 | 0 | - | 0 | 0 | 4 | 25 | 0 | - | 29 | 0 | 0 | 39 | 0 | - | 39 | 73 |
| % Buses | - | 0.0 | - | 3.4 | - | 2.6 | - | - | - | 0.0 | - | 0.0 | 0.0 | 3.3 | 0.5 | 0.0 | - | 0.6 | - | 0.0 | 0.8 | 0.0 | - | 0.8 | 0.7 |
| Single-Unit Trucks | 0 | 1 | 0 | 1 | - | 2 | 0 | 0 | 0 | 1 | - | 1 | 0 | 0 | 73 | 0 | - | 73 | 0 | 1 | 66 | 2 | - | 69 | 145 |
| % Single-Unit Trucks | - | 2.2 | - | 0.7 | - | 1.0 | - | - | - | 20.0 | - | 20.0 | 0.0 | 0.0 | 1.5 | 0.0 | - | 1.4 | - | 33.3 | 1.3 | 3.7 | - | 1.4 | 1.4 |
| Articulated Trucks | 0 | 0 | 0 | 1 | - | 1 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 15 | 0 | - | 15 | 0 | 0 | 20 | 0 | - | 20 | 36 |
| % Articulated Trucks | - | 0.0 | - | 0.7 | - | 0.5 | - | - | - | 0.0 | - | 0.0 | 0.0 | 0.0 | 0.3 | 0.0 | - | 0.3 | - | 0.0 | 0.4 | 0.0 | - | 0.4 | 0.3 |
| Bicycles on Road | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 |

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| % Bicycles on Road | - | 0.0 | - | 0.0 | - | 0.0 | - | - | - | 0.0 | - | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 | - | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 | 0.0 |
| Pedestrians | - | - | - | - | 5 | - | - | - | - | - | 1 | - | - | - | - | - | 1 | - | - | - | - | - | - | 0 | - | - |
| % Pedestrians | - | - | - | - | 100.0 | - | - | - | - | - | 100.0 | - | - | - | - | - | 100.0 | - | - | - | - | - | - | - | - | - |

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Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022


# Turning Movement Peak Hour Data (7:45 AM)

| Start Time | Pickwick Rd Eastbound | | | | | | Access Dr Westbound | | | | | | Arlington Heights Northbound | | | | | | Arlington Heights Rd Southbound | | | | | | Int. Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | |
| 7:45 AM | 0 | 3 | 0 | 8 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 303 | 0 | 0 | 306 | 0 | 0 | 338 | 1 | 0 | 339 | 656 |
| 8:00 AM | 0 | 2 | 0 | 10 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 260 | 0 | 0 | 266 | 0 | 0 | 305 | 4 | 0 | 309 | 587 |
| 8:15 AM | 0 | 4 | 0 | 10 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 273 | 0 | 1 | 289 | 0 | 0 | 300 | 7 | 0 | 307 | 610 |
| 8:30 AM | 0 | 1 | 0 | 15 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 246 | 0 | 0 | 263 | 0 | 0 | 336 | 3 | 0 | 339 | 618 |
| Total | 0 | 10 | 0 | 43 | 0 | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 1082 | 0 | 1 | 1124 | 0 | 0 | 1279 | 15 | 0 | 1294 | 2471 |
| Approach % | 0.0 | 18.9 | 0.0 | 81.1 | - | - | 0.0 | 0.0 | 0.0 | 0.0 | - | - | 0.0 | 3.7 | 96.3 | 0.0 | - | - | 0.0 | 0.0 | 98.8 | 1.2 | - | - | - |
| Total % | 0.0 | 0.4 | 0.0 | 1.7 | - | 2.1 | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 | 0.0 | 1.7 | 43.8 | 0.0 | - | 45.5 | 0.0 | 0.0 | 51.8 | 0.6 | - | 52.4 | - |
| PHF | 0.000 | 0.625 | 0.000 | 0.717 | - | 0.828 | 0.000 | 0.000 | 0.000 | 0.000 | - | 0.000 | 0.000 | 0.618 | 0.893 | 0.000 | - | 0.918 | 0.000 | 0.000 | 0.946 | 0.536 | - | 0.954 | 0.942 |
| Lights | 0 | 10 | 0 | 38 | - | 48 | 0 | 0 | 0 | 0 | - | 0 | 0 | 38 | 1048 | 0 | - | 1086 | 0 | 0 | 1229 | 15 | - | 1244 | 2378 |
| % Lights | - | 100.0 | - | 88.4 | - | 90.6 | - | - | - | - | - | - | - | 90.5 | 96.9 | - | - | 96.6 | - | - | 96.1 | 100.0 | - | 96.1 | 96.2 |
| Buses | 0 | 0 | 0 | 5 | - | 5 | 0 | 0 | 0 | 0 | - | 0 | 0 | 4 | 6 | 0 | - | 10 | 0 | 0 | 14 | 0 | - | 14 | 29 |
| % Buses | - | 0.0 | - | 11.6 | - | 9.4 | - | - | - | - | - | - | - | 9.5 | 0.6 | - | - | 0.9 | - | - | 1.1 | 0.0 | - | 1.1 | 1.2 |
| Single-Unit Trucks | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 23 | 0 | - | 23 | 0 | 0 | 26 | 0 | - | 26 | 49 |
| % Single-Unit Trucks | - | 0.0 | - | 0.0 | - | 0.0 | - | - | - | - | - | - | - | 0.0 | 2.1 | - | - | 2.0 | - | - | 2.0 | 0.0 | - | 2.0 | 2.0 |
| Articulated Trucks | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 5 | 0 | - | 5 | 0 | 0 | 10 | 0 | - | 10 | 15 |
| % Articulated Trucks | - | 0.0 | - | 0.0 | - | 0.0 | - | - | - | - | - | - | - | 0.0 | 0.5 | - | - | 0.4 | - | - | 0.8 | 0.0 | - | 0.8 | 0.6 |
| Bicycles on Road | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| % Bicycles on Road | - | 0.0 | - | 0.0 | - | 0.0 | - | - | - | - | - | - | - | 0.0 | 0.0 | - | - | 0.0 | - | - | 0.0 | 0.0 | - | 0.0 | 0.0 |
| Pedestrians | - | - | - | - | 0 | - | - | - | - | - | 0 | - | - | - | - | - | 1 | - | - | - | - | - | 0 | - | - |
| % Pedestrians | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 100.0 | - | - | - | - | - | - | - | - |

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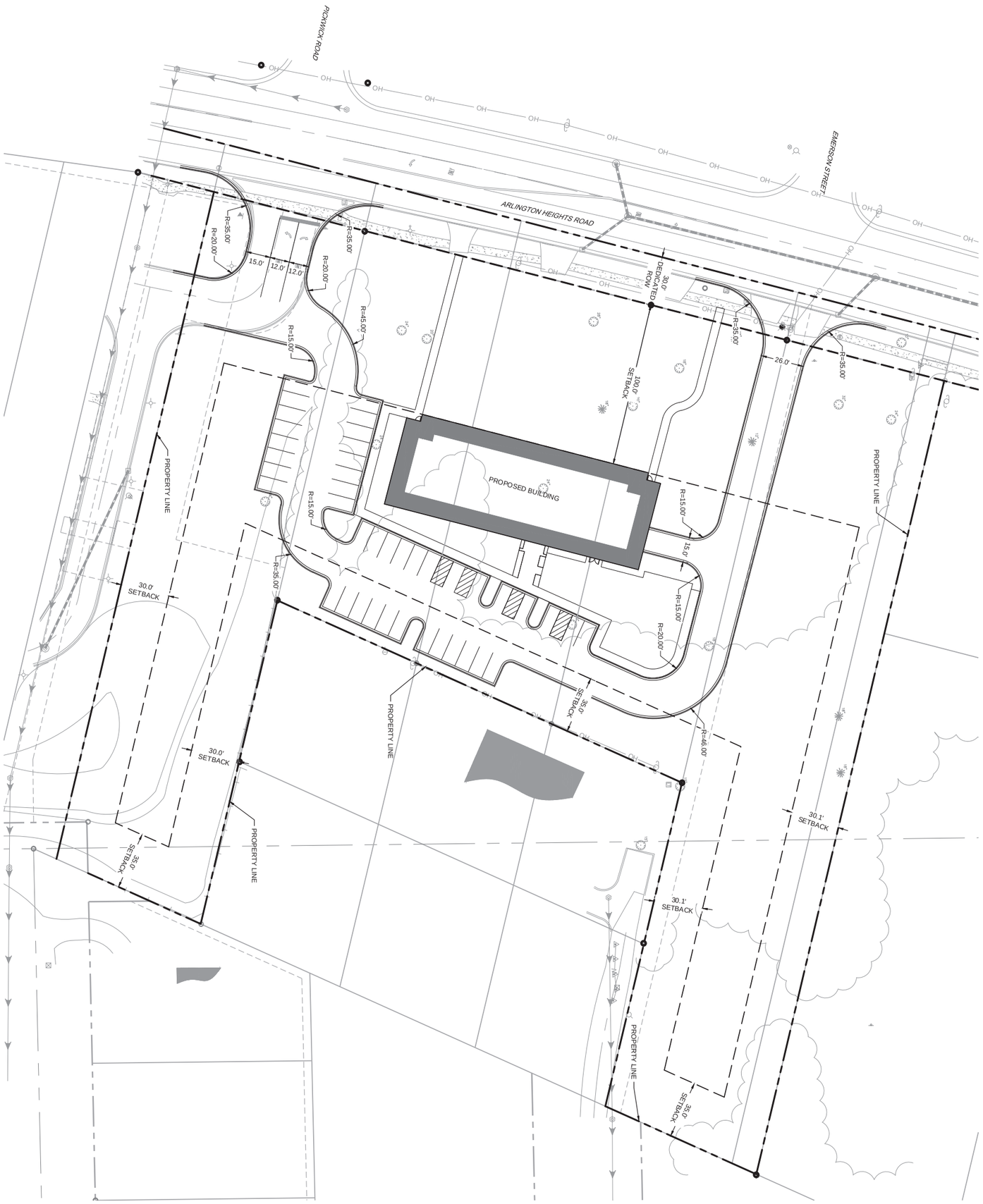
Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022


# Turning Movement Peak Hour Data (4:15 PM)

| Start Time | Pickwick Rd Eastbound | | | | | | Access Dr Westbound | | | | | | Arlington Heights Northbound | | | | | | Arlington Heights Rd Southbound | | | | | | Int. Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | U-Turn | Left | Thru | Right | Peds | App. Total | |
| 4:15 PM | 0 | 1 | 0 | 8 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 373 | 1 | 0 | 377 | 0 | 0 | 319 | 4 | 0 | 323 | 709 |
| 4:30 PM | 0 | 2 | 0 | 14 | 1 | 16 | 0 | 0 | 0 | 2 | 1 | 2 | 1 | 7 | 360 | 0 | 0 | 368 | 0 | 0 | 328 | 1 | 0 | 329 | 715 |
| 4:45 PM | 0 | 3 | 0 | 12 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 15 | 400 | 0 | 0 | 416 | 0 | 0 | 351 | 8 | 0 | 359 | 790 |
| 5:00 PM | 0 | 3 | 0 | 5 | 1 | 8 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 12 | 392 | 0 | 0 | 404 | 0 | 1 | 320 | 7 | 0 | 328 | 742 |
| Total | 0 | 9 | 0 | 39 | 2 | 48 | 0 | 0 | 0 | 4 | 1 | 4 | 2 | 37 | 1525 | 1 | 0 | 1565 | 0 | 1 | 1318 | 20 | 0 | 1339 | 2956 |
| Approach % | 0.0 | 18.8 | 0.0 | 81.3 | - | - | 0.0 | 0.0 | 0.0 | 100.0 | - | - | 0.1 | 2.4 | 97.4 | 0.1 | - | - | 0.0 | 0.1 | 98.4 | 1.5 | - | - | - |
| Total % | 0.0 | 0.3 | 0.0 | 1.3 | - | 1.6 | 0.0 | 0.0 | 0.0 | 0.1 | - | 0.1 | 0.1 | 1.3 | 51.6 | 0.0 | - | 52.9 | 0.0 | 0.0 | 44.6 | 0.7 | - | 45.3 | - |
| PHF | 0.000 | 0.750 | 0.000 | 0.696 | - | 0.750 | 0.000 | 0.000 | 0.000 | 0.500 | - | 0.500 | 0.500 | 0.617 | 0.953 | 0.250 | - | 0.941 | 0.000 | 0.250 | 0.939 | 0.625 | - | 0.932 | 0.935 |
| Lights | 0 | 9 | 0 | 38 | - | 47 | 0 | 0 | 0 | 3 | - | 3 | 2 | 37 | 1511 | 1 | - | 1551 | 0 | 1 | 1293 | 20 | - | 1314 | 2915 |
| % Lights | - | 100.0 | - | 97.4 | - | 97.9 | - | - | - | 75.0 | - | 75.0 | 100.0 | 100.0 | 99.1 | 100.0 | - | 99.1 | - | 100.0 | 98.1 | 100.0 | - | 98.1 | 98.6 |
| Buses | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 3 | 0 | - | 3 | 0 | 0 | 5 | 0 | - | 5 | 8 |
| % Buses | - | 0.0 | - | 0.0 | - | 0.0 | - | - | - | 0.0 | - | 0.0 | 0.0 | 0.0 | 0.2 | 0.0 | - | 0.2 | - | 0.0 | 0.4 | 0.0 | - | 0.4 | 0.3 |
| Single-Unit Trucks | 0 | 0 | 0 | 1 | - | 1 | 0 | 0 | 0 | 1 | - | 1 | 0 | 0 | 9 | 0 | - | 9 | 0 | 0 | 19 | 0 | - | 19 | 30 |
| % Single-Unit Trucks | - | 0.0 | - | 2.6 | - | 2.1 | - | - | - | 25.0 | - | 25.0 | 0.0 | 0.0 | 0.6 | 0.0 | - | 0.6 | - | 0.0 | 1.4 | 0.0 | - | 1.4 | 1.0 |
| Articulated Trucks | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 2 | 0 | - | 2 | 0 | 0 | 1 | 0 | - | 1 | 3 |
| % Articulated Trucks | - | 0.0 | - | 0.0 | - | 0.0 | - | - | - | 0.0 | - | 0.0 | 0.0 | 0.0 | 0.1 | 0.0 | - | 0.1 | - | 0.0 | 0.1 | 0.0 | - | 0.1 | 0.1 |
| Bicycles on Road | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| % Bicycles on Road | - | 0.0 | - | 0.0 | - | 0.0 | - | - | - | 0.0 | - | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | - | 0.0 | - | 0.0 | 0.0 | 0.0 | - | 0.0 | 0.0 |
| Pedestrians | - | - | - | - | 2 | - | - | - | - | - | 1 | - | - | - | - | - | 0 | - | - | - | - | - | 0 | - | - |
| % Pedestrians | - | - | - | - | 100.0 | - | - | - | - | - | 100.0 | - | - | - | - | - | - | - | - | - | - | - | - | - | - |

# Site Plan




0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER SK-1
1 OF 1

SITE LAYOUT CONCEPT

SHEET TITLE

PROJ NO: 220019
ENG: LES
DATE: 05/10/2023

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

REVISIONS

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# ITE Trip Generation Sheets

# Land Use: 220
# Multifamily Housing (Low-Rise)

## Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

## Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

## Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

***It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).***

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

## Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

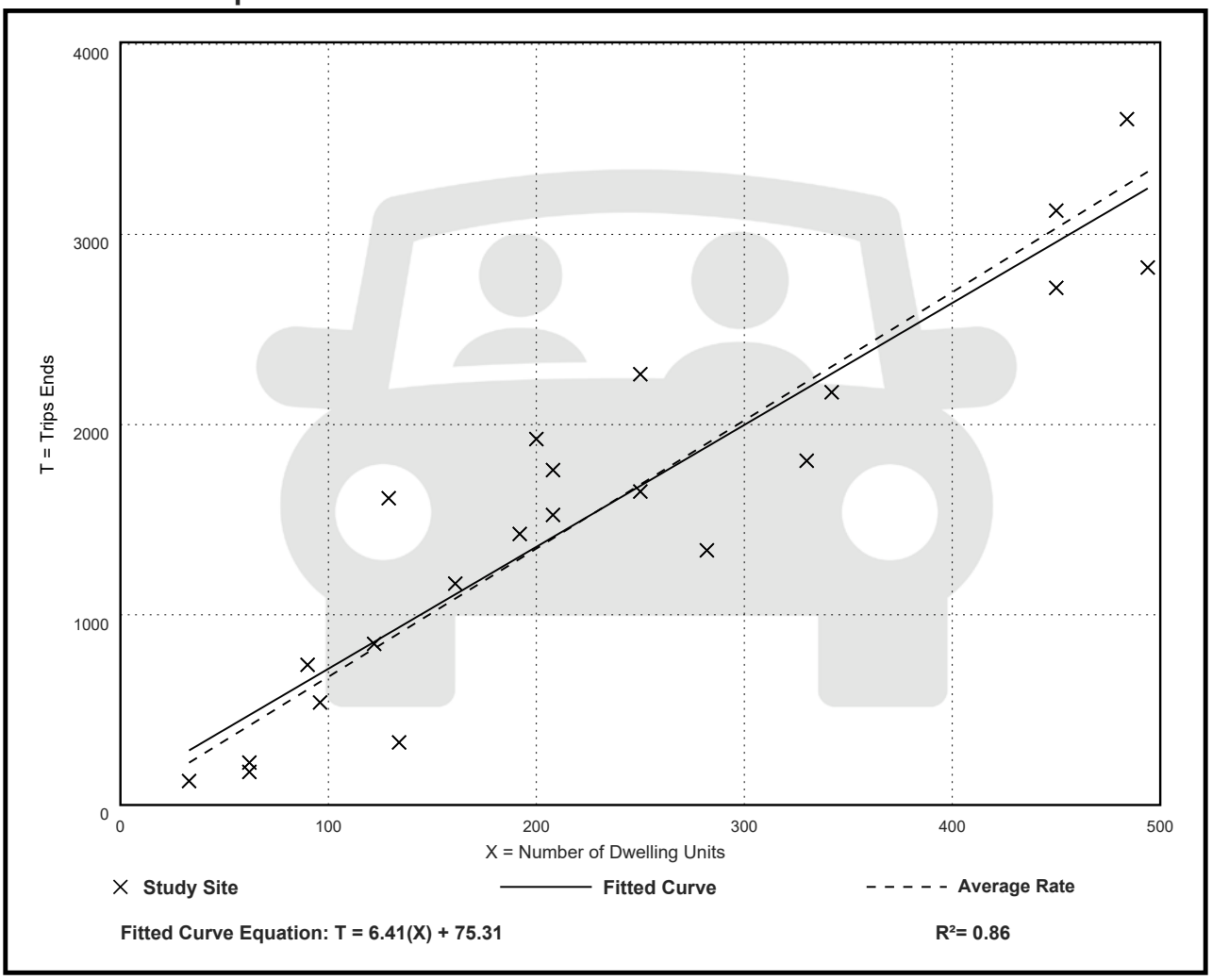
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 6.74 | 2.46 - 12.50 | 1.79 |

## Data Plot and Equation




**Fitted Curve Equation: T = 6.41(X) + 75.31**

**$R^2$= 0.86**

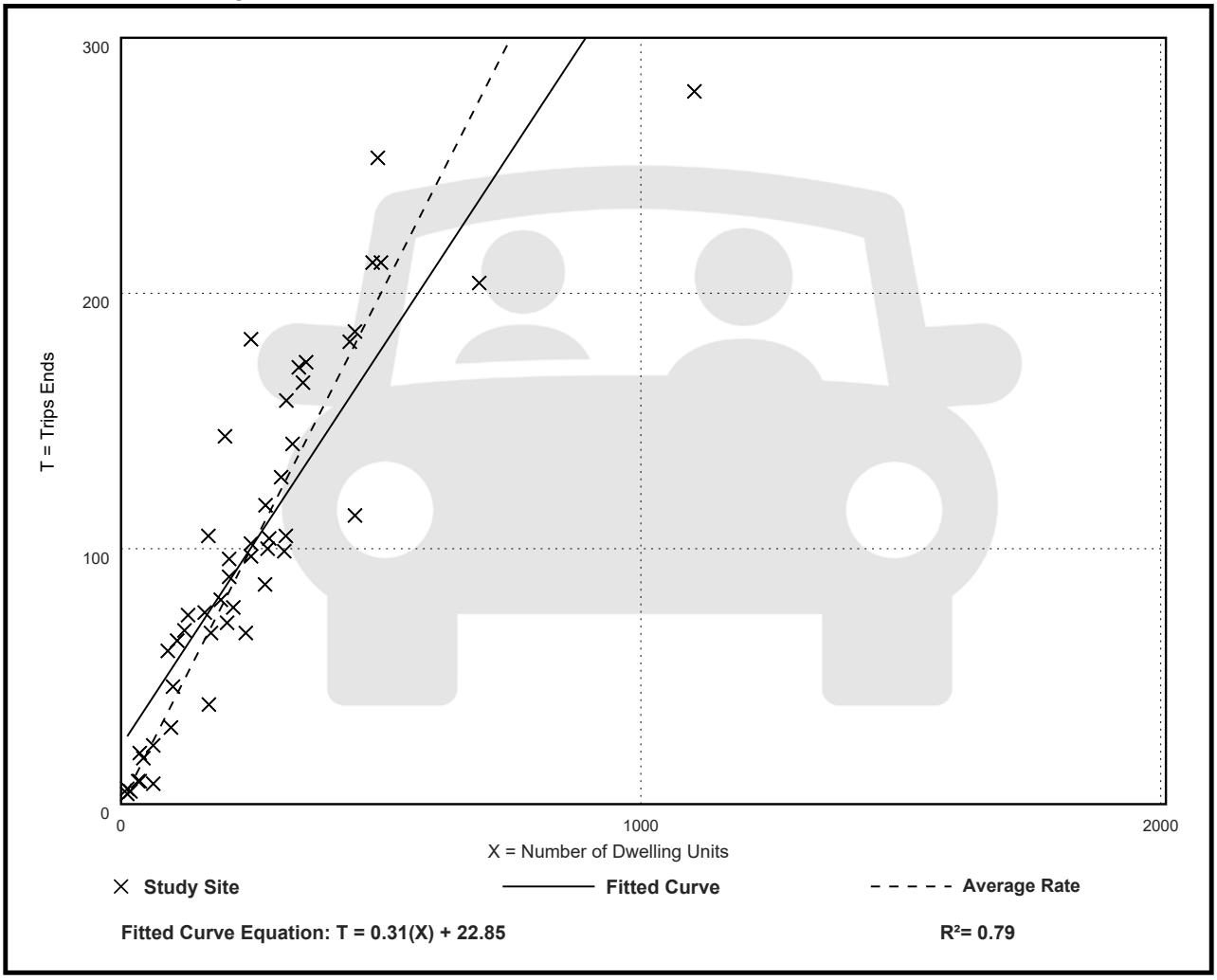
# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 7 and 9 a.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.40 | 0.13 - 0.73 | 0.12 |

## Data Plot and Equation



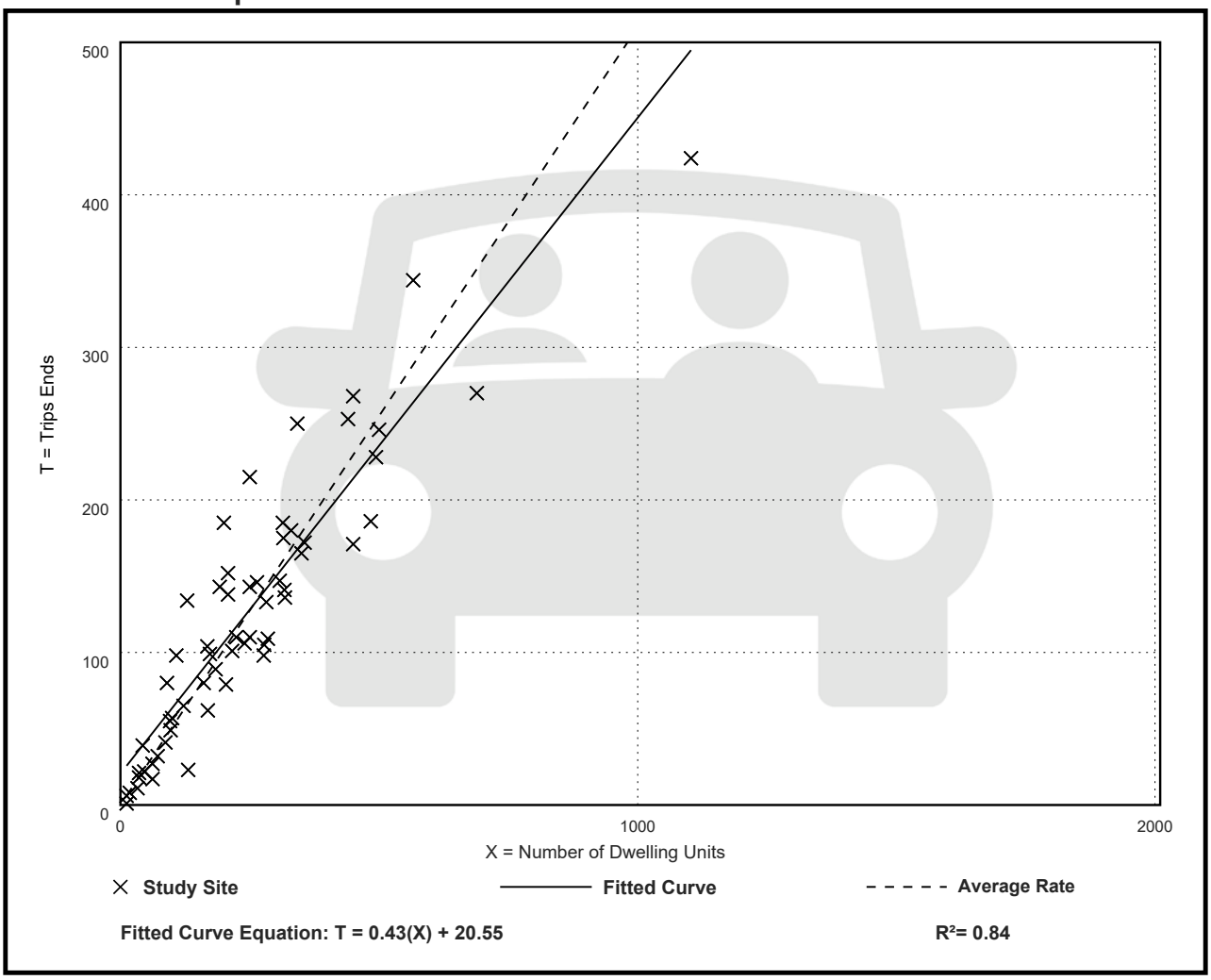
# Multifamily Housing (Low-Rise)
# Not Close to Rail Transit (220)

**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location: General Urban/Suburban**
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.51 | 0.08 - 1.04 | 0.15 |

## Data Plot and Equation



# CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

November 3, 2022

Kelly Pachowicz
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

***Subject:*** ***Arlington Height Road north of Golf Road***
IDOT

Dear Ms. Pachowicz:

In response to a request made on your behalf and dated November 2, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

| ROAD SEGMENT | Current ADT | Year 2050 ADT |
|---|---|---|
| Arlington Heights Rd N of Golf Rd | 30,400 | 34,900 |

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\ArlingtonHeights\ck-139-22\ck-139-22.docx

# Level of Service Criteria

LEVEL OF SERVICE CRITERIA

| Signalized Intersections | | |
|---|---|---|
| **Level of Service** | **Interpretation** | **Average Control Delay (seconds per vehicle)** |
| A | Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping. | ≤10 |
| B | Good progression, with more vehicles stopping than for Level of Service A. | > 10 - 20 |
| C | Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping. | > 20 - 35 |
| D | The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable. | > 35 - 55 |
| E | Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent. | > 55 - 80 |
| F | The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue. | > 80 |

| Unsignalized Intersections | |
|---|---|
| **Level of Service** | **Average Total Delay (sec/veh)** |
| A | 0 - 10 |
| B | > 10 - 15 |
| C | > 15 - 25 |
| D | > 25 - 35 |
| E | > 35 - 50 |
| F | > 50 |

Source: *Highway Capacity Manual*, 6th Edition.

# Capacity Analysis Summary Sheets

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 10 | 0 | 43 | 0 | 0 | 0 | 42 | 1082 | 0 | 0 | 1279 | 15 |
| Future Vol, veh/h | 10 | 0 | 43 | 0 | 0 | 0 | 42 | 1082 | 0 | 0 | 1279 | 15 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 0 | - | 0 | 150 | - | - | 80 | - | - |
| Veh in Median Storage, # | - | 1 | - | - | 1 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 0 | 2 | 12 | 2 | 2 | 2 | 10 | 3 | 2 | 2 | 4 | 0 |
| Mvmt Flow | 11 | 0 | 46 | 0 | 0 | 0 | 45 | 1151 | 0 | 0 | 1361 | 16 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 2035 | 2610 | 689 | 1922 | - | 576 | 1377 | 0 | 0 | 1151 | 0 | 0 |
| Stage 1 | 1369 | 1369 | - | 1241 | - | - | - | - | - | - | - | - |
| Stage 2 | 666 | 1241 | - | 681 | - | - | - | - | - | - | - | - |
| Critical Hdwy | 7.5 | 6.54 | 7.14 | 7.54 | - | 6.94 | 4.3 | - | - | 4.14 | - | - |
| Critical Hdwy Stg 1 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.02 | 3.42 | 3.52 | - | 3.32 | 2.3 | - | - | 2.22 | - | - |
| Pot Cap-1 Maneuver | 34 | 24 | 366 | 40 | 0 | 460 | 454 | - | - | 603 | - | - |
| Stage 1 | 157 | 213 | - | 185 | 0 | - | - | - | - | - | - | - |
| Stage 2 | 420 | 245 | - | 407 | 0 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 31 | 22 | 366 | 32 | - | 460 | 454 | - | - | 603 | - | - |
| Mov Cap-2 Maneuver | 105 | 109 | - | 112 | - | - | - | - | - | - | - | - |
| Stage 1 | 141 | 213 | - | 167 | - | - | - | - | - | - | - | - |
| Stage 2 | 378 | 221 | - | 356 | - | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 23.6 | 0 | 0.5 | 0 |
| HCM LOS | C | A | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | WBLn2 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 454 | - | - | 249 | - | - | 603 | - | - |
| HCM Lane V/C Ratio | 0.098 | - | - | 0.226 | - | - | - | - | - |
| HCM Control Delay (s) | 13.8 | - | - | 23.6 | 0 | 0 | 0 | - | - |
| HCM Lane LOS | B | - | - | C | A | A | A | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | - | 0.8 | - | - | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 1 | 13 | 16 | 1076 | 1281 | 3 |
| Future Vol, veh/h | 1 | 13 | 16 | 1076 | 1281 | 3 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | 75 | - | - | - |
| Veh in Median Storage, # | 1 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 0 | 0 | 0 | 3 | 4 | 0 |
| Mvmt Flow | 1 | 14 | 17 | 1133 | 1348 | 3 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1951 | 676 | 1351 | 0 | - | 0 |
| Stage 1 | 1350 | - | - | - | - | - |
| Stage 2 | 601 | - | - | - | - | - |
| Critical Hdwy | 6.8 | 6.9 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.8 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.8 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 58 | 401 | 516 | - | - | - |
| Stage 1 | 210 | - | - | - | - | - |
| Stage 2 | 516 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 56 | 401 | 516 | - | - | - |
| Mov Cap-2 Maneuver | 153 | - | - | - | - | - |
| Stage 1 | 203 | - | - | - | - | - |
| Stage 2 | 516 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 15.5 | 0.2 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 516 | - | 359 | - | - |
| HCM Lane V/C Ratio | 0.033 | - | 0.041 | - | - |
| HCM Control Delay (s) | 12.2 | - | 15.5 | - | - |
| HCM Lane LOS | B | - | C | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.1 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.9 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 10 | 0 | 43 | 9 | 0 | 5 | 42 | 1135 | 0 | 1 | 1332 | 15 |
| Future Vol, veh/h | 10 | 0 | 43 | 9 | 0 | 5 | 42 | 1135 | 0 | 1 | 1332 | 15 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 0 | - | 0 | 150 | - | - | 80 | - | - |
| Veh in Median Storage, # | - | 1 | - | - | 1 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 0 | 2 | 12 | 2 | 2 | 2 | 10 | 3 | 2 | 2 | 4 | 0 |
| Mvmt Flow | 11 | 0 | 46 | 10 | 0 | 5 | 45 | 1207 | 0 | 1 | 1417 | 16 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 2121 | 2724 | 717 | 2008 | - | 604 | 1433 | 0 | 0 | 1207 | 0 | 0 |
| Stage 1 | 1427 | 1427 | - | 1297 | - | - | - | - | - | - | - | - |
| Stage 2 | 694 | 1297 | - | 711 | - | - | - | - | - | - | - | - |
| Critical Hdwy | 7.5 | 6.54 | 7.14 | 7.54 | - | 6.94 | 4.3 | - | - | 4.14 | - | - |
| Critical Hdwy Stg 1 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.02 | 3.42 | 3.52 | - | 3.32 | 2.3 | - | - | 2.22 | - | - |
| Pot Cap-1 Maneuver | 29 | 20 | 350 | 35 | 0 | 441 | 431 | - | - | 574 | - | - |
| Stage 1 | 145 | 199 | - | 171 | 0 | - | - | - | - | - | - | - |
| Stage 2 | 404 | 230 | - | 390 | 0 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 26 | 18 | 350 | 28 | - | 441 | 431 | - | - | 574 | - | - |
| Mov Cap-2 Maneuver | 96 | 100 | - | 103 | - | - | - | - | - | - | - | - |
| Stage 1 | 130 | 199 | - | 153 | - | - | - | - | - | - | - | - |
| Stage 2 | 357 | 206 | - | 338 | - | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 25.3 | 32.7 | 0.5 | 0 |
| HCM LOS | D | D | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | WBLn2 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 431 | - | - | 233 | 103 | 441 | 574 | - | - |
| HCM Lane V/C Ratio | 0.104 | - | - | 0.242 | 0.093 | 0.012 | 0.002 | - | - |
| HCM Control Delay (s) | 14.3 | - | - | 25.3 | 43.5 | 13.3 | 11.3 | - | - |
| HCM Lane LOS | B | - | - | D | E | B | B | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | - | 0.9 | 0.3 | 0 | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.3 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 1 | 0 | 13 | 4 | 0 | 6 | 16 | 1133 | 1 | 2 | 1331 | 3 |
| Future Vol, veh/h | 1 | 0 | 13 | 4 | 0 | 6 | 16 | 1133 | 1 | 2 | 1331 | 3 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | 75 | - | - | 75 | - | - |
| Veh in Median Storage, # | - | 1 | - | - | 1 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 4 | 0 |
| Mvmt Flow | 1 | 0 | 14 | 4 | 0 | 6 | 17 | 1193 | 1 | 2 | 1401 | 3 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 2038 | 2635 | 702 | 1933 | 2636 | 597 | 1404 | 0 | 0 | 1194 | 0 | 0 |
| Stage 1 | 1407 | 1407 | - | 1228 | 1228 | - | - | - | - | - | - | - |
| Stage 2 | 631 | 1228 | - | 705 | 1408 | - | - | - | - | - | - | - |
| Critical Hdwy | 7.5 | 6.5 | 6.9 | 7.5 | 6.5 | 6.9 | 4.1 | - | - | 4.1 | - | - |
| Critical Hdwy Stg 1 | 6.5 | 5.5 | - | 6.5 | 5.5 | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.5 | 5.5 | - | 6.5 | 5.5 | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4 | 3.3 | 3.5 | 4 | 3.3 | 2.2 | - | - | 2.2 | - | - |
| Pot Cap-1 Maneuver | 34 | 24 | 385 | 41 | 24 | 451 | 493 | - | - | 592 | - | - |
| Stage 1 | 149 | 207 | - | 192 | 253 | - | - | - | - | - | - | - |
| Stage 2 | 440 | 253 | - | 398 | 207 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 33 | 23 | 385 | 38 | 23 | 451 | 493 | - | - | 592 | - | - |
| Mov Cap-2 Maneuver | 109 | 112 | - | 127 | 108 | - | - | - | - | - | - | - |
| Stage 1 | 144 | 206 | - | 185 | 244 | - | - | - | - | - | - | - |
| Stage 2 | 419 | 244 | - | 383 | 206 | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 16.6 | 21.9 | 0.2 | 0 |
| HCM LOS | C | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 493 | - | - | 326 | 223 | 592 | - | - |
| HCM Lane V/C Ratio | 0.034 | - | - | 0.045 | 0.047 | 0.004 | - | - |
| HCM Control Delay (s) | 12.6 | - | - | 16.6 | 21.9 | 11.1 | - | - |
| HCM Lane LOS | B | - | - | C | C | B | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | - | 0.1 | 0.1 | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.6 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 9 | 0 | 39 | 0 | 0 | 4 | 39 | 1525 | 1 | 1 | 1318 | 20 |
| Future Vol, veh/h | 9 | 0 | 39 | 0 | 0 | 4 | 39 | 1525 | 1 | 1 | 1318 | 20 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 0 | - | 0 | 150 | - | - | 80 | - | - |
| Veh in Median Storage, # | - | 1 | - | - | 1 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 0 | 2 | 3 | 2 | 2 | 25 | 0 | 1 | 0 | 0 | 2 | 0 |
| Mvmt Flow | 10 | 0 | 41 | 0 | 0 | 4 | 41 | 1622 | 1 | 1 | 1402 | 21 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 2308 | 3120 | 712 | 2408 | - | 812 | 1423 | 0 | 0 | 1623 | 0 | 0 |
| Stage 1 | 1415 | 1415 | - | 1705 | - | - | - | - | - | - | - | - |
| Stage 2 | 893 | 1705 | - | 703 | - | - | - | - | - | - | - | - |
| Critical Hdwy | 7.5 | 6.54 | 6.96 | 7.54 | - | 7.4 | 4.1 | - | - | 4.1 | - | - |
| Critical Hdwy Stg 1 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.02 | 3.33 | 3.52 | - | 3.55 | 2.2 | - | - | 2.2 | - | - |
| Pot Cap-1 Maneuver | 21 | 11 | 373 | 17 | 0 | 278 | 484 | - | - | 406 | - | - |
| Stage 1 | 147 | 202 | - | 95 | 0 | - | - | - | - | - | - | - |
| Stage 2 | 307 | 145 | - | 394 | 0 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 19 | 10 | 373 | 14 | - | 278 | 484 | - | - | 406 | - | - |
| Mov Cap-2 Maneuver | 90 | 77 | - | 66 | - | - | - | - | - | - | - | - |
| Stage 1 | 135 | 202 | - | 87 | - | - | - | - | - | - | - | - |
| Stage 2 | 277 | 133 | - | 349 | - | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 24.5 | 18.2 | 0.3 | 0 |
| HCM LOS | C | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | WBLn2 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 484 | - | - | 235 | - | 278 | 406 | - | - |
| HCM Lane V/C Ratio | 0.086 | - | - | 0.217 | - | 0.015 | 0.003 | - | - |
| HCM Control Delay (s) | 13.1 | - | - | 24.5 | 0 | 18.2 | 13.9 | - | - |
| HCM Lane LOS | B | - | - | C | A | C | B | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | - | 0.8 | - | 0 | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.3 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 0 | 18 | 42 | 1492 | 1320 | 5 |
| Future Vol, veh/h | 0 | 18 | 42 | 1492 | 1320 | 5 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | 75 | - | - | - |
| Veh in Median Storage, # | 1 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 0 | 0 | 0 | 1 | 2 | 0 |
| Mvmt Flow | 0 | 19 | 44 | 1571 | 1389 | 5 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 2266 | 697 | 1394 | 0 | - | 0 |
| Stage 1 | 1392 | - | - | - | - | - |
| Stage 2 | 874 | - | - | - | - | - |
| Critical Hdwy | 6.8 | 6.9 | 4.1 | - | - | - |
| Critical Hdwy Stg 1 | 5.8 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.8 | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 3.3 | 2.2 | - | - | - |
| Pot Cap-1 Maneuver | 35 | 388 | 497 | - | - | - |
| Stage 1 | 199 | - | - | - | - | - |
| Stage 2 | 373 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 32 | 388 | 497 | - | - | - |
| Mov Cap-2 Maneuver | 124 | - | - | - | - | - |
| Stage 1 | 181 | - | - | - | - | - |
| Stage 2 | 373 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 14.8 | 0.4 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 497 | - | 388 | - | - |
| HCM Lane V/C Ratio | 0.089 | - | 0.049 | - | - |
| HCM Control Delay (s) | 12.9 | - | 14.8 | - | - |
| HCM Lane LOS | B | - | B | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | 0.2 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 9 | 0 | 39 | 5 | 0 | 6 | 39 | 1594 | 8 | 4 | 1383 | 20 |
| Future Vol, veh/h | 9 | 0 | 39 | 5 | 0 | 6 | 39 | 1594 | 8 | 4 | 1383 | 20 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | 0 | - | 0 | 150 | - | - | 80 | - | - |
| Veh in Median Storage, # | - | 1 | - | - | 1 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 0 | 2 | 3 | 2 | 2 | 25 | 0 | 1 | 0 | 0 | 2 | 0 |
| Mvmt Flow | 10 | 0 | 41 | 5 | 0 | 6 | 41 | 1696 | 9 | 4 | 1471 | 21 |

| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 2420 | 3277 | 746 | 2527 | - | 853 | 1492 | 0 | 0 | 1705 | 0 | 0 |
| Stage 1 | 1490 | 1490 | - | 1783 | - | - | - | - | - | - | - | - |
| Stage 2 | 930 | 1787 | - | 744 | - | - | - | - | - | - | - | - |
| Critical Hdwy | 7.5 | 6.54 | 6.96 | 7.54 | - | 7.4 | 4.1 | - | - | 4.1 | - | - |
| Critical Hdwy Stg 1 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.5 | 5.54 | - | 6.54 | - | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4.02 | 3.33 | 3.52 | - | 3.55 | 2.2 | - | - | 2.2 | - | - |
| Pot Cap-1 Maneuver | 17 | 9 | 354 | 14 | 0 | 260 | 456 | - | - | 378 | - | - |
| Stage 1 | 132 | 186 | - | 85 | 0 | - | - | - | - | - | - | - |
| Stage 2 | 291 | 132 | - | 373 | 0 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 15 | 8 | 354 | 11 | - | 260 | 456 | - | - | 378 | - | - |
| Mov Cap-2 Maneuver | 80 | 68 | - | 59 | - | - | - | - | - | - | - | - |
| Stage 1 | 120 | 184 | - | 77 | - | - | - | - | - | - | - | - |
| Stage 2 | 258 | 120 | - | 326 | - | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 26.8 | 43.2 | 0.3 | 0 |
| HCM LOS | D | E | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | WBLn2 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 456 | - | - | 216 | 59 | 260 | 378 | - | - |
| HCM Lane V/C Ratio | 0.091 | - | - | 0.236 | 0.09 | 0.025 | 0.011 | - | - |
| HCM Control Delay (s) | 13.7 | - | - | 26.8 | 72 | 19.2 | 14.6 | - | - |
| HCM Lane LOS | B | - | - | D | F | C | B | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | - | 0.9 | 0.3 | 0.1 | 0 | - | - |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.4 |

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Vol, veh/h | 0 | 0 | 18 | 2 | 0 | 3 | 42 | 1564 | 3 | 6 | 1387 | 5 |
| Future Vol, veh/h | 0 | 0 | 18 | 2 | 0 | 3 | 42 | 1564 | 3 | 6 | 1387 | 5 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Stop | Stop | Stop | Stop | Free | Free | Free | Free | Free | Free |
| RT Channelized | - | - | None | - | - | None | - | - | None | - | - | None |
| Storage Length | - | - | - | - | - | - | 75 | - | - | 75 | - | - |
| Veh in Median Storage, # | - | 1 | - | - | 1 | - | - | 0 | - | - | 0 | - |
| Grade, % | - | 0 | - | - | 0 | - | - | 0 | - | - | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 |
| Mvmt Flow | 0 | 0 | 19 | 2 | 0 | 3 | 44 | 1646 | 3 | 6 | 1460 | 5 |

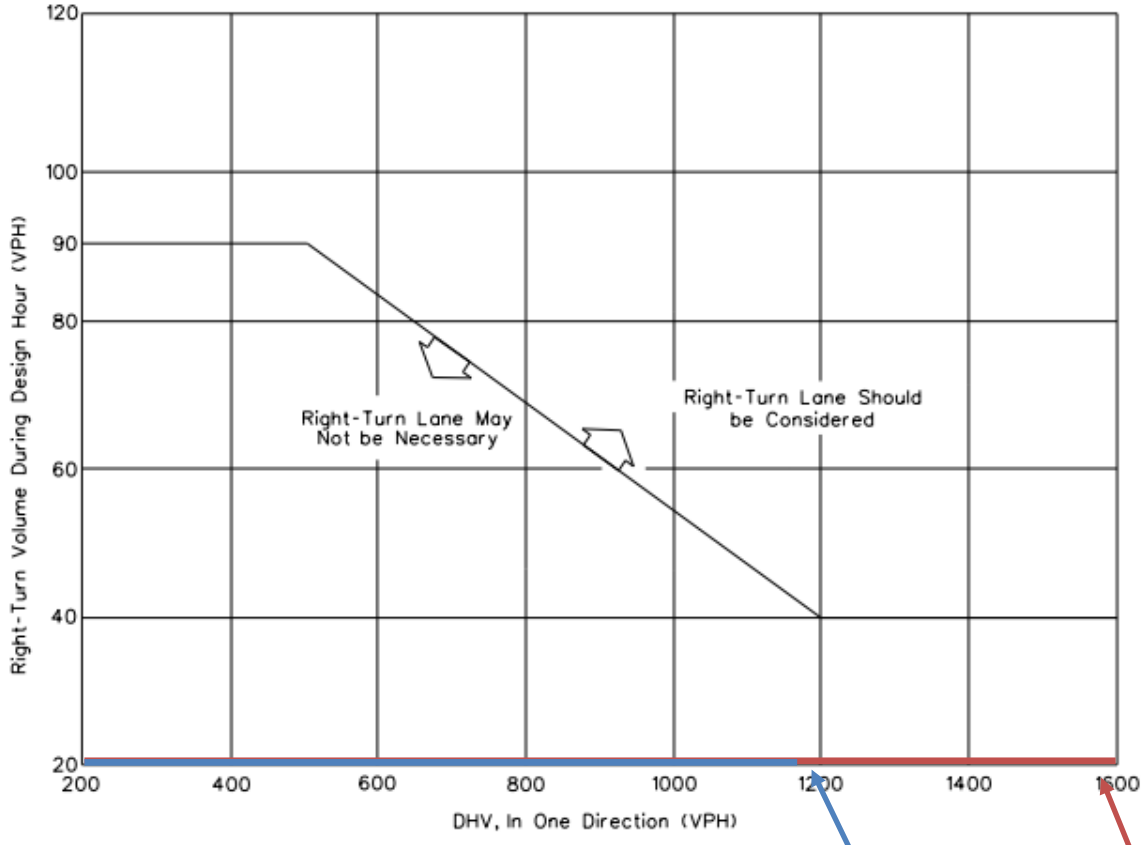
| Major/Minor | Minor2 | | | Minor1 | | | Major1 | | | Major2 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Conflicting Flow All | 2386 | 3212 | 733 | 2478 | 3213 | 825 | 1465 | 0 | 0 | 1649 | 0 | 0 |
| Stage 1 | 1475 | 1475 | - | 1736 | 1736 | - | - | - | - | - | - | - |
| Stage 2 | 911 | 1737 | - | 742 | 1477 | - | - | - | - | - | - | - |
| Critical Hdwy | 7.5 | 6.5 | 6.9 | 7.5 | 6.5 | 6.9 | 4.1 | - | - | 4.1 | - | - |
| Critical Hdwy Stg 1 | 6.5 | 5.5 | - | 6.5 | 5.5 | - | - | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.5 | 5.5 | - | 6.5 | 5.5 | - | - | - | - | - | - | - |
| Follow-up Hdwy | 3.5 | 4 | 3.3 | 3.5 | 4 | 3.3 | 2.2 | - | - | 2.2 | - | - |
| Pot Cap-1 Maneuver | 18 | 10 | 368 | 16 | 10 | 320 | 467 | - | - | 397 | - | - |
| Stage 1 | 135 | 192 | - | 93 | 143 | - | - | - | - | - | - | - |
| Stage 2 | 299 | 143 | - | 378 | 192 | - | - | - | - | - | - | - |
| Platoon blocked, % | | | | | | | | - | - | | - | - |
| Mov Cap-1 Maneuver | 16 | 9 | 368 | 14 | 9 | 320 | 467 | - | - | 397 | - | - |
| Mov Cap-2 Maneuver | 82 | 72 | - | 64 | 67 | - | - | - | - | - | - | - |
| Stage 1 | 122 | 189 | - | 84 | 130 | - | - | - | - | - | - | - |
| Stage 2 | 268 | 130 | - | 353 | 189 | - | - | - | - | - | - | - |

| Approach | EB | WB | NB | SB |
|---|---|---|---|---|
| HCM Control Delay, s | 15.3 | 35.6 | 0.4 | 0.1 |
| HCM LOS | C | E | | |

| Minor Lane/Major Mvmt | NBL | NBT | NBR | EBLn1 | WBLn1 | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|
| Capacity (veh/h) | 467 | - | - | 368 | 123 | 397 | - | - |
| HCM Lane V/C Ratio | 0.095 | - | - | 0.051 | 0.043 | 0.016 | - | - |
| HCM Control Delay (s) | 13.5 | - | - | 15.3 | 35.6 | 14.2 | - | - |
| HCM Lane LOS | B | - | - | C | E | B | - | - |
| HCM 95th %tile Q(veh) | 0.3 | - | - | 0.2 | 0.1 | 0 | - | - |

# Right Turn Lane Warrants

Figure A – Arlington Heights Road with Pickwick Road




*Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).*

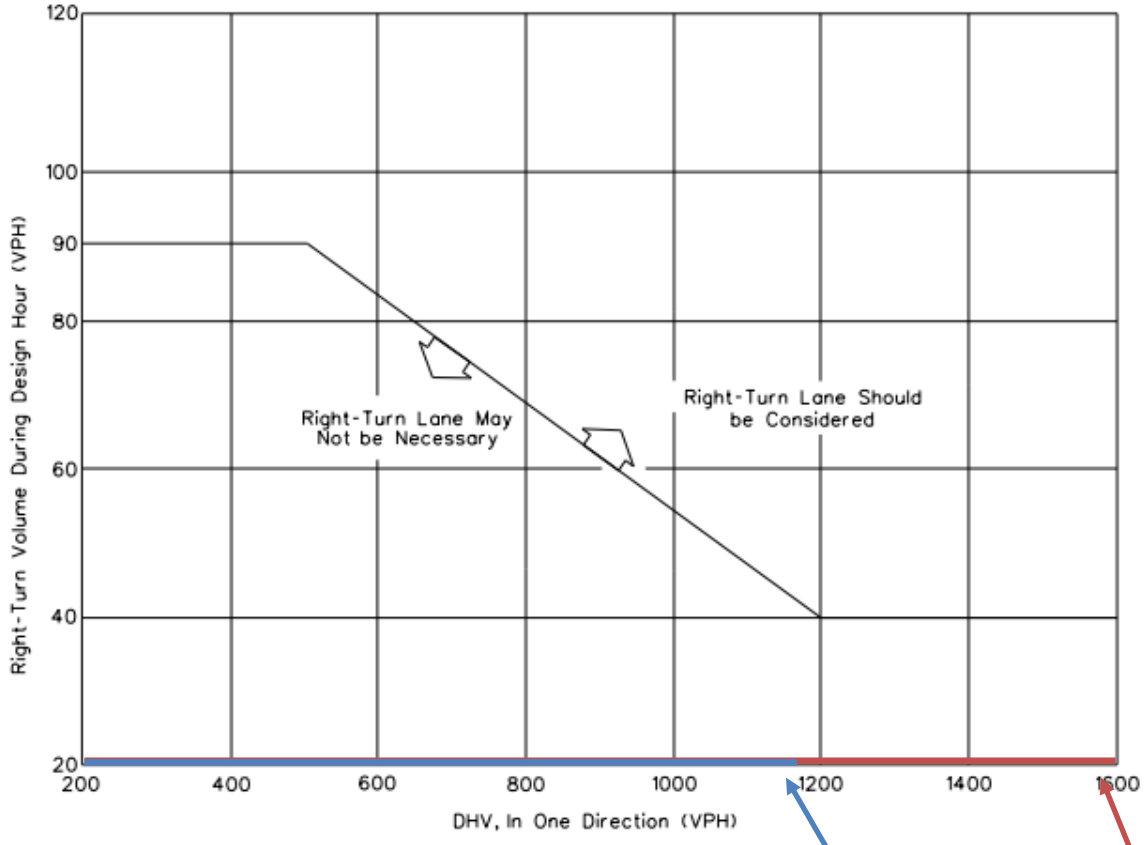
PM Peak Hour
(1,641, 8)

AM Peak Hour
(1,177, 0)

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS**
**(Design Speed of 50 mph (80 km/hr) or Greater)**

**Figure 36-3.B**

Figure B – Arlington Heights Road with Emerson Street




*Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).*

PM Peak Hour
(1,609, 3)

AM Peak Hour
(1,150, 1)

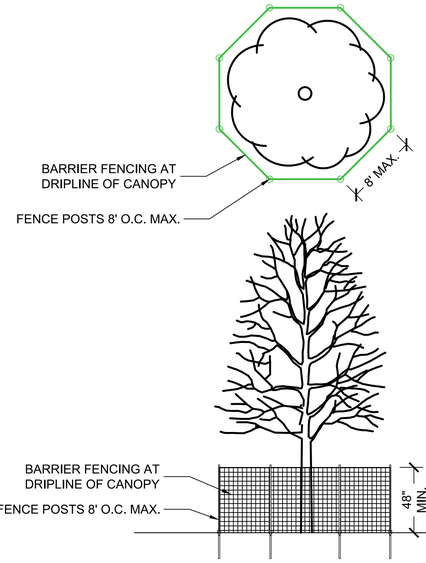
**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS**
**(Design Speed of 50 mph (80 km/hr) or Greater)**

**Figure 36-3.B**

# Parking Occupancy Surveys

PARKING OCCUPANCY SURVEYS

| Time | Villas of Lake in the Hills (Lake in the Hills) | | Pheasant Ridge Hunter Apartments (Orland Hills) | |
|---|---|---|---|---|
| | Friday | Saturday | Friday | Saturday |
| 6:00 AM | 67 | 66 | 166 | 148 |
| 7:00 AM | 65 | 64 | 142 | 145 |
| 8:00 AM | 55 | 63 | 142 | 138 |
| 9:00 AM | 52 | 62 | 138 | 131 |
| 10:00 AM | 51 | 55 | 130 | 123 |
| 2:00 PM | 44 | 48 | 109 | 94 |
| 3:00 PM | 43 | 46 | 108 | 94 |
| 4:00 PM | 43 | 54 | 109 | 85 |
| 5:00 PM | 43 | 50 | 85 | 87 |
| 6:00 PM | 55 | 57 | 97 | 88 |
| 7:00 PM | 55 | 58 | 98 | 110 |
| 8:00 PM | 55 | 61 | 93 | 122 |
| 9:00 PM | 61 | 63 | 123 | 139 |
| 10:00 PM | 63 | 56 | 148 | 149 |
| **Inventory** | **132** | **132** | **282** | **282** |




2 TREE PRESERVATION FENCING DETAIL — NOT TO SCALE

## EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. NUMEROUS LARGE MATURE TREES EXIST ON SITE. 55 TREES WILL BE REMOVED AS PART OF THIS CONTRACT. ALMOST ALL TREES FOR REMOVAL ARE WEED SPECIES.

## TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

## TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN — N — SCALE 1"=30' — 0' 15' 30' 60' 90'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT — LARRY C. GLASSCOCK JR. 157-001000 — STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

| NO. | TITLE | DATE |
|---|---|---|
| 1. | Revised | 08/23/2023 |
| 2. | Revised | 10/31/2023 |

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2306034

DATE
08-22-2023

| DRAWN BY: | APPROVED BY: |
|---|---|
| LCG | LCG |

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

**Proj ID:** Grace Terrace
**Date:** 8/23/2023
**Address:** Arlington Heights Rd. and Emerson Rd, Arlington Hts.

| Number | Tag | Size | Common Name | Scientific Name | Best 5 Condition 1-5 | Best 5 Form 1-5 | Notes |
|---|---|---|---|---|---|---|---|
| 101 | | 10 | Common Hackberry | Celtis occidentalis | 5 | 5 | Parkway |
| 102 | | 24 | Silver Maple | Acer sacharrinum | 4 | 4 | |
| 103 | 1967 | 32 | Silver Maple | Acer sacharrinum | 2 | 2 | Missing Limbs |
| 104 | | 18 | White Pine | Pinus strobus | 3 | 3 | |
| 105 | | | missing | | | | |
| 106 | 1904 | 10 | Norway spruce | Picea abies | 4 | 4 | Remove |
| 107 | 5489 | 24 | Siberian Elm | Ulmus pumila | 4 | 4 | Remove |
| 108 | | 32 | Cottonwood | Populus deltoides | 3 | 3 | Remove |
| | | | | | | | |
| 126 | | 18 | Boxelder | Acer negundo | 3 | 3 | remove |
| 127 | | 8 | Siberian Elm | Ulmus pumila | | | Remove |
| | | | | | | | |
| 129 | | 6 | Boxelder | Acer negundo | 3 | 3 | Remove |
| 130 | | 12 | Siberian Elm | Ulmus pumila | 3 | 4 | Remove |
| 131 | | 12 | Siberian Elm | Ulmus pumila | 4 | 2 | Remove |
| 132 | 5492 | 8 | Common Hackberry | Celtis occidentalis | 4 | 3 | Remove |
| 133 | | 8 | Boxelder | Acer negundo | 4 | 3 | Remove |
| 134 | | 4 | European Buckthorn | Rhamnus cathartica2 | 1 | 1 | Remove |
| 135 | | 8 | Boxelder | Acer negundo | 3 | 3 | |
| 136 | | 6 | Cottonwood | Populus deltoides | 3 | 4 | Remove |
| 137 | | 15 | Silver Maple | Acer saccharinum | 4 | 4 | Off-site |
| 138 | | 15 | Silver Maple | Acer saccharinum | 4 | 4 | Off-site |
| 139 | | 6 | Boxelder | Acer negundo | 3 | 4 | Off-site |
| 140 | | 6 | Boxelder | Acer negundo | 3 | 4 | |
| 141 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | remove |
| 142 | | 10 | Silver Maple | Acer saccharinum | 4 | 4 | |
| 143 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 144 | | 8 | Boxelder | Acer negundo | 3 | 2 | |
| 145 | | 8 | Boxelder | Acer negundo | 3 | 2 | remove |
| 146 | | 6 | European Buckthorn | Rhamnus cathartica | 1 | 1 | |
| 147 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | remove |
| 148 | | 6 | Boxelder | Acer negundo | 4 | 3 | Off-site |
| 149 | | 12 | Silver Maple | Acer saccharinum | 4 | 3 | Off-site |
| 150 | | 8 | Common Hackberry | Celtis occidentalis | 4 | 4 | Off-site |
| 151 | | 6 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Off-site |
| 152 | | 28 | Silver Maple | Acer saccharinum | 3 | 2 | Off-site |
| 153 | | 12 | Ulmus pumila | Siberian elm | 2 | 2 | Off-site |
| 154 | | 24 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 155 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 156 | | 8 | Boxelder | Acer saccharinum | 3 | 3 | Remove |
| 157 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 158 | | 6 | Boxelder | Acer saccharinum | 3 | 3 | Remove |
| 159 | 5442 | 4 | Boxelder | Acer saccharinum | 3 | 3 | Remove |
| 160 | 5443 | 6 | Boxelder | Acer saccharinum | 3 | 3 | Remove |
| 161 | 5444 | 10 | Boxelder | Acer saccharinum | 3 | 3 | Remove |
| 162 | | 5 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 163 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 164 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 165 | | 6 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 166 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 167 | | 4 | Boxelder | Acer negundo | 3 | 2 | crowded, Remove |
| 168 | | 20 | Silver Maple | Acer saccharinum | 4 | 2 | Remove |
| 169 | | 12 | Cottonwood | Populus deltoides | 4 | 3 | Remove |
| 170 | | 6 | Boxelder | Acer negundo | 4 | 3 | Remove |
| | | | | | | | |
| 173 | | 6 | European Buckthorn | Rhamnus cathartica | 1 | 1 | remove |
| 174 | | 6 | European Buckthorn | Rhamnus cathartica | 1 | 1 | remove |
| 175 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | remove |
| 176 | | 6 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 177 | | 6 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 178 | | 6 | Boxelder | Acer negundo | 4 | 3 | Remove |
| 179 | | 6 | Silver Maple | Acer saccharinum | 3 | 2 | Remove |
| 180 | 5461 | 8 | Boxelder | Acer negundo | 3 | 3 | Remove |
| 181 | | 10 | Silver Maple | Acer saccharinum | 4 | 2 | Remove |
| 182 | | 7 | Cottonwood | Populus deltoides | 4 | 4 | Remove |
| 183 | | 9 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 184 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 185 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Off-site |
| 186 | | 8 | Silver Maple | Acer saccharinum | 4 | 3 | Off-site |
| 187 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | remove |
| 188 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | remove |
| 189 | | 16 | Cottonwood | Populus deltoides | 4 | 3 | Remove |
| 190 | | 17 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 191 | | 26 | Silver Maple | Acer saccharinum | 3 | 3 | Remove |
| 192 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 193 | | 6 | Green spruce | Picea pungens | 4 | 4 | Off-site |
| 194 | | 8 | Cottonwood | Populus deltoides | 4 | 3 | Off-site |
| 195 | | 18 | Silver Maple | Acer saccharinum | 3 | 3 | Remove |
| 196 | | 14 | Silver Maple | Acer saccharinum | 3 | 3 | Remove |
| 197 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 198 | | 13 | Boxelder | Acer negundo | 3 | 2 | Remove |
| 199 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 200 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 201 | | 5 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 202 | | 32 | Cottonwood | Populus deltoides | 1 | 1 | Remove |
| 203 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 204 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 205 | | 12 | Cottonwood | Populus deltoides | 4 | 2 | Crowded, Remove |
| 206 | | 12 | Siberian Elm | Ulmus pumila | 4 | 2 | Crowded, Remove |
| 207 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 208 | | 25 | Cottonwood | Populus deltoides | 2 | 2 | Remove |
| 209 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 210 | | 5 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 211 | | 12 | Common Hackberry | Celtis occidentalis | 3 | 2 | Remove |
| 212 | | 12 | Boxelder | Acer negundo | 4 | 2 | Remove |
| 213 | | 4 | Common Hackberry | Celtis occidentalis | 4 | 4 | Remove |
| 214 | | 3 | Boxelder | Acer negundo | 3 | 3 | Remove |
| 215 | | 5 | Boxelder | Acer negundo | 3 | 3 | Remove |
| 216 | | 14 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 217 | | 6 | Boxelder | Acer negundo | 3 | 4 | Remove |
| 218 | | 10 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 219 | | 5 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 220 | | 5 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 221 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 222 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Off-site |
| 223 | | 7 | Boxelder | Acer negundo | 3 | 3 | Off-site |
| 224 | | 16 | Ulmus pumila | Siberian Elm | 4 | 3 | Off-site |
| 225 | | 6 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 226 | | 7 | Boxelder | Acer negundo | 3 | 3 | |
| 227 | | 24 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 228 | | 15 | Cottonwood | Populus deltoides | 3 | 2 | Off-site |
| 229 | | 8 | Cottonwood | Populus deltoides | 3 | 3 | Off-site |
| 230 | | 9 | Cottonwood | Populus deltoides | 4 | 3 | Off-site |
| 231 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 232 | | 18 | Cottonwood | Populus deltoides | 4 | 3 | |
| 233 | | 24 | Cottonwood | Populus deltoides | 3 | 2 | Remove |
| 234 | | 5 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 235 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 236 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 237 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 238 | | 12 | Silver Maple | Acer saccharinum | 3 | 2 | Remove |
| 239 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 240 | | 17 | Cottonwood | Populus deltoides | 3 | 3 | |
| 241 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 242 | | 18 | Cottonwood | Populus deltoides | 3 | 2 | |
| 243 | | 3 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 244 | | 18 | Silver Maple | Acer saccharinum | 3 | 3 | |
| 245 | | | missing | | | | |
| 246 | | 24 | Cottonwood | Populus deltoides | 4 | 4 | |
| 247 | | 4 | Siberian Elm | Ulmus pumila | 3 | 3 | |
| 248 | | 10 | Cottonwood | Populus deltoides | 3 | 2 | Vine Covered |
| 249 | | 8 | Yew | Taxus cuspidata | 2 | 4 | Vine covered |
| 250 | | 8 | Yew | Taxus cuspidata | 2 | 4 | Vine covered |
| 251 | | 8 | Cottonwood | Populus deltoides | 2 | 2 | Remove |
| 253 | | 10 | Cottonwood | Populus deltoides | 3 | 2 | |
| 254 | | 4 | European Buckthorn | Rhamnus cathartica | 1 | 1 | Remove |
| 255 | | 5 | Cottonwood | Populus deltoides | 4 | 2 | |
| 256 | | 6 | Black cherry | Prunus serotina | 3 | 3 | Remove |
| 257 | | 8 | Cottonwood | Populus deltoides | 3 | 2 | |
| 258 | | 10 | Dead | | 0 | 0 | Remove |
| 259 | | 3 | Crabapple | Malus ssp. | 5 | 5 | |
| 260 | | 6 | Norway maple | Acer platanoides | 5 | 5 | |
| | | | | | | | |
| 262 | | 7 | Norway maple | Acer platanoides | 5 | 5 | |
| 263 | | 6 | Norway maple | Acer platanoides | 5 | 5 | |
| 264 | | 17 | Cottonwood | Populus deltoides | 3 | 2 | |
| 265 | | 7 | Green Spruce | Picea pungens | 5 | 5 | Remove |
| 266 | | | missing | | | | |
| 267 | | 6 | Blue Spruce | Picea pungens glauca | 5 | 3 | Remove |
| 268 | | | missing | | | | |
| 269 | | 5 | Blue Spruce | Picea pungens glauca | 4 | 4 | Remove |
| 270 | | | missing | | | | |
| 271 | | 6 | Common Hackberry | Celtis occidentalis | 5 | 5 | Remove |
| 272 | | | missing | | | | |
| 273 | | 24 | Silver Maple | Acer saccharinum | 4 | 3 | |
| 274 | | 6 | Common Hackberry | Celtis occidentalis | 5 | 5 | Remove |
| 275 | | 8 | Common Hackberry | Celtis occidentalis | 5 | 5 | Remove |
| 276 | | 8 | Blue Spruce | Picea pungens glauca | 3 | 3 | Remove |
| 277 | | 8 | Green Spruce | Picea pungens | 4 | 4 | Remove |
| 278 | | 6 | Boxelder | Acer negundo | 3 | 3 | |
| 279 | | 12 | Pinus strobus | White Pine | 3 | 3 | crowded, remove |
| 280 | | 10 | Boxelder | Acer negundo | 2 | 2 | remove |
| 281 | | 30 | Boxelder | Acer negundo | 3 | 2 | remove |
| 282 | | 10 | Norway spruce | Picea abies | 3 | 3 | crowded, remove |
| 283 | | 15 | Pinus strobus | White Pine | 2 | 2 | |
| 283A | | 18 | Norway spruce | Picea abies | 4 | 4 | Remove |
| 284 | | 18 | Honeylocust | Gleditsia triacan. | 4 | 4 | |
| 285 | | 20 | Dead | | | | Remove |
| 286 | | 18 | Norway spruce | Picea abies | 4 | 4 | |
| 287 | | 28 | Dead | | | | Remove |
| 288 | | 12 | Norway spruce | Picea abies | 3 | 3 | Remove |
| 289 | | 30 | Silver Maple | Acer saccharinum | 3 | 3 | Remove |
| 290 | | 16 | Ulmus americana | American Elm | 4 | 3 | Remove |
| 291 | | 24 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 292 | | 20 | Silver Maple | Acer saccharinum | 4 | 3 | Remove |
| 293 | | 20 | Silver Maple | Acer saccharinum | 3 | 3 | |
| 294 | | 24 | Silver Maple | Acer saccharinum | 3 | 3 | |
| 295 | | 24 | Silver Maple | Acer saccharinum | 4 | 4 | Remove |
| 296 | | 8 | Green Spruce | Picea pungens | 2 | 4 | Remove |
| 297 | | 8 | Green Spruce | Picea pungens | 4 | 4 | Remove |
| 298 | | 2 | Common Hackberry | Celtis occidentalis | 4 | 5 | Remove |
| 299 | | 2 | Common Hackberry | Celtis occidentalis | 4 | 5 | Remove |
| 300 | | 2 | Swamp White Oak | Quercus alba bicolor | 4 | 4 | Remove |
| 301 | | 3 | Swamp White Oak | Quercus alba bicolor | 4 | 4 | Remove |
| 302 | | 2 | Common Hackberry | Celtis occidentalis | 4 | 5 | Remove |
| 303 | | 2 | Common Hackberry | Celtis occidentalis | 4 | 5 | Remove |
| 304 | | 8 | Thuja occidentalis | Arborvitae | 4 | 4 | Remove |
| 305 | | 8 | Thuja occidentalis | Arborvitae | 4 | 4 | Remove |
| 306 | | 8 | Thuja occidentalis | Arborvitae | 4 | 4 | Remove |
| 307 | | 8 | Thuja occidentalis | Arborvitae | 4 | 4 | Remove |
| 308 | | 8 | Thuja occidentalis | Arborvitae | 4 | 5 | Remove |
| 309 | | 8 | Thuja occidentalis | Arborvitae | 5 | 5 | Remove |
| 310 | | 8 | Thuja occidentalis | Arborvitae | 5 | 5 | Remove |
| 311 | | 8 | Thuja occidentalis | Arborvitae | 5 | 5 | Remove |
| 312 | | 8 | Thuja occidentalis | Arborvitae | 4 | 4 | Remove |
| 313 | | 8 | Pinus strobus | White Pine | 5 | 4 | Remove |
| 314 | | 8 | Pinus strobus | White Pine | 5 | 5 | Remove |
| 315 | | 8 | Thuja occidentalis | Arborvitae | 5 | 5 | Remove |
| 316 | | 8 | Pinus strobus | White Pine | 5 | 5 | Remove |
| 317 | | 8 | Pinus strobus | White Pine | 4 | 4 | Remove |
| 318 | | 8 | Thuja occidentalis | Arborvitae | 4 | 5 | Remove |
| 319 | | 3 | Acer rubrum | Red Maple | 5 | 5 | |
| 320 | | 3 | Acer rubrum | Red Maple | 5 | 4 | Remove |
| | 126 | | Total quantity of trees to be removed (not including buckthorn) | | | | |
| | | 968 | Total Caliper Inches Removed (not including buckthorn) | | | | |


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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK, JR.
157-001000
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

| NO. | TITLE | DATE |
|---|---|---|
| 1. | Revised | 08/23/2023 |
| 2. | Revised | 10/31/2023 |

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2306034

DATE
08-22-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE SURVEY

SHEET NUMBER
L1.2

# Village of Arlington Heights
# Building & Life Safety Department

## Interoffice Memorandum

**To:** **Jorge Torres, Director of Building & Life Safety**

**From:** **Elliot Eldridge, Assistant Building Official**

**Subject:** **1519-1625 S Arlington Heights Rd – PUD to Allow 25-unit Supportive Living Facility**

**PC:** **23-007**

**Date:** **June 12, 2023**

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. The design and construction of the facility shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Fire Code with amendments
    c. 2018 International Fuel Gas Code with amendments
    d. 2018 International Mechanical Code with amendments
    e. 2018 International Swimming Pool and Spa Code with amendments
    f. 2018 Illinois Accessibility Code
    g. 2018 ILLINOIS Energy Conservation Code with state amendments
    h. 2017 National Electrical Code with amendments
    i. 2014 Illinois Plumbing Code with amendments

    Submittal is missing this information.

2. This facility will be reviewed as an I-1. Provide information on which condition (1 or 2) as shown in the 2018 IBC 308.2. There are varying requirements based on the condition. Submittal is missing this information.

3. Provide a more in-depth summary of what supportive services are included. Submittal is missing this information.

4. Provide the proposed construction type of the building. 2018 IBC 601 and 602. Submittal is missing this information.

5. Height and area calculations shall be per 2018 IBC Chapter 5. Submittal is missing this information.

6. Exterior wall ratings shall comply with 2018 IBC Tables 601 and 602 based on fire separation distance. Submittal is missing this information.

7. All doors leading to the exterior of the building shall open in the direction of travel. The vestibule door on the exterior of the building needs to swing out, not in as shown on the plans.

8. Elevator shafts, stairwell shafts and trash chutes shall have a fire-resistance rating of 1 hour when connecting less than 4 stories. 2018 IBC 713.4. Submittal is missing this information.

9. Dwelling unit separation shall be 1-hour fire-resistance rated fire partitions per 2018 IBC 708.1, #1.

10. The floor/ceiling horizontal assembly separating dwelling units shall be a 1-hour fire-resistance rated assembly, per 2018 IBC 711.2.4.3, unless the construction type is one mentioned in the exception.

11. If public funding is provided, accessible and adaptable units will be required. Plans show three accessible and five adaptable units.

12. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Submittal is missing this information.

13. The electrical room may require to egress doors depending on the size of the electrical service.

14. Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. Submittal is missing this information.

15. A complete NFPA 13 compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Per 2018 IBC 903.3.2, #3; the fire suppression system shall be quick-response or residential automatic sprinklers. Submittal is missing this information.

16. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Submittal is missing this information.

17. The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Submittal is missing this information.

18. Fire protection equipment and mechanical and electrical service rooms shall be identified in an approved manner. Submittal is missing this information.

19. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Submittal is missing this information.

20. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. Submittal is missing this information.

21. In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall comply with current code requirements. Submittal is missing this information.

22. A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official. Submittal is missing this information.

23. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. Submittal is missing this information.

24. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. Fire pumps shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. Submittal is missing this information.

25. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. Submittal is missing this information.

26. Signs shall be posted on both sides of an approach of any fire lane stating “NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction. Submittal is missing this information.

27. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade. Submittal is missing this information.

28. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. Submittal is missing this information.

29. If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.

Submittal is missing this information.

30. Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. Submittal is missing this information.

31. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. Submittal is missing this information.

32. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building. Submittal is missing this information.

33. Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.

# PLAN COMMISSION PC #23-008
# Grace Terrace
# 1519 S Arlington Heights Road
## Round 1

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. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow time to generate the fee letter and for the petitioner to assemble the proper documents. The public improvements for this development would be:

    a) The extension of the public water main from Emerson Street to Arlington Heights Road.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

| | |
|---|---|
| Projected Coordinate System: | NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet |
| Projection: | Transverse_Mercator |
| False_Easting: | 984250.00000000 |
| False_Northing: | 0.00000000 |
| Central_Meridian: | -88.33333333 |
| Scale_Factor: | 0.99997500 |
| Latitude_Of_Origin: | 36.66666667 |
| Linear Unit: | Foot_US |
| Geographic Coordinate System: | GCS_North_American_1983 |
| Datum: | D_North_American_1983 |
| | Prime Meridian: Greenwich |
| | Angular Unit: Degree |

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

16. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

17. Provide a stormwater report with calculations.

18. The preliminary engineering plans appear to expand the existing detention facility for The Reserve at Arlington. Clarify if there has been any coordination with The Reserve.

19. Final subdivision approval will require final engineering plans.

20. The photometric lighting diagram is acceptable.

21. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

22. Provide dimensions on the Fire Truck Turning Exhibit from the fire lane to the building.

23. Remove and replace the public sidewalk along the entire length of the property. New sidewalk shall be located one foot off the property line per Village code. The sidewalk shall be 10 ft wide.

24. The sidewalk shall carry through both driveways, the curb shall stop at the sidewalk. The sidewalk through the driveways shall be 8" thick.

25. The existing apron and curb cuts along Arlington Heights Road shall be removed.

26. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT is required for all work within IDOT right-of-way. The proposed left turn bay for southbound Arlington Heights Road will require IDOT approval.

27. An agreement shall be provided between the subject property and The Reserve at Arlington Heights property for the maintenance of the portion of The Reserve at Arlington Heights detention facility that is located on the subject property.

28. The relocation of the power pole must be coordinated with ComEd.

29. The 8" water service shall be installed with a pressure connection.

30. Provide additional information on the removal of fire hydrant.

31. The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.

Preliminary Plat of Subdivision:

32. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-12 are complete. Refer to the checklist for Item 13.

33. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks

34. Right-of-way shall be dedicated for a future cul-de-sac at the west end of Emerson Street.

35. The 10 ft stormwater pipeline easement located along the south property line of Parcel 2 shall be vacated.

36. Provide an easement for the public water main to be extended from Emerson Street to Arlington Heights Road.

6-23-23

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

Attachments:
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)

# Preliminary Plat of Subdivision Checklist

**Municipal Code Section 29-201(b)(1 – 13)**

- ✓ 1. The name of the proposed subdivision.
- ○ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ○ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ○ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ○ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ○ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ○ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ○ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ○ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ○ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ○ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ○ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ○ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

# Final Plat of Subdivision Checklist
## Municipal Code Section 29-209(a – t)

- ○ a. The date of preparation of the final plat and by whom prepared.
- ○ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ○ c. All permanent survey monuments, markers and bench marks.
- ○ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ○ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ○ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ○ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ○ h. All easements for rights of way established for public use and utilities.
- ○ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ○ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ○ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ○ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ○ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ○ n. A deed of dedication in the form set forth in Section 29-217(a):
  The Final plat shall contain a deed of dedication substantially as follows:

  "We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS )
COUNTY OF COOK ) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

_____
Notary Public"

○ o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

_____
President

_____
Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

○ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

# *Contacts for Plat Signatures*

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

Katie Bengson, Real Estate Specialist — 630-576-6867
**ComEd** — Katie.bengson@comed.com
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

Ms. Gwen Borjon — 630-388-2976
**NICOR Gas** — gborjon@southernco.com
1844 W Ferry Rd
Naperville, IL 60563

Ms. Sue E. Manshum — 847-271-5149
ROW Engineer — sm9231@att.com
**Ameritech**
1391 Abbot Ct
Buffalo Grove, IL 60089

Mr. Alonzo Escatel or Paul Flinkow — Alonzo 630-631-9577 Paul 630-803-9660
**Astound** — Alonzo.escatel@astound.com
1130 Carolina Dr
West Chicago, IL 60185 — Paul.flinkow@astound.com

Mr. Charles Saint Vil
**IDOT Permits** — Charles.SaintVil@illinois.gov
201 W Center Court
Schaumburg, IL 60196

Mr. Michael Sterr, P.E. — 312-603-1670
Permit Division Head, Construction Bureau
**Cook County Department of Transportation and Highways**
69 W Washington St — michael.sterr@cookcountyil.gov
24th Floor — hwy.permits@cookcountyil.gov
Chicago, IL 60602

# Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

_____

Superintendent of Highways
Cook County, Illinois

# Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995


P.C. Number 23-007
Project Name Full Circle Communities (Grace Terrace)
Project Location 1519 – 1625 S Arlington Heights Rd
Planning Department Contact Sam Hubbard

June 16th, 2023

1. **IFC 2018 D105.1 Where required.**
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. *Submittal appears to require an aerial fire apparatus access road.*

2. **IFC 2018 D105.2 Width.**
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. *Please verify that the submittal meets this requirement.*

3. **IFC 2018 D105.3 Proximity to building.**
One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. *The submittal does not appear to meet this requirement.*

4. **IFC 2018 D105.4 Obstructions.**
Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. *Please verify that the submittal meets this requirement.*

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

## DEPARTMENT PLAN REVIEW SUMMARY

## Full Circle Communities - Supportive Housing Development
## 1519 S Arlington Heights Rd

### Round 1 Review Comments

1. **Character of use:**
The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended. Hearts Place is a comparable property to this project. Below is a table that lists the calls for service at Hearts Place in the previous two years.

| Case Report | Offenses | Occurred On |
|---|---|---|
| AHP21-005683 | 7360 - Public Complaint Neighborhood Trouble | 4/11/2021 1:00:00 PM |
| AHP21-006187 | 0810 - Theft Over $300 | 4/18/2021 12:00:17 AM |
| AHP21-006233 | 7334 - Public Complaint Suspicious Incident/Circumstances | 4/19/2021 12:38:59 AM |
| AHP21-010967 | 7817 - Department Service/Activity Assist Ambulance | 6/26/2021 7:39:57 PM |
| AHP21-011507 | 1477 - Reckless Discharge of a Firearm | 7/2/2021 10:15:00 PM |
| AHP21-011769 | 7330 - Public Complaint Suspicious Auto | 7/6/2021 9:15:08 PM |
| AHP21-011972 | 7334 - Public Complaint Suspicious Incident/Circumstances | 7/9/2021 7:30:00 PM |
| AHP21-014261 | 7222 - Public Service Open Doors/Windows | 8/10/2021 12:01:00 AM |
| AHP21-016482 | 7252 - Public Service Check For Well Being | 9/9/2021 10:30:19 PM |
| AHP21-021190 | 7753 - Traffic Accident Traffic Accident No Injury | 11/15/2021 6:15:00 PM |
| AHP21-021627 | 7331 - Public Complaint Suspicious Noise | 11/21/2021 12:50:25 AM |
| AHP22-007210 | 7280 - Public Service Other Public Service Non Specific | 4/10/2022 9:10:00 PM |
| AHP22-021984 | 7220 - Public Service Information For Police | 9/27/2022 10:04:00 PM |
| AHP22-022254 | 7817 - Department Service/Activity Assist Ambulance | 10/1/2022 2:45 |
| AHP23-001858 | 7220 - Public Service Information For Police | 1/26/2023 8:00:00 AM |
| AHP23-002261 | 0460 - Battery | 2/1/2023 1:15:00 PM |
| AHP23-002700 | 7360 - Public Complaint Neighborhood Trouble | 2/7/2023 1:47:00 PM |
| AHP23-002766 | 7367 - Unwanted Subject | 2/8/2023 23:21 |
| AHP23-003259 | 7220 - Public Service Information For Police | 2/15/2023 3:00:00 PM |
| AHP23-005075 | 7327 - Public Complaint Noise Complaint | 3/12/2023 4:30:00 PM |

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

3. **Present traffic problems?**
   S. Arlington Heights Rd is a heavily traveled, main thoroughfare. This area of roadway is busy during peak and non-peak traffic hours. A traffic impact study is recommended for this property.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development will create higher traffic volume in the area. Vehicles entering and leaving the property will impact traffic on the busy roadway and vice versa.

   Due to the location of this development on S Arlington Heights Rd, it is recommended the entrance and exit is "right turn only." Guest or resident parking adjacent to the entrances/exits should be prohibited.

6. **General comments:**

**Address visibility:**

-Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

**Parking Lot and exterior courtyards:**

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

- Pedestrian access should be a priority for this project due to the size of the complex. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

## Trash enclosure:

-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

## Territorial Reinforcement:

-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.

-Barrier fencing or similar is recommended for this property. Fencing should be used to create territorial reinforcement and define the property as separate from the properties north, east, and south of the proposed property. If utilizing fencing, it should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.

## Catalytic Converter Theft Deterrent Recommendations

-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.

**Emergency Contact Information:**

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

#358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

583

Supervisor's Signature

# HEALTH SERVICES DEPARTMENT

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-007
Petitioner: Full Circle Communities, Inc.
Please see below for contact person (Jordan Bartle)

Owner: 1519 AHR Medical LLC
1111 E Touhy Ave, #230, Des Plaines, IL 60018
847-768-6554
Contact Person: Jordan Bartle (Petitioner)
Address: 310 South Peoria Street, #500
Chicago, IL 60607
Phone #: 312-530-9612
Fax #:
Email:

P.I.N.# 08-09-401-014; 08-09-401-015; 08-09-401-016; 08-09-401-022; 08-10-300-012; 08-10-300-056; 08-09-401-003
Location: 1519-1625 S. Arlington Heights Rd.
Rezoning: X Current: O-T Proposed: I
Subdivision:
# of Lots: Current: 7 Proposed: 1
PUD: X For: Permanent Supportive Housing
Special Use: N/A For:
Land Use Variation: N/A For:

Land Use: X Current: Offices Only
Proposed: Institutional
Site Gross Area: 3.93 acres (171,059 SF)
# of Units Total: 25
1BR: 20 2BR: 5 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres 6/8/23
Environmental Health Officer Date

James McCalister 6/8/23
Director Date

## PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Contact Person: Jordan Bartle (Petitioner)
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P.I.N.# 08-09-401-014; 08-09-401-015; 08-09-401-016; 08-09-401-022; 08-10-300-012; 08-10-300-056; 08-09-401-003
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Site Gross Area: 3.93 acres (171,059 SF)
# of Units Total: 25
1BR: 20 2BR: 5 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:

**Please see additional comments attached.**

Sam Hubbard — Coordinator

**June 27, 2023** — Date

# Planning & Community Development Dept. Review

June 27, 2023

**REVIEW ROUND 1**

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

**Key Development Issues:**

7. The 3.61 acre site is relatively large for a 25-unit permanent supportive housing development. By comparison, Hearts Place, which is an 18-unit permanent supportive housing development, was constructed on a 0.93 acre site. In order to preserve the northern side of the site for future development, the structure should be shifted south. The northern area of the site could remain as vacant land (other than the Emerson St. drive aisle) and potentially be sold to the future developer of the vacant parcel to the north, provided the necessary shared access and maintenance provisions are established for the northern drive aisle.

8. The buffer along the eastern side of the site must be enhanced. Please revise the site layout to include a larger landscape buffer to the east, which shall consist of a 6' tall solid fence and an abundance of layered landscaping including evergreen trees for year-round screening.

9. The site circulation should be simplified for improved site layout and traffic flow. Consider having the southern driveway entrance extend further east, then having a 90-degree turn to the north to provide the north/south circulation at the rear of the building. The access road opposite Emerson Avenue should come straight east without curving to the north.

**General:**

10. A neighborhood meeting is required to take place well in advance of any public hearing with the Plan Commission. Please provide details on scheduling for this meeting. Upon conclusion of the neighborhood meeting, a summary must be provided.

11. Section 9.8i. requires submission of a preliminary Construction Phasing and Staging Plan. The plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they be staged, and the location of construction entrances and material storage areas.

12. School, Park, and Library contributions will be required prior to the issuance of a building permit.

13. Please ensure that all plans and documents to be resubmitted as a result of the Round 1 Village review comments include a revision date. The forthcoming resubmittal must be provided both electronically and as a hard copy (1 set of plans/documents full sized).

14. Final engineering plans will be required at time of final Plat of Subdivision approval.

15. Please provide an electronic copy of the legal description for the subject property in Microsoft Word format.

**Property Development and Use:**

16. Section 9.8j. requires the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a draft of the detailed Tenant Selection

Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process? Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?

17. What will maximum occupancy be for a one-bedroom unit and a two-bedroom unit? How will this be enforced?

18. Will there be any regulations/restrictions for overnight guests? Would live-in assistants be allowed or necessary in any situation, and if so, would they be required to be on the lease?

19. Between the onsite property manager, maintenance technician and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day? Please specifically list the hours of work for both the property manager and maintenance staff. Will they work a standard schedule or are their schedules flexible to where they are onsite only as needed? Regarding the service providers, will they be onsite at regular times or on an as needed basis? Please provide a general time range for when service providers will be onsite.

20. Please provide a comprehensive list of all security features within the building and onsite.

21. Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.

22. Please describe what measures will be taken to prioritize existing Arlington Heights residents for living at this facility.

23. Based on the proposed use, will this site be property tax exempt?

**Zoning:**

24. The following approvals are required:
    a. Preliminary & Final Plat of Subdivision to consolidate the subject property into one lot.
    b. Amendment to the Comprehensive Plan to reclassify the site from Offices Only to Institutional.
    c. Rezoning from the O-T, Office Transitional District to the I, Institutional District.
    d. Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.
    e. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
    f. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

    For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:
    - 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.

25. In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide details on marketing efforts and strategies that have been used over the last 5 years to advertise this property for development. Similarly, please provide a summary on the inquiries and purchase prospects that have been received over the last 5 years.

26. Please review the South Arlington Heights Corridor Plan and outline how the proposed development is compatible with said Plan (and make applicable revisions to the proposed project for a more compatible development).

27. Have there been any studies on the impact of PSH facilities on neighboring property values. Please provide current studies that outline this impact.

**Site Plan:**

28. The civil and architectural/landscape plans do not match in certain areas (parking stalls/patio size/doorways/etc.). Please revise plans to be consistent.

29. The photometric levels at the eastern property line exceed maximum allowable levels, which are restricted to 0.1 where the property abuts single-family homes. Please revise the illumination to comply with code.

30. The transformer should be relocated to be behind the rear of the building so as to be screened from Arlington Heights Road. The engineering plan shall be revised to show the proposed transformer.

31. The sidewalk replacement along Arlington Heights Road should be constructed at 8' in width to qualify as a mixed-use trail, and must maintain an adequate parkway with parkway trees.

32. Provide a detail for the proposed fence. Additionally, please show the proposed fence, as well as any existing fencing (including height, style, and condition) on both the architectural plan and engineering plans.

33. Please revise the architectural site plan to show the distance of the building to eastern property line at its shortest/closest point.

34. Will the outdoor patio have any permanent improvements (pergola, roofed shade structure, firepit, grill, etc.) or will it only be furnished with standard moveable outdoor patio equipment?

35. Please show the bounds of the proposed access easement on sheet C1.0 of the engineering plans.

**Buildings:**

36. Section 5.1-8.6 requires that all dwelling units within the I District maintain a minimum size, which shall be measured exclusive of utility areas. Please label the dwelling unit sizes, exclusive of utility rooms, on the floorplans or include a separate chart on the floorplans containing this data for each unit type.

**Parking:**

37. The Justification for Parking Variation document should be revised as follows:
    a. The document must specifically reference and address the 4 criteria for variation approval.
    b. Please include citations for the referenced UC Berkley and US Dept. of Transportation data/statistics.
    c. Details are needed on the task force parking counts, including on what days/times they occurred, the bedroom mix of each development, as well as details on whether Phil Haven & Meyers Place are disability targeted developments.

38. Please provide background information on the Lake in the Hills and Orland Hills developments, including details on whether those developments are considered "permanent supportive housing" by IHDA, whether they target populations with disabilities, and when they were completed.

39. Please provide a land-banked parking plan showing how additional parking stalls could be constructed.

40. A total of 2 bike parking stalls area required. Please clarify if the interior of the building will have a bike storage room including space for storage of 2 bikes, or provide an exterior bike parking rack near the rear entrance to the building.

**Traffic and Transportation:**

41. Traffic counts from a KLOA study in 2016 for a development proposal on this site show higher traffic volumes on Arlington Heights Road and many of the surrounding streets. For a conservative analysis of traffic and intersection LOS evaluation, the peak volumes from each study at each interesection should be used. Additionally, the 2016 study included evaluation of the Council Trail/Arlington Heights Road intersection. Why was this intersection omitted from the 2023 study?

42. The justification for Parking Variation document references a Dial-a-Ride service for tenants with disabilities. Please provide information on this program as it no longer appears available per the Pace website.

**Plat of Subdivision:**

43. The required dedication at the northeast corner must be shown on the Plat. The area proposed for dedication should be cross-hatched and details on the square footage of the dedicated area must be provided, including the reduced size of Lot 1 post-dedication.

44. The proposed building setback line in the southeast corner should jog in congruence with the property line in that location.

45. Chapter 29, Section 29-201b.13 requires the Plat to include the names & addresses of the owners of the land proposed for subdivision, the subdivider, and the owners of land immediately abutting the proposed subdivision. Please add these details to the Plat.

46. Submission of Final Plat of Subdivision, at a future date, shall be required, along with a separate Plan Commission meeting and subsequent Village Board approval. At time of Final Plat, details on the provisions for the newly proposed access easement on the north side of the site shall be required.

Prepared by: 

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
June 22, 2023

**Tree Preservation**

1) The tree survey indicates that several of the trees are identified for removal. Please explore opportunities for preserving additional trees. There are existing trees along the east and south property line that are not identified on the preservation plan. Please update the paln to include all trees that are three inch caliper or greater per Chapter 28, Section 6.16.

**Landscape Issues**

2) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).

3) A dense buffer must be provided along the east property line and between the detention basin and the property line to the north. Along the east property line incorporate evergreen trees in order to provide a dense buffer adjacent to the residential district which may require increasing the size of the buffer area. Overall, the landscaping adjacent to the residential district is minimal.

4) Provide details of the six foot high fence adjacent to the residential. The fence must be a six foot high and solid. In addition, the property to the north is zoned R-1; therefore, the six foot tall fence must be provided along the north property line.

5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

6) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

# PLAN COMMISSION PC #23-008
# Grace Terrace
# 1519 S Arlington Heights Road
## Round 2

37. The petitioner's response to comment nos. 11, 13, 14, 19, 21, 23, 26, 28, 29, 33 and 35 are acceptable.

38. The petitioner's response to comment no. 12 is noted. The final engineering plans shall include the following public improvements:
    a) The extension of the public water main from Emerson Street to Arlington Heights Road.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.

39. The petitioner's response to comment no. 15 and 16 are noted. The detention calculations shall be provided at final engineering.

40. The petitioner's response to comment no. 17 is noted. Provide a stormwater report with calculations shall be provided at final engineering.

41. The petitioner's response to comment no. 18 is noted. The expansion of the detention facility shall be coordinated with The Reserve.

42. The petitioner's response to comment no. 20 is noted. Per comment no. 29 from the Planning Department, the photometric diagram must be revised. Provide an updated photometric diagram.

43. The petitioner's response to comment no. 22 is noted. The following comments pertain to the fire lane:
    a) Per comment no. 2 from the Fire Department, the fire lane shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
    b) Provide dimensions from the fire lane to the building. Per comment no. 3 from the Fire Department, the access route shall be located not less than 15 feet and not greater than 30 feet from the building.

44. The petitioner's response to comment no. 24 is noted. The final engineering plans shall include the sidewalk carrying through both driveways, and the curb shall stop at the sidewalk.

45. The petitioner's response to comment no. 25 is noted. The final engineering plans shall include removing the existing apron and curb cuts along Arlington Heights Road.

46. The petitioner's response to comment no. 27 is noted. Provide an agreement for the shared detention facility with The Reserve.

47. The petitioner's response to comment no. 30 and 31 is noted. The final engineering plans shall include additional information on the removal of fire hydrant.

48. The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.

49. Show the location of the sanitary sewer service for the building.

Preliminary Plat of Subdivision:

50. The petitioner's response to comment no. 32 is noted. The revised Preliminary Plat of Subdivision was not provided.

Final Plat of Subdivision:

51. The petitioner's response to comment no. 34 is noted. The right-of-way dedication for the future Emerson Street cul-de-sac is not shown. Right-of-way shall be dedicated in the southeast corner of Lot 2.

52. The petitioner's response to comment no. 36 is noted. The water main extension from Emerson Street to Arlington Heights Road has not yet been designed and the final location of the easement may need to be adjusted as part of final engineering.

53. The sanitary sewer extension from the existing main that crosses The Reserve site to the north property line has not yet been designed. The final location of the easement for the sanitary sewer may need to be adjusted as part of final engineering.

54. The Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:
    a) Item h.) All easements for rights-of-way established for public use and utilities. Show the right-of-way dedication for Emerson Street cul-de-sac, and the location of the water main extension and sanitary sewer extension must be finalized to verify the location of the public utility easements.
    b) Item i.) All lot numbers and lines, with accurate dimensions given in hundredths of feet. The internal line type between Lot 1 and Lot 2 shall be a lighter line type than the perimeter border of the subdivision.
    c) Item l.) An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
    d) Item t.) A block stating "Send Tax Bill To: (Name/Address.)"

55. A 2017 proposal for this site indicated that right-of-way along Arlington Heights Road was to be dedicated as part of the final plat, however; this previous project did not move forward with recording the final plat or dedicating the right-of-way. The Final Plat of Subdivision prepared by Cage Civil Engineering differs from the previous final plat and shows that this right-of-way has already been dedicated.
    a) Provide the document no. 7544736 to confirm that the right-of-way has been dedicated.
    b) Provide additional information for the right-of-way along the west side of Arlington Heights Road.
    c) In the event the right-of-way, or portions of the right-of-way, have not been dedicated, additional right-of-way along Arlington Heights Road shall be dedicated as part of the final plat.
    d) If right-of-way dedication on Arlington Heights Road is required, this would require a second signature block on the Final Plat of Subdivision for Illinois Department of Transportation, Land Acquisition.

9/11/23

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

# ARLINGTON HEIGHTS POLICE DEPARTMENT

## Community Services Bureau

### DEPARTMENT PLAN REVIEW SUMMARY

**Full Circle Communities - Supportive Housing Development**
**1519 S Arlington Heights Rd**

**Round 2 Review Comments** **10/02/2023**

1. **Character of use:**
   Nothing further.
2. **Are lighting requirements adequate?**
   Nothing further
3. **Present traffic problems?**
   Nothing further.
4. **Traffic accidents at particular location?**
   Nothing further.
5. **Traffic problems that may be created by the development.**
   Nothing further.
6. **General comments:**
   Nothing further.

#358

Steven Dinov #358, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

583

Supervisor's Signature

# Planning & Community Development Dept. Review

September 22, 2023

**REVIEW ROUND 2**

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

47. The responses to the following comments are acceptable: #7-#13, #15, #18-#23, #26#31, #37, #39, #40, and #42.

48. The response to comment #14 is noted. Per recent communications, this project is proceeding with Final Plat approval as a separate process.

49. The response to comment #16 is not acceptable. Please provide a draft of the requested documents for review by the Village.

50. The response to comment #17 is noted. Please provide a draft of the Resident Manual/House Rules that clearly spells out the occupancy restrictions.

51. The response to comment #24 is noted. The updated list of required approvals is shown below:
    a. Preliminary & Final Plat of Subdivision to subdivide the property into two lots.
    b. Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.
    c. Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.
    d. Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility on Lot 1.
    e. Variation to Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
    f. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
    g. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

52. The response to comment #25 is noted. Please reach out to the seller and ask that they provide a list of serious inquires that have been made on the property over the last 6 years. A contact for the seller can be provided upon request.

53. The response to comments #26 and #27 are noted.

54. The response to comment #28 is noted, however, there are still inconsistencies between the plans. The Landscape plan differs from the Arch./Eng. site plans (transformer location does not match, patio/outdoor recreation area shape is slightly different and doesn't show grill locations, raised planting area is shown with pavers on landscape plans, etc.). Please show the proposed fence on the landscape plans.

55. The response to comment #29 is noted. Please review Section 10.2-12.3c3, which requires light poles that are between 20'-40' in height to be separated 3' from other light poles for every 1' of mounting height. Modifications for compliance shall be required.

56. The response to comment #30 is noted. If the transformer cannot be located behind the rear of the building, please explore the creation of a building wing wall to screen the enclosure. Please ensure the transformer location, including screening, is compliant with Section 6.11 of the Zoning Code.

57. The response to comment #32 is unacceptable. Please provide details on all fencing, including cut sheets or fence details on the plans. Is any fencing proposed around the raised planting beds? Please be aware that chicken wire fencing is not permitted and per Section 6.13-4, all wire fences must be 9-guage or higher.

58. Please provide details on the proposed planters (height, materials).

59. The response to comment #33 is noted. Please add the proposed building setbacks on the engineering site plan, which shall show a measurement of the proposed building ***at its closest point*** to the north, south, east, and west lot lines.

60. The response to comment #34 is noted. Inconsistencies between the landscape plans and architectural/engineering site plans exist as outlined in comment #54.

61. The response to comment #35 is noted. The boundaries of easement #1632342089 and #1403429027 as shown on the Plat of Subdivision are hard to distinguish. Please find an alternative way to display these easements so their boundaries are clear. Additionally, please provide a copy of the easement language to verify who the beneficiaries of each easement are.

62. The response to comment #36 is unacceptable. Please provide the unit sizes on the floor plans or include a separate schedule on the floorplans that outlines the size of each room. It should be clear that the sizes provided are exclusive of utility rooms and garages.

63. The response to comment #38 is noted. Sufficient evidence to support the parking variations has been provided.

64. The response to comment #41 did not address the question. Please provide a response to the original comment.

65. The response to comment #43 is unacceptable. Please revise the Preliminary Plat to show the area of dedication.

66. The response to comment #44 is unacceptable. Please show the required building setbacks on the Preliminary Plat of Subdivision. Please note that the rear yard setback line in the southeast corner should jog in congruence with the property line in that location. Please be aware that the Final Plat of Subdivision was not reviewed as part of this "Round 2" review as Final Plat approval will proceed separately and the Final Plat will be reviewed at time of application for Final Plat of Subdivision approval.

67. The response to comment #45 is unacceptable. Please show the requested information on the Preliminary Plat of Subdivision as required by Section 29-201b.13 of Chapter 29.

68. The response to comment #46 is noted. Per our understanding, this project is proceeding with Preliminary and Final Plat of Subdivision approval as separate processes.

**New Comments Based on Revised Plans:**

69. Please increase the line weight in the northeast corner of Lot 1 on the Preliminary Plat of Subdivision to match the lines weights on the surrounding sides.

70. The Preliminary Plat of Subdivision must be revised to show the two proposed lots.

71. Please revise the Project Data on sheet A1.0 to reflect the reduced size of proposed Lot 1.

72. Please revise the architectural and landscape plans to show the boundaries of proposed Lot 1.

73. The bike rack must be located on a hard surface (i.e. concrete, asphalt, pavers, etc.).

74. Other than the proposed transformer, please confirm that there will be no other ground mounted mechanical/utility equipment (i.e. generator, HVAC equipment, utility pedestals/meters, etc.).

Prepared by: 

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
September 11, 2023

## Landscape Issues

1) On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.

2) Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.

3) Provide landscaping on the north side of the monument signs.

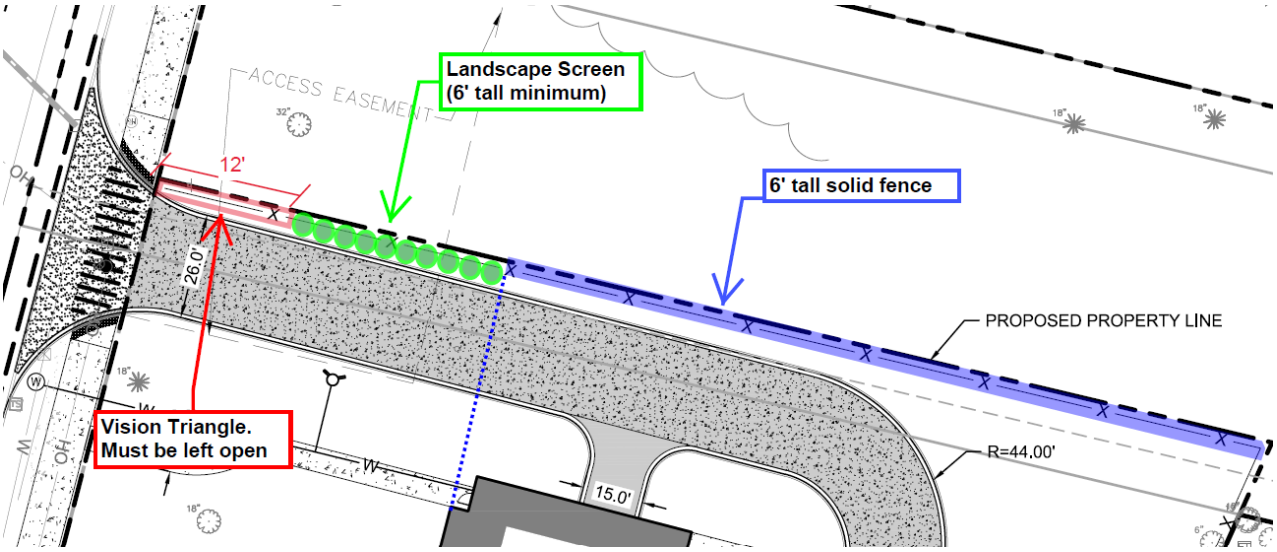
4) Provide 5 or 6 additional shade trees along Arlington Heights Road.

5) The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.

6) Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.

7) Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line. Fence should be shown on the landscape plan.

   It is recommended that in the front yard along the north property line that landscaping be provided in place of the fence. The landscaping must be six feet tall and provide year-round opacity. See below:



# Grace Terrace – Permanent Supportive Housing
# Full Circle Communities
# Building Department – Response to Comments & Questions

1. *Comment: The design and construction of the facility shall comply with the following adopted codes:*
    a. *2018 International Building Code with amendments*
    b. *2018 International Fire Code with amendments*
    c. *2018 International Fuel Gas Code with amendments*
    d. *2018 International Mechanical Code with amendments*
    e. *2018 International Swimming Pool and Spa Code with amendments*
    f. *2018 Illinois Accessibility Code*
    g. *2018 ILLINOIS Energy Conservation Code with state amendments*
    h. *2017 National Electrical Code with amendments*
    i. *2014 Illinois Plumbing Code with amendments*

    *Submittal is missing this information..*

    **Response:** So noted. This information will be included in the Permit Submittal.

2. *Comment: This facility will be reviewed as an I-1. Provide information on which condition (1 or 2) as shown in the 2018 IBC 308.2. There are varying requirements based on the condition. Submittal is missing this information.*

    **Response:** Condition 1.

3. *Comment: Provide a more in-depth summary of what supportive services are included. Submittal is missing this information.*

    **Response:** As part of FCC's mission, we partner with local service providers to deliver on-site services across our portfolio. At Grace Terrace, a case manager will provide and/or make referrals to the following services:
    - Asset building services to help residents pursue their educational and employment opportunities.
        - Job training and employment, financial literacy, education (e.g., GED, college/university)
    - Case management and service coordination to help residents retain their housing and achieve their goals.
        - Individualized service plans, benefits and entitlements assistance, income maintenance

- Community integration services to promote socialization, community building, and resident belonging.
    - Holiday parties and events, bingo nights, community garden
- Health and wellness to enhance physical, mental, and social well-being and independence at all life stages.
    - Primary and behavioral health care, substance use disorder in/outpatient care, activities of daily living services

FCC utilizes an innovative development model, returning 75% of developer fees and ongoing cash flow back to providing services to residents. We will also conduct annual resident feedback surveys and biennial resident focus groups to ensure that services reflect residents' needs and goals.

4. *Comment: Provide the proposed construction type of the building. 2018 IBC 601 and 602. Submittal is missing this information.*

   **Response:** Construction Type VB.

5. *Comment: Height and area calculations shall be per 2018 IBC Chapter 5. Submittal is missing this information.*

   **Response:** Allowable Height per 504.3 (S13R) = 60'/ Actual Height = 35'-9"; Allowable # Stories per 504.4 (S13R) = 3/ Actual Stories = 3; Allowable Area per 506.2.4 (S13R) and 506.3 = 36, 750 SF/ Actual Area = 28,380 SF

6. *Comment: Exterior wall ratings shall comply with 2018 IBC Tables 601 and 602 based on fire separation distance. Submittal is missing this information.*

   **Response:** Fire-resistance rating of exterior walls based on Tables 601 & 602 = 0 hours.

7. *Comment: All doors leading to the exterior of the building shall open in the direction of travel. The vestibule door on the exterior of the building needs to swing out, not in as shown on the plans.*

   **Response:** The door swing will be corrected.

8. *Comment: Elevator shafts, stairwell shafts and trash chutes shall have a fire-resistance rating of 1 hour when connecting less than 4 stories. 2018 IBC 713.4. Submittal is missing this information.*

   **Response:** Elevator and shaft walls will have 1 hour fire-resistance rating.

9. *Comment: Dwelling unit separation shall be 1-hour fire-resistance rated fire partitions per 2018 IBC 708.1, #1.*

   **Response:** Unit demising walls will be 1 hour FR rating per 708.1. Corridor walls will be 1 hour FR rating per 1020.1 (for I-1)

10. *Comment: The floor/ceiling horizontal assembly separating dwelling units shall be a 1-hour fire-resistance rated assembly, per 2018 IBC 711.2.4.3, unless the construction type is one mentioned in the exception.*

    **Response:** Floor/Ceiling Assemblies will be 1 hour FR rating per 711.2.4.3. Exception for VB construction type applies, but the FP system will be S13R per 903.3.1.2

11. *Comment: If public funding is provided, accessible and adaptable units will be required. Plans show three accessible and five adaptable units.*

    **Response:** Noted.

12. *Comment: Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Submittal is missing this information.*

    **Response:** Overhead power/cable lines at the northern proposed access drive will be raised up to allow for fire apparatus access.

**13.** *Comment: The electrical room may require to egress doors depending on the size of the electrical service.*

   **Response:** Noted. This will be coordinated prior to the Permit Submittal.

14. *Comment: Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. Submittal is missing this information.*

    **Response:** FDC is located on the west side of the building facing the street. A proposed fire hydrant is located within the 100’ travel distance. Please see fire truck turning exhibit.

15. *Comment: A complete NFPA 13 compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Per 2018 IBC 903.3.2, #3; the fire suppression system shall be quick-response or residential automatic sprinklers. Submittal is missing this information.*

    **Response:** FP system will be S13R- NFPA residential.

16. *Comment: A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

17. *Comment: The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

18. *Comment: Fire protection equipment and mechanical and electrical service rooms shall be identified in an approved manner. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

19. *Comment: Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Submittal is missing this information.*

    **Response:** FP riser and control panel will be directly accessible from the building exterior.

20. *Comment: Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. Submittal is missing this information*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

21. *Comment: In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall comply with current code requirements. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

22. *Comment: A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

23. *Comment: A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

24. *Comment: Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. Fire pumps shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

25. *Comment: In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. Submittal is missing this information.*

    **Response:** Noted. The proposed elevator complies.

26. *Comment: Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

27. *Comment: Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

28. *Comment: All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

29. *Comment: If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

30. *Comment: Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

31. *Comment: At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

32. *Comment: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building. Submittal is missing this information.*

    **Response:** Noted. This will be coordinated prior to the Permit Submittal.

33. *Comment: Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.*

    **Response:** Fire apparatus road is within 150 feet of all portions of the facility. See Fire Truck Turning Exhibit.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

11. *Comment: 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 plans for a building permit. The petitioner shall acknowledge that they accept this understanding.*

    **Response:** Acknowledged.

12. *Comment: Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the requred public improvement guarantee deposit. The estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow time to generate the fee letter and for the petitioner to assemble the proper documents. The public improvements for this development would be:*
    a. *The extension of the public water main from Emerson Street to Arlington Heights Road.*
    b. *The extension of the public sanitary sewer from the existing main that crosses the Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.*

    **Response:** Final Engineering plans will be provided prior to final plat of subdivision approval. An Engineer's estimate of construction cost will be provided at least 3 weeks in advance of the final Plan Commission meeting.

13. *Comment: Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. Below are details about projection:*
    *Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet*
    *Projection: Transverse_Mercator*
    *False_Easting: 984250.00000000*
    *False_Northing: 0.00000000*

*Central_Meridian: -88.33333333*
*Scale_Factor: 0.99997500*
*Latitude_Of_Origin: 36.66666667*
*Linear Unit: Foot_US*
*Geographic Coordinate System: GCS_Norht_American_1983*
*Datum: D_North_American_1983*
*Prime Meridian: Greenwich*
*Angular Unit: Degree*

**Response:** Acknowledged.

14. *Comment: The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.*

    **Response:** Acknowledged.

15. *Comment: The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflor weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.*

    **Response:** Calculations will be provided as part of the permit drawings. An Onsite Utility Maintenance Agreement will be executed prior to final engineering approval.

16. *Comment: Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage requried, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. The deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic feet.*

**Response:** Calculations will be provided as part of the permit drawings.

17. *Comment: Provide a stormwater report with calculations.*

    **Response:** Stormwater report with calculations will be provided as part of the permit drawings.

18. *Comment: The preliminary engineering plans appear to expand the existing detention facility for the Reserve at Arlington. Clarify if there has been any coordination with The Reserve.*

    **Response:** The project team will coordinate with The Reserve to expand the detention facility.

19. *Comment: Final subdivision approval will require final engineering plans.*

    **Response:** Acknowledged.

20. *Comment: The photometric lighting diagram is acceptable.*

    **Response:** Acknowledged.

21. *Comment: Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.*

    **Response:** Material requirements will be met for fire lanes.

22. *Comment: Provide dimensions on the Fire Truck Turning Exhibit from the fire lane to the building.*

    **Response:** Dimensions have been provided for the Fire Truck on the Exhibit.

**23.** *Comment: Remove and replace the public sidewalk along the entire length of the property. New sidewalk shall be located one foot off the property line per Village code. The sidewalk shall be 10 ft wide.*

    **Response:** Public sidewalk has been removed and replaced as requested at 10’ wide.

24. *Comment: The sidwalk shall carry through both driveways, the curb shall stop at the sidewalk. The sidewalk through the driveways shall be 8" thick.*

    **Response:** Sidewalks and driveway aprons will be 8” thick concrete.

25. *Comment: The existing apron and curb cuts along Arlington Heights Road shall be removed.*

    **Response:** Existing aprons along Arlington Heights Road will be removed.

26. *Comment: Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT is required for all work within the IDOT right-of-way. The proposed left turn bay for southbound Arlington Heights Road will require IDOT approval.*

    **Response:** Acknowledged.

27. *Comment: An agreement shall be provided between the subject property and The Reserve at Arlington Heights for the maintenance of the portion of The Reserve at Arlington Heights detention facility that is located on the subject property.*

    **Response:** An agreement will be provided for the shared detention facility with The Reserve.

28. *Comment: The relocation of the power pole must be coordinated with ComEd.*

    **Response:** The project will coordinate the relocated of the ComEd pole.

29. *Comment: The 8" water service shall be installed with a pressure connection.*

    **Response:** The 8” water service will be installed with a pressure connection.

30. *Comment: Provide additional information on the removal of the fire hydrant.*

    **Response:** Additional details and notes will be added in the permit drawings.

31. *Comment: The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.*

    **Response:** Additional details and notes will be added in the permit drawings.

32. *Comment: The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-12 are complete. Refer to the checklist for Item 13.*

    **Response:** The names and locations of the owners have been added.

33. *Comment: For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.*

    **Response:** The Final Plat of Subdivision has been included in this submittal for review.

34. *Comment: Right-of-way shall be dedicated for a future cul-de-sac at the west end of Emerson Street.*

    **Response:** Access easement has been granted in the final plat.

35. *Comment: The 10 ft stormwater pipeline easement located along the south property line of Parcel 2 shall be vacated.*

    **Response:** Easement has been vacated in the final plat.

36. *Comment: Provide an easement for the public water main to be extended from Emerson Street to Arlington Heights Road.*

    **Response:** Easement will be provided in the final plat.

# Grace Terrace – Permanent Supportive Housing
# Full Circle Communities
# Fire Department – Response to Comments & Questions

1. *Comment: IFC 2018 D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Submittal appears to require an aerial fire apparatus access road.*

   **Response:** Fire apparatus road is within the 150 feet of all portions of the facility. See Fire Truck Turning Exhibit.

2. *Comment: IFC 2018 D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Please verify that the submittal meets this requirement.*

   **Response:** The north access road is 26’ wide.

3. *Comment: IFC 2018 D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. The submittal does not appear to meet this requirement.*

   **Response:** The north access road is within the required distances to the building.

4. *Comment: IFC 2018 D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Please verify that the submittal meets this requirement.*

   **Response:** Overhead power/cable lines at the northern proposed access drive will be raised up to allow for fire apparatus access.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Police Department – Response to Comments & Questions

1. *Comment: Character of use: The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended. Hearts Place is a comparable property to this project. Below is a table that lists the calls for service at Hearts Place in the previous two years.*

   **Response:** We've never incorporated trespass signs at our properties and have not had any issues with trespassing.

2. *Comment: Are lighting requirements adequate? Lighting should be up to the Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.*

   **Response:** So noted. Site lighting meets to requirements of VAH.

3. *Comment: Present traffic problems? S. Arlington Heights Road is a heavily traveled, main thoroughfare. This area of roadway is busy during peak and non-peak traffic hours. A traffic impact study is recommended for this property.*

   **Response:** Please see attached Traffic Impact Study.

4. *Comment: Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.*

   **Response:** Noted.

5. *Comment: Traffic problems that may be created by the development. This development will create higher traffic volume in the area. Vehicles entering and leaving the property will impact traffic on the busy roadway and vice versa. Due to the location of this development on S Arlington Heights Rd, it is recommended the entrance and exit is "right turn only." Guest or resident parking adjacent to the entrances/exits should be prohibited.*

   **Response:** So noted

6. *General Comments:*

a. *Comment: Address visibility:*
*- Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.*
*- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."*
*- For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.*

**Response:** So noted. The monument sign will include the property address. See item 73.

b. *Comment: Parking Lot & Exterior Courtyards:*
*- Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.*
*- Pedestrian access should be a priority for this project due to the size of the complex. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.*
*- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.*
*- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.*
*- The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12-to-14 foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.*
*- CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.*

**Response:** So noted. A sitewide CCTV system will cover the exterior and site lighting is designed to minimize dark spots.

c. *Comment: Trash Enclosure:*
*- Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosure is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.*

*- Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.*

**Response:** Trash will be stored inside the building Trash Room and picked up by the removal service from that location.

d. *Comment: Territorial Reinforcement:*
*- Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatments, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate their property from others. It also makes identifying intruders much easier by having well defined spaces.*
*- Barrier fencing or similar is recommended for this property. Fencing should be used to create a territorial reinforcement and define the property as separate from the properties to the north, east, and south of the proposed property. If utilizing fencing, it should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sightlines.*

**Response:** Pavement treatment, signs, good maintenance, and landscaping will all be incorporated into the project. Fencing will be installed at the north and east sides of the property (as required by code where adjacent to residential zoning). Full Circle does not typically install fencing all the way around our properties and has not had issues with security given the additional security measures taken (security cameras placed at entries and in the parking area).

e. *Catalytic Converter Theft Deterrent Recommendations: - Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.*

**Response:** So Noted.

f. *Emergency Contact Information: - Please ensure that there is an emergency information/contact on file with the Arlington Heights Police Department that is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious activity/criminal activity on the property during all hours.*

**Response:** Emergency contact information for property management will be provided once the property has been staffed (prior to occupation).

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Planning & Community Development – Response to Comments & Questions

7. *Comment: The 3.61 acre site is relatively large for a 25-unit permanent supportive housing development. By comparison, Hearts Place, which is an 18-unit permanent supportive housing development, was constructed on a 0.93 acre site. In order to preserve the northern side of the site for future development, the structure should be shifted south. The northern area of the site could remain as vacant land (other than the Emerson St. drive aisle) and potentially be sold to the future developer of the vacant parcel to the north, provided the necessary shared access and maintenance provisions are established for the northern drive aisle.*

   **Response:** Please note that 2 acres is the minimum required site acreage for Institutional zoning per code. We are exploring selling approximately 1 acre of the site to a potential buyer of the property directly to the north of our property. This would reduce our site acreage to approximately 2.61 acres. The building shifted south to accommodate the proposed northern parcel sale. Assuming this sale goes through, we will coordinate the necessary shared access and maintenance provisions with the northern property owner.

8. *Comment: The buffer along the eastern side of the site must be enhanced. Please revise the site layout to include a larger landscape buffer to the east, which shall consist of a 6' tall solid fence and an abundance of layered landscaping including evergreen trees for year-round screening.*

   **Response:** So noted. The site plan has been reworked to increase the east landscape buffer to 22' minimum and will include a 6' solid fence with layered landscaping. Landscape plans include evergreen shrubs as part of the layered landscaping scheme.

9. *Comment: The site circulation should be simplified for improved site layout and traffic flow. Consider having the southern driveway entrance extend further east, then having a 90-degree turn to the north to provide the north/south circulation at the rear of the building. The access road opposite Emerson Avenue should come straight east without curving to the north.*

   **Response:** So noted. The site plan has been reworked to simplify vehicle circulation.

10. *Comment: A neighborhood meeting is required to take place well in advance of any public hearing with the Plan Commission. Please provide details on scheduling for this meeting. Upon conclusion of the neighborhood meeting, a summary must be provided.*

**Response:** A neighborhood meeting has been scheduled for September 5th at 7 pm at the Church of the Cross located at 2025 S Goebbert Road. After the meeting, a summary will be provided to the Village.

11. *Comment: Section 9.8i. requires submission of a preliminary Construction Phasing and Staging Plan. The plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they be staged, and the location of construction entrances and material storage areas.*

    **Response:** Please see attached for the preliminary Construction Phasing and Staging Plan.

12. *Comment: School, Park, and Library contributions will be required prior to the issuance of a building permit.*

    **Response:** Noted. School, Park, and Library contributions will be paid prior to the issuance of the building permit.

13. *Comment: Please ensure that all plans and documents to be resubmitted as a result of the Round 1 Village review comments include a revision date. The forthcoming resubmittal must be provided both electronically and as a hard copy (1 set of plans/documents full sized).*

    **Response:** Noted.

14. *Comment: Final engineering plans will be required at time of final Plat of Subdivision approval.*

    **Response:** Noted.

15. *Comment: Please provide an electronic copy of the legal description for the subject property in Microsoft Word format.*

    **Response:** Please see attached.

16. *Section 9.8j. requires the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a draft of the detailed Tenant Selection Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process?*

*Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?*

**Response:** The proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD will be provided prior to issuance of a building permit.

The detailed Tenant Selection Plan is a requirement from our funders and will be provided closer to the financial closing of the project.

It would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process. However, our work with the Task Force shows us that there is strong demand for these units in Arlington Heights. Full Circle finds that at most of our properties, residents are either from the community, a neighboring community, or have a personal connection to family in the area.

Full Circle has a rigorous screening process that includes criminal background checks. Federal standards dictate we cannot accept someone that has committed arson or production of drugs/methamphetamines. Additional crimes that may disqualify tenants are repeated crimes against children, against the government, destruction of property, domestic crimes, fraud, harassment, and weapons related charges. Other crimes that may disallow tenancy include felony or misdemeanor charges of assault and battery, burglary, drug offenses III+, homicide, kidnapping, organized crime, robbery, sex crimes, and theft/larceny. Our screening process is applicable to all adults who reside in the unit, not just the head of household.

17. *Comment: What will maximum occupancy be for a one-bedroom unit and a two-bedroom unit? How will this be enforced?*

    **Response:** Full Circle limits the number of occupants to two per bedroom, so the maximum occupancy for a one-bedroom unit is two people and the maximum occupancy for a two-bedroom is four people. This is in keeping with local code. Practically speaking, we find that our actual occupancy is about half of these standards. For instance, at our Pearl Street Commons development, we have 28 residents for our 25 unit property. This is enforced by property management.

18. *Comment: Will there be any regulations/restrictions for overnight guests? Would live-in assistants be allowed or necessary in any situation, and if so, would they be required to be on the lease?*

    **Response:** A Live in Aide would need to be verified as a reasonable accommodation. If this was applicable, the live in aide signs an addendum notifying them if the person they are assisting vacates, they have no rights to the unit. As for overnight guests, this will be outlined in the house rules to not exceed a number of nights to not be considered a household member.

19. *Comment: Between the onsite property manager, maintenance technician and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day? Please specifically list the hours of work for both the property manager and maintenance staff. Will they work a standard schedule or are their schedules flexible to where they are onsite only as needed? Regarding the service providers, will they be onsite at regular times or on an as needed basis? Please provide a general time range for when service providers will be onsite.*

    **Response:** There will be a dedicated property manager on site during regular business hours (M-F, 9am-5pm). In addition, there will be a regional property manager that will be on site on an as-needed basis. There will be a regional property maintenance staff member that will also be on site as needed. There will also be 24-hour on-call emergency coverage. There will be a dedicated services staff member that will be on site during regular business hours with an additional services staff member as needed. In total, there would be a maximum of five staff members on site at a given time.

20. *Please provide a comprehensive list of all security features within the building and onsite.*

    **Response:** There will be cameras throughout the property both on the exterior and interior common spaces. These are monitored both on and off site. To access the property, a person will need a key fob to enter the building.
    We will also have a full-time property manager staffed at this property along with services and property maintenance staff on-site. The property manager's office will be strategically located to have sight lines of the entry vestibule, lobby, and elevators to be able to monitor who is coming and going in the building. We have found across our portfolio that 24-hour on-site security is not required for a development such as this. There is a 24-hr emergency call line, and the camera feeds can be monitored remotely by management staff at any hour.

21. *Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.*

    **Response:** The definition of a disability is based on the federal Americans with Disabilities Act and is a legal term: "A person with a disability is someone who: has a physical or mental impairment that substantially limits one or more major life activities; has a history or record of such an impairment; or is perceived by others as having such an impairment."[1] Applicant households must contain at least one household member living with a disability, as defined by federal regulations. As part of the application process, residents are required to complete a verification form documenting the information above. In our experience at other properties serving similar populations, many applicants are already receiving Social Security Disability Insurance (SSDI) or are participating in other programs and thus are pre-verified. We don't

[1] https://www.ada.gov/topics/intro-to-ada/ (Introduction to the Americans with Disabilities Act, n.d.)

collect specific medical information on our tenants and therefore cannot share that information with the Village.

22. *Comment: Please describe what measures will be taken to prioritize existing Arlington Heights residents for living at this facility.*

    **Response:** It would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process. However, our work with the Task Force shows us that there is strong demand for these units in Arlington Heights. Full Circle finds that at most of our properties, residents are either from the community, a neighboring community, or have a personal connection to family in the area.

23. *Comment: Based on the proposed use, will this site be property tax exempt?*

    **Response:** No, we will pay property taxes (current estimate is $50k in the first year of operations).

24. *Comment: The following approvals are required:*
    a. *Preliminary & Final Plat of Subdivision to consolidate the subject property into one lot.*
    b. *Amendment to the Comprehensive Plan to reclassify the site from Offices Only to Institutional.*
    c. *Rezoning from the O-T, Office Transitional District to the I, Institutional District.*
    d. *Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.*
    e. *Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.*
    f. *Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.*

    *For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:*

    *• 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.*

    **Response:** Noted; the above list of approvals will be met prior to final entitlements. Please see attached for the updated justifications for variations.

25. *Comment: In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide details on marketing efforts and strategies that have been used over the last 5 years to*

*advertise this property for development. Similarly, please provide a summary on the inquiries and purchase prospects that have been received over the last 5 years.*

**Response:** We only recently purchased the property and therefore were not part of the previous marketing efforts. The property has been vacant since the early 2000s.

26. *Comment: Please review the South Arlington Heights Corridor Plan and outline how the proposed development is compatible with said Plan (and make applicable revisions to the proposed project for a more compatible development).*

    **Response:** The following items align with the South Arlington Heights Corridor Plan:

    - Improved sidewalks for pedestrian access and enhanced walkability.
    - Eliminating curb cuts from previous developments and simplifying driveways to align with existing streets (Emerson) to create safe and effect traffic circulation.
    - Improved landscaping along Arlington Heights Road.
    - Extensive landscaping buffer along the rear adjacent to single family homes.
    - Aligns with the Institutional use as outlined in the Long Term Vision on page 30.
    - Creating a cross access easement interconnecting properties.

27. *Comment: Have there been any studies on the impact of PSH facilities on neighboring property values. Please provide current studies that outline this impact.*

    **Response:** Across our portfolios, the property values for neighboring homes have increased from before we started construction to when we were fully leased.

    Our Milwaukee Avenue Apartments is a 32 unit development. We analyzed the MLS data and sales of detached single family homes started at $250k on average before we began construction in 2014. After construction, the average sales price was $335k with listing and under contract prices even higher at $555k.

    A similar analysis for our Creekview development shows $219k before and $281k after.

    There have been many studies done that cite multi-family housing as often having a positive impact on local property values.[2] Affordable housing more specifically has been found to have negligible impacts on nearby property values and is not a significant variable when looking at impacts to property values.[3]

28. *Comment: The civil and architectural/landscape plans do not match in certain areas (parking stalls/patio size/doorways/etc.). Please revise plans to be consistent.*

[2] https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4933022/

[3] https://ced.sog.unc.edu/2017/01/does-affordable-housing-negatively-impact-nearby-property-values/

**Response:** So noted.

29. *The photometric levels at the eastern property line exceed maximum allowable levels, which are restricted to 0.1 where the property abuts single-family homes. Please revise the illumination to comply with code.*

    **Response:** So noted.

30. *The transformer should be relocated to be behind the rear of the building so as to be screened from Arlington Heights Road. The engineering plan shall be revised to show the proposed transformer.*

    **Response:** So noted. The transformer will be relocated.

31. *The sidewalk replacement along Arlington Heights Road should be constructed at 8' in width to qualify as a mixed-use trail, and must maintain an adequate parkway with parkway trees.*

    **Response:** The sidewalks along Arlington Heights Road has been revised to be 10' wide.

32. *Provide a detail for the proposed fence. Additionally, please show the proposed fence, as well as any existing fencing (including height, style, and condition) on both the architectural plan and engineering plans.*

    **Response:** The proposed fence is shown in the engineering drawings. A detail will be provided in the permit submittal. Fencing will be 6' high and solid.

33. *Please revise the architectural site plan to show the distance of the building to eastern property line at its shortest/closest point.*

    **Response:** So noted.

34. *Will the outdoor patio have any permanent improvements (pergola, roofed shade structure, firepit, grill, etc.) or will it only be furnished with standard moveable outdoor patio equipment?*

    **Response:** Fixed charcoal grills and movable outdoor furniture will be provided.

35. *Please show the bounds of the proposed access easement on sheet C1.0 of the engineering plans.*

    **Response:** The access easement is now shown on sheet C1.0

36. *Section 5.1-8.6 requires that all dwelling units within the I District maintain a minimum size, which shall be measured exclusive of utility areas. Please label the dwelling unit sizes, exclusive of utility rooms, on the floorplans or include a separate chart on the floorplans containing this data for each unit type.*

    **Response:** So noted. The units sizes comply.

37. *The Justification for Parking Variation document should be revised as follows: a. The document must specifically reference and address the 4 criteria for variation approval. b. Please include citations for the referenced UC Berkley and US Dept. of Transportation data/statistics. c. Details are needed on the task force parking counts, including on what days/times they occurred, the bedroom mix of each development, as well as details on whether Phil Haven & Meyers Place are disability targeted developments.*

    **Response:** Please see attached for revised Parking Variation. We have added the sources for the referenced UC Berkeley study along with the US Dept. of Transportation data/statistics. We've also included the details of the Task Force parking counts including what days and times they were conducted and the bedroom mix of each development. We've noted that Phil Haven & Meyers Place are PSH projects, meaning they are disability targeted developments.

38. *Please provide background information on the Lake in the Hills and Orland Hills developments, including details on whether those developments are considered "permanent supportive housing" by IHDA, whether they target populations with disabilities, and when they were completed.*

    **Response:** Full Circle was not involved in these developments and doesn't have any background information on them.

39. *Please provide a land-banked parking plan showing how additional parking stalls could be constructed.*

    **Response:** Please reference the parking variation justification for why we will not be accommodating additional parking on the site. We are also hoping to sell off the northern portion of the site, which would limit our abilities to provide land banked parking.

40. *A total of 2 bike parking stalls area required. Please clarify if the interior of the building will have a bike storage room including space for storage of 2 bikes, or provide an exterior bike parking rack near the rear entrance to the building.*

    **Response:** An exterior bike rack will be added.

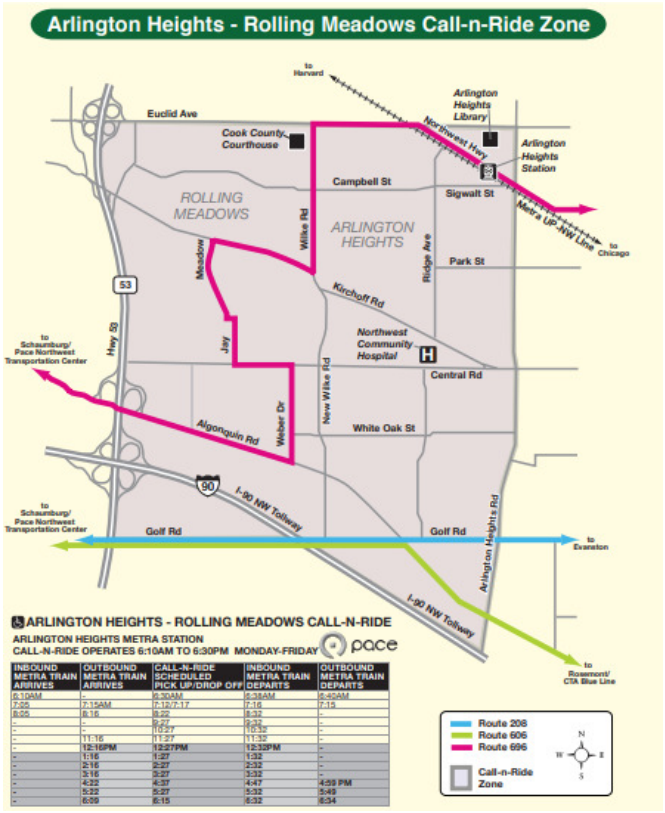
41. *Traffic counts from a KLOA study in 2016 for a development proposal on this site show higher traffic volumes on Arlington Heights Road and many of the surrounding streets. For a conservative analysis of traffic and intersection LOS evaluation, the peak volumes from each study at each intersection should be used. Additionally, the 2016 study included evaluation of the Council Trail/Arlington Heights Road intersection. Why was this intersection omitted from the 2023 study?*

    **Response:** The traffic study will be re-evaluated.

42. *The justification for Parking Variation document references a Dial-a-Ride service for tenants with disabilities. Please provide information on this program as it no longer appears available per the Pace website.*

    **Response:** The program for Arlington Heights is referred to as "Call-n-Ride." Call-n-Ride is a reservation-based, shared-ride service for the general public that picks up passengers and takes them to destinations within the designated service area (see map below).[4] The Parking Variation document has been revised to reference "Call-n-Ride" instead of "Dial-a-Ride."

[4] https://cityrm.org/DocumentCenter/View/733/Pace-Call-n-Ride-Program-PDF?bidId=




| INBOUND METRA TRAIN ARRIVES | OUTBOUND METRA TRAIN ARRIVES | CALL-N-RIDE SCHEDULED PICK UP/DROP OFF | INBOUND METRA TRAIN DEPARTS | OUTBOUND METRA TRAIN DEPARTS |
|---|---|---|---|---|
| 6:10AM | - | 6:30AM | 6:38AM | 6:40AM |
| 7:05 | 7:15AM | 7:13/7:17 | 7:16 | 7:15 |
| 8:05 | 8:16 | 8:22 | 8:32 | - |
| - | - | 9:27 | 9:32 | - |
| - | - | 10:27 | 10:32 | - |
| - | 11:16 | 11:27 | 11:32 | - |
| - | 12:16PM | 12:27PM | 12:32PM | - |
| - | 1:16 | 1:27 | 1:32 | - |
| - | 2:16 | 2:27 | 2:32 | - |
| - | 3:16 | 3:27 | 3:32 | - |
| - | 4:22 | 4:37 | 4:47 | 4:59 PM |
| - | 5:22 | 5:27 | 5:32 | 5:49 |
| - | 6:09 | 6:15 | 6:32 | 6:34 |

43. *The required dedication at the northeast corner must be shown on the Plat. The area proposed for dedication should be cross-hatched and details on the square footage of the dedicated area must be provided, including the reduced size of Lot 1 post-dedication.*

    **Response:** The dedication will be included in a future submittal after further conversation/review with the Village.

44. *The proposed building setback line in the southeast corner should jog in congruence with the property line in that location.*

    **Response:** The property line has been revised in the final plat of subdivision.

45. *Chapter 29, Section 29-201b.13 requires the Plat to include the names & addresses of the owners of the land proposed for subdivision, the subdivider, and the owners of land immediately abutting the proposed subdivision. Please add these details to the Plat.*

    **Response:** The names and addresses have been added to the final plat of subdivision.

46. *Submission of Final Plat of Subdivision, at a future date, shall be required, along with a separate Plan Commission meeting and subsequent Village Board approval. At time of Final Plat, details on the provisions for the newly proposed access easement on the north side of the site shall be required.*

    **Response:** The Final Plat of subdivision is included in this submittal.

# Grace Terrace – Permanent Supportive Housing
## Full Circle Communities
## Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *The tree survey indicates that several of the trees are identified for removal. Please explore opportunities for preserving additional trees. There are existing trees along the east and south property line that are not identified on the preservation plan. Please update the plan to include all trees that are three inch caliper or greater per Chapter 28, Section 6.16.*

   **Response:** Tree preservation plan has been updated.

2) *The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).*

   **Response:** So noted.

3) *A dense buffer must be provided along the east property line and between the detention basin and the property line to the north. Along the east property line incorporate evergreen trees in order to provide a dense buffer adjacent to the residential district which may require increasing the size of the buffer area. Overall, the landscaping adjacent to the residential district is minimal.*

   **Response:** So noted.

4) *Provide details of the six foot high fence adjacent to the residential. The fence must be a six foot high and solid. In addition, the property to the north is zoned R-1; therefore, the six foot tall fence must be provided along the north property line.*

   **Response:** The proposed fence is shown in the engineering drawings. A detail will be provided in the permit submittal. Fencing will be 6’ high and solid.

5) *If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.*

   **Response:** So noted.

6) *A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.*

   **Response:** Noted.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

37. *Comment: The petitioner's response to comment nos. 11, 13, 14, 19, 21, 23, 26, 28, 29, 33 and 35 are acceptable.*

    **Response:** Acknowledged.

38. *Comment: The petitioner's response to comment no. 12 is noted The final engineering plans shall include the following public improvements:*
    a. *The extension of the public water main from Emerson Street to Arlington Heights Road.*
    b. *The extension of the public sanitary sewer from the existing main that crosses the Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.*

    **Response:** Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

39. *Comment: The petitioner's response to comment no. 15 and 16 are noted. The detention calculations shall be provided at final engineering.*

    **Response:** Acknowledged.

40. *Comment: The petitioner's response to comment no. 17 is noted. Provide a stormwater report with calculations shall be provided at final engineering.*

    **Response:** Acknowledged.

41. *Comment: The petitioner's response to comment no. 18 is noted. The expansion of the detention facility shall be coordinated with the Reserve.*

    **Response:** Acknowledged.

42. *Comment: The petitioner's response to comment no. 20 is noted. Per comment no. 29 from the Planning Department, the photometric diagram must be revised. Provide an updated photometric diagram.*

    **Response:** The photometric plan has been updated.

43. *Comment: The petitioner's response to comment no. 22 is noted. The following comments pertain to the fire lane:*
    a. *Per comment no. 2 from the Fire Department, the fire lane shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.*
    b. *Provide dimensions from the fire lane to the building. Per comment no. 3 from the Fire Department, the access route shall be located not less than 15 feet and not greater than 30 feet from the building.*

    **Response:**
    **a. The final engineering plans have been revised to show fire lanes with a minimum unobstructed width, exclusive of shoulders, of 26 feet, see sheet C2.0.**
    **b. The fire truck exhibit includes the above required dimensions.**

44. *Comment: The petitioner's response to comment no. 24 is noted. The final engineering plans shall include the sidewalk carrying through both driveways, and the curb shall stop at the sidewalk.*

    **Response:** Acknowledged.

45. *Comment: The petitioner's response to comment no. 25 is noted. The final engineering plans shall include removing the existing apron and curb cuts along Arlington Heights Road.*

    **Response:** Acknowledged.

46. *Comment: The petitioner's response to comment no. 27 is noted. Provide an agreement for the shared detention facility with The Reserve.*

    **Response:** Acknowledged. The agreement will be provided prior to final engineering drawings.

47. *Comment: The petitioner's response to comment no. 30 and 31 is noted. The final engineering plans shall include additional information on the removal of fire hydrant.*

    **Response:** Acknowledged.

48. *Comment: The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.*

    **Response:** An East Jordan fire hydrant detail is shown on sheet C5.2.

**49.** *Comment: Show the location of the sanitary sewer service for the building.*

**Response:** The sanitary sewer service connects on the south face of the building, see sheet C4.0.

50. *Comment: The petitioner's response to comment no. 32 is noted. The revised Preliminary Plat of Subdivision was not provided.*

    **Response:** The Preliminary Plat of Subdivision is included in this submittal.

    *Final Plat of Subdivision:*

51. *Comment: The petitioner's response to comment no. 34 is noted. The right-of-way dedication for the future Emerson Street cul-de-sac is not shown. Right-of-way shall be dedicated in the southeast corner of Lot 2.*

    **Response:** Right-of-way dedication for the future Emerson street cul-de-sac has been included in the Plat of Subdivision. An exhibit showing the potential design is also include in this submittal.

52. *Comment: The petitioner's response to comment no. 36 is noted. The water main extension from Emerson Street to Arlington Heights Road has not yet been designed and the final location of the easement may need to be adjusted as part of final engineering.*

    **Response:** Acknowledged.

53. *Comment: The sanitary sewer extension from the existing main that crosses The Reserve site to the north property line has not yet been designed. The final location of the easement for the sanitary sewer may need to be adjusted as part of final engineering.*

    **Response:** Acknowledged.

54. *Comment: The Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:*

a. *Item h.) All easements for rights-of-way established for public use and utilities. Show the right-of-way dedication for Emerson Street cul-de-sac, and the location of the water main extension and sanitary sewer extension must be finalized to verify the location of the public utility easements.*
b. *Item i.) All lot numbers and lines, with accurate dimensions given in hundredths of feet. The internal line type between Lot 1 and Lot 2 shall be a lighter line type than the perimeter border of the subdivision.*
c. *Items l.) An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.*
d. *Item t.) A block stating "Send Tax Bill To: (Name/Address.)"*

**Response:**

**a.** All easements for right of ways established for public use and utilities, right of way dedication for the Emerson Street cul-de-sac, and the watermain and sanitary sewer extensions are included on the plat of subdivision.
**b.** The appropriate dimensions and line types have been added to the plat of subdivision.
**c.** An endorsement will be provided.
**d.** Block has been added to the final plat.

55. *Comment: A 2017 proposal for this site indicated that right-of-way along Arlington Heights Road was to be dedicated as part of the final plat, however; this prvious project did not move forward with recording the final plat or dedicating the right-of-way. The Final Plat of Subdivision prepared by Cage Civil Engineering differs from the previous final plat and shows this right-of-way has already been dedicated.*
    a. *Provide the document no. 7544736 to confirm that the right-of-way has been dedicated.*
    b. *Provide additional information for the right-of-way along the west side of Arlington Heights Road.*
    c. *In the event the right-of-way, or portions of the right-of-way, have not been dedicated, additional right-of-way along Arlington Heights Road shall be dedicated as part of the final plat.*
    d. *If right-of-way dedication on Arlington Heights Road is required, this would require a second signature block on the Final Plat of Subdivision for Illinois Department of Transportation, Land Acquisition.*

**Response:**

a. Attached is the Plat of Dedication received from IDOT for document 7544736 granting the original Right-of-Way in 1922.
b. See attached documentation for further information regarding the west side of Arlington Heights Road.
c. Acknowledged
d. Acknowledged

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Planning & Community Development – Response to Comments & Questions

47. *Comment: The responses to the following comments are acceptable: #7-#13, #15, #18-#23, #26#31, #37, #39, #40, and #42.*

    **Response:** Acknowledged.

48. *Comment: The response to comment #14 is noted. Per recent communications, this project is proceeding with Final Plat approval as a separate process.*

    **Response:** Confirmed- the project will be proceeding with the Final Plat approval as a separate process.

49. *Comment: The response to comment #16 is not acceptable. Please provide a draft of the requested documents for review by the Village.*

    **Response:** Please see attached for a sample house rules and sample lease. These documents are typically provided closer to the time of financial closing. The Tenant Selection Plan is being drafted and will be shared with the Village as soon as it's available.

50. *Comment: The response to comment #17 is noted. Please provide a draft of the Resident Manual/House Rules that clearly spells out the occupancy restrictions.*

    **Response:** Please see attached for a sample of our House Rules from a similar 25-unit PSH project located in McHenry, IL. The house rules for this specific project will need to be coordinated with HUD and are not available at this time.

51. *Comment: The response to comment #24 is noted. The updated list of required approvals is shown below:*
    a. *Preliminary & Final Plat of Subdivision to subdivide the property into two lots.*
    b. *Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.*
    c. *Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.*
    d. *Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility on Lot 1.*
    e. *Variation to Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.*

*f. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.*

*g. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.*

**Response:** Acknowledged.

52. *Comment: The response to comment #25 is noted. Please reach out to the seller and ask that they provide a list of serious inquires that have been made on the property over the last 6 years. A contact for the seller can be provided upon request.*

    **Response:** The following note was received from the seller: "We had been marketing the property for sale or build-to-suit and as one piece or divisible. There was a sign on the property and it was listed on CoStar and Loopnet. Marketing was distributed to our internal database of Chicago area brokers. We had offers and discussions with brokers, developers, and end users regarding office, medical-office, and multi-unit residential. Due to the different zoning of each of the parcels, most of the potential prospects for the property would likely have required some form of rezoning."

53. *Comment: The response to comments #26 and #27 are noted.*

    **Response:** Acknowledged.

54. *Comment: The response to comment #28 is noted, however, there are still inconsistencies between the plans. The Landscape plan differs from the Arch./Eng. site plans (transformer location does not match, patio/outdoor recreation area shape is slightly different and doesn't show grill locations, raised planting area is shown with pavers on landscape plans, etc.). Please show the proposed fence on the landscape plans.*

    **Response:** The Architectural and Engineering Site Plans have been coordinated.

55. *Comment: The response to comment #29 is noted. Please review Section 10.2-12.3c3, which requires light poles that are between 20'-40' in height to be separated 3' from other light poles for every 1' of mounting height. Modifications for compliance shall be required.*

    **Response:** The Photometric Plan has been revised to comply with 10.2-12.3c.

56. *Comment: The response to comment #30 is noted. If the transformer cannot be located behind the rear of the building, please explore the creation of a building wing wall to screen the enclosure. Please ensure the transformer location, including screening, is compliant with Section 6.11 of the Zoning Code.*

**Response:** The transformer has been relocated east of the service drive and is screened from view by evergreen shrubs.

57. *Comment: The response to comment #32 is unacceptable. Please provide details on all fencing, including cut sheets or fence details on the plans. Is any fencing proposed around the raised planting beds? Please be aware that chicken wire fencing is not permitted and per Section 6.13-4, all wire fences must be 9-guage or higher.*

    **Response:** Elevations of the fence and raised planning beds have been added to the Architectural Site Plan. There will be no fencing around the raised planting beds.

58. *Comment: Please provide details on the proposed planters (height, materials).*

    **Response:** Elevations of the raised planting beds with dimensions and material callouts have been added to the Architectural Site Plan.

59. *Comment: The response to comment #33 is noted. Please add the proposed building setbacks on the engineering site plan, which shall show a measurement of the proposed building at its closest point to the north, south, east, and west lot lines.*

    **Response:** Setbacks have been added to the engineered site plan.

60. *Comment: The response to comment #34 is noted. Inconsistencies between the landscape plans and architectural/engineering site plans exist as outlined in comment #54.*

    **Response:** The Engineering Site Plan, Architectural Site Plan, and Landscape plan have been coordinated.

61. *Comment: The response to comment #35 is noted. The boundaries of easement #1632342089 and #1403429027 as shown on the Plat of Subdivision are hard to distinguish. Please find an alternative way to display these easements so their boundaries are clear. Additionally, please provide a copy of the easement language to verify who the beneficiaries of each easement are.*

    **Response:** Hatches have been added to delineate the limits of easements.

62. *Comment: The response to comment #36 is unacceptable. Please provide the unit sizes on the floor plans or include a separate schedule on the floorplans that outlines the size of each room. It should be clear that the sizes provided are exclusive of utility rooms and garages.*

**Response:** A sheet of enlarged unit plans with unit sizes and room sizes noted has been included.

63. *Comment: The response to comment #38 is noted. Sufficient evidence to support the parking variations has been provided.*

    **Response:** Acknowledged.

64. *Comment: The response to comment #41 did not address the question. Please provide a response to the original comment.*

    **Response:** While the traffic counts conducted in 2016 show higher volumes, use of 2023 count data is more representative of current traffic patterns and commuting habits that have occurred since the pandemic. Furthermore, IDOT, which has jurisdiction over Arlington Heights Road, requires UpToDate traffic counts reflecting current conditions. The inclusion of the Council Trail intersection in 2016 was more appropriate given the type of use proposed at the time (MOB), which typically generates significantly more traffic than the proposed development. As such, the minimal increase in traffic resulting from the proposed development will not have any meaningful impact on the traffic operations of the stop sign controlled intersection.

    The two facilities that were surveyed are affordable apartment developments.

65. *Comment: The response to comment #43 is unacceptable. Please revise the Preliminary Plat to show the area of dedication.*

    **Response:** The required dedication at the northeast corner is shown on the plat including the stated items.

66. *Comment: The response to comment #44 is unacceptable. Please show the required building setbacks on the Preliminary Plat of Subdivision. Please note that the rear yard setback line in the southeast corner should jog in congruence with the property line in that location. Please be aware that the Final Plat of Subdivision was not reviewed as part of this "Round 2" review as Final Plat approval will proceed separately and the Final Plat will be reviewed at time of application for Final Plat of Subdivision approval.*

    **Response:** Required building setbacks are now on the Preliminary Plat of Subdivision.

67. *Comment: The response to comment #45 is unacceptable. Please show the requested information on the Preliminary Plat of Subdivision as required by Section 29-201b.13 of Chapter 29.*

**Response:** The Preliminary Plat has been updated to include owners names.

68. *Comment: The response to comment #46 is noted. Per our understanding, this project is proceeding with Preliminary and Final Plat of Subdivision approval as separate processes.*

    **Response:** Correct- the project will be proceeding with Preliminary and Final Plat of Sudivision approval as separate processes.

**New Comments Based on Revised Plans:**

69. *Comment: Please increase the line weight in the northeast corner of Lot 1 on the Preliminary Plat of Subdivision to match the lines weights on the surrounding sides.*

    **Response:** The line weight has been updated to match the line weight on the surrounding sides.

70. *Comment: The Preliminary Plat of Subdivision must be revised to show the two proposed lots.*

    **Response:** The two proposed lots are shown on the plat of subdivision.

71. *Comment: Please revise the Project Data on sheet A1.0 to reflect the reduced size of proposed Lot 1.*

    **Response:** Project data on sheet A1.0 has been revised to reflect the current site area.

72. *Comment: Please revise the architectural and landscape plans to show the boundaries of proposed Lot 1.*

    **Response:** Project data on sheet A1.0 has been revised to reflect the current site area.

73. *Comment: The bike rack must be located on a hard surface (i.e. concrete, asphalt, pavers, etc.).*

    **Response:** The bike racks have been relocated to a concrete pad west of the main sidewalk. This is now shown on sheets A1.0 and A1.1.

74. *Comment: Other than the proposed transformer, please confirm that there will be no other ground mounted mechanical/utility equipment (i.e. generator, HVAC equipment, utility pedestals/meters, etc.).*

**Response:** There will be a wall-mounted gas meter at the northwest corner of the building, that is now shown on sheets A1.0 and A1.1. A1.1 now shows landscape screening for the transformer and the gas meter.

# Grace Terrace – Permanent Supportive Housing
## Full Circle Communities
## Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *Comment: On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.*

   **Response:** The size of the symbols for the shade trees, ornamental trees, and all shrubs have been adjusted to reflect the spread of the specific plant type at the time of planting.

2) *Comment: Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.*

   **Response:** Many of the deciduous trees have been replaced with evergreens. Please reference the landscape plan.

3) *Comment: Provide landscaping on the north side of the monument signs.*

   **Response:** A landscape bed has been added on the north side of the monument sign.

4) *Comment: Provide 5 or 6 additional shade trees along Arlington Heights Road.*

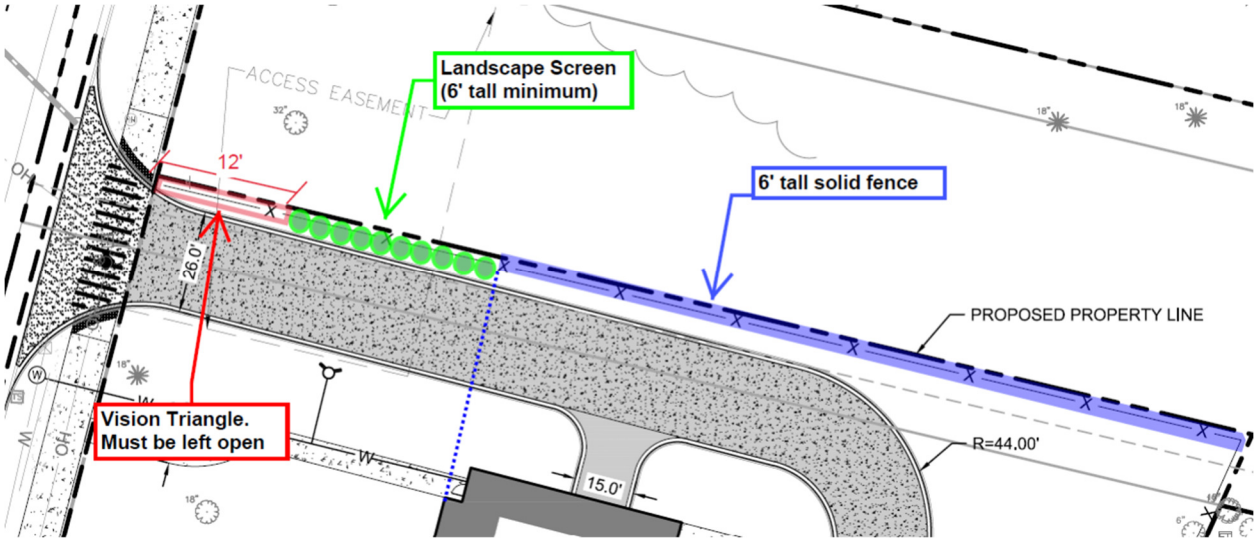
   **Response:** Six (6) shade trees have been added along Arlington Heights Road.

5) *Comment: The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.*

   **Response:** The foundations plantings along the west frontage has been augmented with additional ornamental trees, shrubs, and perennials.

6) *Comment: Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line. Fence should be shown on the landscape plan.*

*It is recommended that in the front yard along the north property line that landscaping be provided in place of the fence. The landscaping must be six feet tall and provide year-round opacity. See below:*




**Response:** A landscape screen has been added along the future driveway access.

# PLAN COMMISSION PC #23-008
# Grace Terrace
# 1519 S Arlington Heights Road
## Round 3

56. The petitioner's response to comment nos. 37, 42, 43-45, 47, 49, 52, 53 & 55 are acceptable.

57. The petitioner's response to comment no. 38 is noted. The final engineering plans shall include the following public improvements:
    a) The extension of the public water main:
        i. The water main shall be straight with no 90 degree bends.
        ii. Valves shall be provided on each side of the 6" water service.
        iii. The easement for the water main shall be 20 ft wide.
        iv. The preliminary plat is showing a 19.1 ft right-of-way dedication. The right-of-way dedication shall be limited to the area required for the cul-de-sac, and the dedication for the water main shall be addressed with a public easement.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The future Emerson St cul-de-sac shall accommodate the ladder truck to turn around, and the area behind the curb must be clear of obstacles for the sweep of the basket. Due to the existing right-of-way and alignment of the dead end, the cul-de-sac design will not be typical This may require a wider cul-de-sac and additional right-of-way. The proposed area shown to be dedicated to the Village on the final plat is insufficient to accommodate the minimum diameter cul-de-sac. Additional comment will be provided for the review of the preliminary plat.

58. The petitioner's response to comment no. 39, 40, 41 & 46 are noted. The following items are required for final engineering and the final plat:
    a) The detention calculations.
    b) Stormwater report.
    c) Provide an agreement for the shared detention facility with The Reserve.
    d) The overflow from the detention pond must be verified that the route can handle the 100-year event.

59. The petitioner's response to comment no. 48 is noted. The detail shown on sheet C5.2 shall be updated to specify only an East Jordan fire hydrant.

Preliminary Plat of Subdivision:

60. The petitioner's response to comment no. 50 is noted. The preliminary plat shall be revised to address the following comments:
    a) The public easement for the water main shall be revised accordingly to address the alignment and increased to 20 ft.
    b) The area to be dedicated for the cul-de-sac is not sufficient to accommodate the minimum diameter cul-de-sac. A preliminary layout for the future improvements should be completed to determine the right-of-way required. Please refer to comment no. 57, item c) for the requirements of the cul-de-sac.
    c) The area to be dedicated for the cul-de-sac shall be public right-of-way. The area from the right-of-way to Arlington Heights Road for the public water main shall be a public easement.

Final Plat of Subdivision:

61. The petitioner's response to comment no. 51 is noted. Refer to comment no. 60 for the right-of-way dedication for the cul-de-sac.

62. The petitioner's response to comment no. 54 is noted. Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:
    a) Item h.) The alignment of the water main must be revised per the previous comments, and the width of the public utility easement shall be 20 ft.
    b) Item h.) The location of the public sanitary sewer is acceptable; however, the width of the public utility easement shall be 20 ft.
    c) Item h.) the area dedicated for the cul-de-sac is not sufficient to accommodate the cul-de-sac. Please refer to comment nos. 57 and 60.

Additional Comments:

63. Provide the PE Certification and Drainage Certificate on the final engineering plans.

64. Indicate revisions on each sheet.

65. The new driveway should have stop control as it approaches the cross-access connection to the property to the south.

66. The property drops off to the east.
    a) With the proposed finished floor elevation of 707.7, matching this elevation for the sidewalk and the parking lot will require over 3 ft of fill for the drive aisle and parking lot east of the building, and the elevation of the curb is approximately 3 ft higher than the adjacent home.
        i. Evaluate lowering the grades to minimize the fill required.
        ii. Provide a cross section from the parking lot to the adjacent home.
        iii. Verify that the runoff to the east and north of the parking lot will be captured and routed to the detention facility.

10-25-23

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

# Planning & Community Development Dept. Review

October 25, 2023

**REVIEW ROUND 3**

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

75. The responses to the following comments are acceptable: #47, #48, #51, #53, #54, #58-#60, #63, #64, #67-#70, and #72-#74.

76. The response to comment #49 and #50 is noted. Per recent communications, the Tenant Selection Plan, which shall make clear the tenant type/target population and occupancy restrictions per bedroom, shall be provided by October 31. Additionally, the House Rules will be updated to refer to the proposed Grace Terrace project as opposed to the Pearl Street Commons development (both on the coversheet and within the document as applicable), which will be provided by October 31.

77. The response to comment #52 is noted.

78. The response to comment #55 is noted. Fixture OL-1 does not meet the spacing requirements and must be separated no less than 69' from OL-2 and OL-1HS. Additionally, please reevaluate the mounting height and quantity of the OL-3 fixtures proposed along the rear of the building, which could cause glare onto the single-family homes abutting to the east.

79. The response to comment #56 is noted. The landscape screen is acceptable in lieu of a wing wall for screening of the transformer. However, the landscaping should be placed on the north side and west side of the transformer, at a minimum. Landscaping on the south side is not necessary as this side is screened by the building. Landscaping along the east side should be considered.

80. The response to comment #57 is noted. Please provide details on the proposed color of the fence along the east property line. Additionally, given that negotiations on the sale of the property to the north are still preliminary, the fence along the north property line should be removed and replaced with additional evergreen landscaping for year-round screening and to comply with code requirements (see Landscape comment #7). The landscape screen should extend from the rear of the property west to the visibility triangle location (12' east from the western property line).

81. The response to comments #61 is noted. Per recent communications, Doc. #1632342089 & Doc. 1403429027 will be provided by October 31.

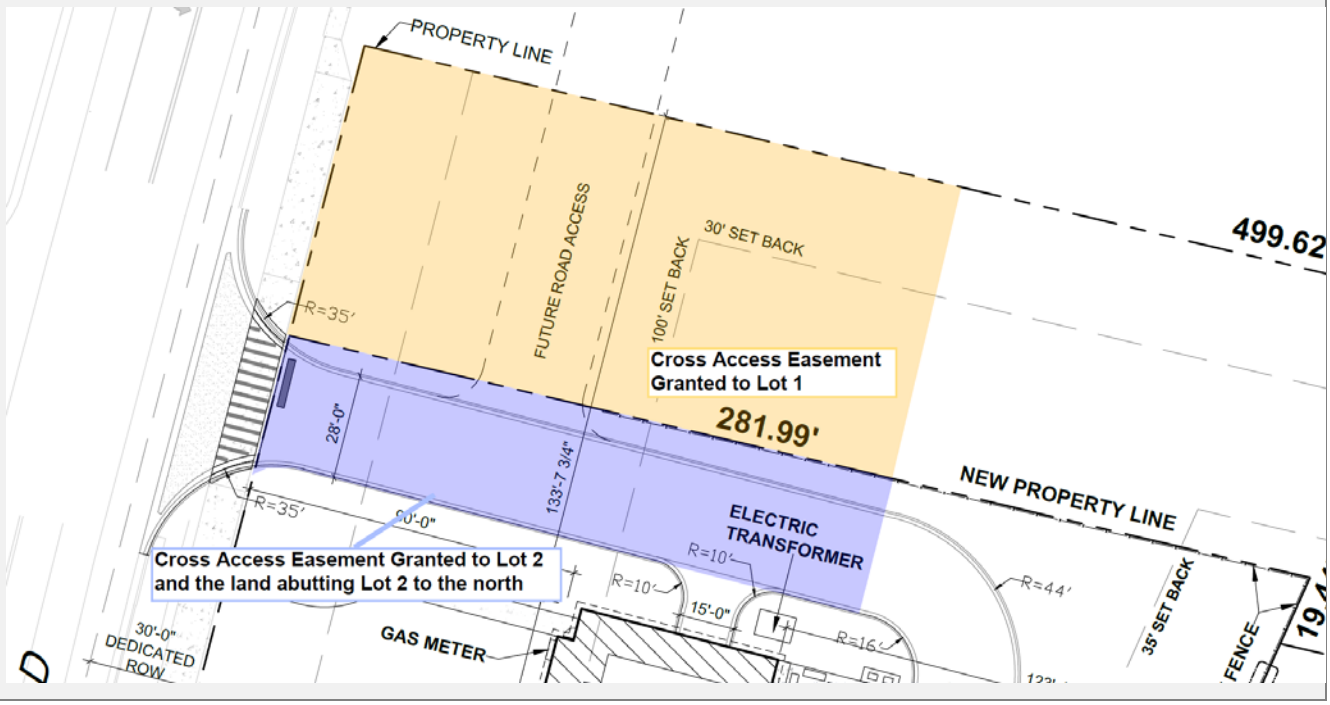
82. The response to comment #62 is noted. Please provide written confirmation (as a response to this comment) that the unit size square footage listed on sheet A7.1 does not include any utility room/closet.

83. The response to comment #65 is noted. However, the future cul-du-sac should be dedicated as ROW, not as a dedication to the Village. Additionally, the 19.45' x 203.75' area of dedication (listed as "19.10 Right-of-Way") is not required to be dedicated as ROW (although the portion of this area that falls outside of the cul-du-sac ROW dedication is needed as a Public Utility easement). Please update these areas per Engineering comment #57 and adjust the Lot Area table on page 2 of the Preliminary Plat as well as the lot area shown for Lot 2 as shown within that lot.

84. The response to comment #66 is noted, however, the setback for Lot 2 shall be based on the O-T standards, which is reflective of the current zoning on that lot. For clarity, the only setback to be shown on Lot 2 shall be the required 25' front yard setback along Arlington Heights Road.

85. The response to comment #71 is noted. Please see comment #83

86. Given that negotiations on the sale of the property to the north are still in the preliminary stage and ongoing, the easement for the future connection and cross access to the north should be adjusted as per the below to allow for greater flexibility in the future location of this connection. While the easement is wide, the actual connection when constructed shall be limited to a maximum of a singular access aisle connection to be no greater than 26' in width. Please make this change to the Preliminary Plat. Additionally, given that the exact location of the connection has yet to be determined, please remove the proposed connection as shown on the Architectural site plan and Landscape plan.




Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
October 24, 2023

**Landscape Issues**

1) On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.
**The plan is graphically incorrect and difficult to evaluate. In addition, the placement of the plant material should take into consideration the overall architecture/elevation. Please consider retaining the services of a landscape professional.**

2) Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.
**As indicated in previous comments, provide a variety of evergreen trees along the east property line in order to create a dense layered screen, which should be generally compatible with the attached concept. Tree species such as Spruce, Pines and Fir are recommended along the east property line and north of the detention basin. Evergreens should be 12' high at time of installation and spaced 10-12 feet apart.**

3) Provide landscaping on the north side of the monument signs.
**Please note that the site plan shows the monument sign within the right of way. The site plan and engineering plans are not consistent.**

4) Provide 5 or 6 additional shade trees along Arlington Heights Road.
**Revisions noted. Please incorporate parkway trees within the parkway along Arlington Heights Road.**

5) The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.
**Revisions noted; however, the placement and quantities should be evaluated.**

6) Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.
**Revisions noted. The existing evergreens east of the detention area must be preserved. Please modify the tree preservation plan.**

7) Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line.
**It is recommended that evergreens such as Arborvitae or upright Junipers be provided along the north property line in place of the fence. In order to provide a code compliant opaque screen, the landscaping must be six feet tall at time of installation and should be spaced approximately 3-4 feet apart. Please confirm that the proposed fence along the east property line feasible given the proposed preservation plan.**

8) The tree survey plan and list are not consistent. There are trees identified for preservation on the plan and the list indicates that they are going to be removed. In addition, some of the trees identified for preservation are dead. Also, the engineering plans and tree survey are not consistent. The trees designated as to be preserved at the rear of the site must be shown on the landscape plan if they are to be preserved. Please coordinate.


ELECTRIC TRANSFORMER
GAS METER
OUTDOOR RECREATION SPACE
BIKE RACKS
RAISED PLANTING BEDS
STORM WATER DETENTION
462.04'
271.91'
203.74'
396.81'
13.28'
(2)TA
ETR-EVER
(2)GLE TRI
(2)ETR-DEC
(2)FAG SYL
GLE TRI
TA
(2) TAX TAU
(2) HYD ANN
QUE A
(2) BUX GRE
HAA
GIN PR2
CO
(3) SPO TAR
(4) COR CAR
ACE RUB
GLE TRI
(6) CAL CAR
(2) JUN SPA
TA
(6) POB
(4)HAA
PIN STR
6' HIGH
(2) AME ARB
(9) TAX TAU
ACE FRE
(75)PHL
(68)LE
(4) SPI GOLD
(11)SPA PEC
(36)LE
(4)HYD ANN
(7)SPI GOLD
(53)PHL
(101)RUD
(11)RAG
(3)HYD ANN
(9)SPO TAR
(100)SED
(2) AAB
(4) HAA
(3)BUX GRE
PIC A
BUX GRE
(4)RAG
(20)SED
(2)CEB
(73)PHL
(23)LE
(50)PHL
(51)RUD
(53)RUD
(22)LE
(56)LE
(36)PHL
(25)CEB
(6)ACE FRE
(4)COR CAR
(76)LE
(76)PHL
(203)TY
GLE TRI
(2)TAX TAU
QUE A
GIN PR2
(3)BUX GRE
(3)BUX GRE
CO
(2)JUN SPA
ACE RUB
(2)JUN SPA
(6) AO
(3) SED
(4) PHL
(8) PER
(7) LE
(4) ASC
(20) AO
(3) PER
(10) RUD
(3) RAG
(8) HAA
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Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

56. *Comment: The petitioner's response to comment nos. 37, 42, 43-45, 47, 49, 52, 53 & 55 are acceptable.*

**Response:** Acknowledged.

57. *Comment: The petitioner's response to comment no. 38 is noted. The final engineering plans shall include the following public improvements:*
    a. *The extension of the public water main:*
        i. *The water main shall be straight with no 90 degree bends.*
        ii. *Valves shall be provided on each side of the 6" water service.*
        iii. *The easement for the water main shall be 20 ft wide.*
        iv. *The preliminary plat is showing a 19.1 ft right-of-way dedication. The right-of-way dedication shall be limited to the area required for the cul-de-sac, and the dedication for the water main shall be addressed with a public easement.*
    b. *The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The future Emerson St cul-de-sac shall accommodate the ladder truck to turn around, and the area behind the curb must be clear of obstacles for the sweep of the basket. Due to the existing right-of-way and alignment of the dead end, the cul-de-sac design will not be typical This may require a wider cul-de-sac and additional right-of-way. The proposed area shown to be dedicated to the Village on the final plat is insufficient to accommodate the minimum diameter cul-de-sac. Additional comment will be provided for the review of the preliminary plat.*

**Response:** Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

i. The water main layout has been revised to remove all 90-degree bends.
ii. Valves have been added on both sides of the water main service connection.
iii. The water main easement has been revised to be 20' wide.
iv. The preliminary plat has been revised to have an easement around the proposed public watermain and to only have a right-of-way dedication for the cul-de-sac limits.

b. The sanitary sewer is located on site with a public utility easement over it.
c. The cul-de-sac layout has been revised based on the fire truck turn around and the ROW dedication limits have been updated accordingly.

58. *Comment: The petitioner's response to comment no. 39, 40, 41 & 46 are noted. The following items are required for final engineering and the final plat:*
    a. *The detention calculations.*
    b. *Stormwater report.*
    c. *Provide an agreement for the shared detention facility with The Reserve.*
    d. *The overflow from the detention pond must be verified that the route can handle the 100-year event..*

    **Response:** Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

59. *Comment: The petitioner's response to comment no. 48 is noted. The detail shown on sheet C5.2 shall be updated to specify only an East Jordan fire hydrant.*

    **Response:** Detail has been updated.

Preliminary Plat of Subdivision:

60. *Comment: The petitioner's response to comment no. 50 is noted. The preliminary plat shall be revised to address the following comments:*
    a. *The public easement for the water main shall be revised accordingly to address the alignment and increased to 20 ft.*
    b. *The area to be dedicated for the cul-de-sac is not sufficient to accommodate the minimum diameter cul-de-sac. A preliminary layout for the future improvements should be completed to determine the right-of-way required. Please refer to comment no. 57, item c) for the requirements of the cul-de-sac.*
    c. *The area to be dedicated for the cul-de-sac shall be public right-of-way. The area from the right-of-way to Arlington Heights Road for the public water main shall be a public easement.*

    **Response:**
    a. The public easement for the watermain has been revised accordingly to remove 90-degree bends and increase the easement width to 20'.
    b. The cul-de-sac layout was updated based on a fire truck turning maneuver that was completed. The right-of-way dedication for the cul-de-sac has been increased based on the revised cul-de-sac layout.
    c. The plat has been updated to adjust the public right-of-way dedication and the public easement accordingly.

Final Plat of Subdivision:

61. *Comment: The petitioner's response to comment no. 51 is noted. Refer to comment no. 60 for the right-of-way dedication for the cul-de-sac.*

    **Response:** CAGE will provide responses for the final plat in a future submittal.

62. *Comment: The petitioner's response to comment no. 54 is noted. Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:*
    a. *Item h.) The alignment of the water main must be revised per the previous comments, and the width of the public utility easement shall be 20 ft.*
    b. *Item h.) The location of the public sanitary sewer is acceptable; however, the width of the public utility easement shall be 20 ft.*
    c. *Item h.) the area dedicated for the cul-de-sac is not sufficient to accommodate the cul-de-sac. Please refer to comment nos. 57 and 60.*

    **Response:** CAGE will provide responses for the final plat in a future submittal.

Additional Comments:

63. *Comment: Provide the PE Certification and Drainage Certificate on the final engineering plans.*

    **Response:** CAGE will provide responses for the final plat in a future submittal.

64. *Comment: Indicate revisions on each sheet.*

    **Response:** Revisions have been clouded.

65. *Comment: The new driveway should have stop control as it approaches the cross-access connection to the property to the south.*

    **Response:** A stop sign has been added to the plans.

66. *Comment: The property drops off to the east.*
    a. *With the proposed finished floor elevation of 707.7, matching this elevation for the sidewalk and the parking lot will require over 3 ft of fill for the drive aisle and parking lot east of the building, and the elevation of the curb is approximately 3 ft higher than the adjacent home.*

i. *Evaluate lowering the grades to minimize the fill required.*
ii. *Provide a cross section from the parking lot to the adjacent home.*
iii. *Verify that the runoff to the east and north of the parking lot will be captured and routed to the detention facility.*

**Response:** CAGE will review as part of Final Engineering.

75. *Comment: The responses to the following comments are acceptable: #47, #48, #51, #53, #54, #58-#60, #63, #64, #67-#70, and #72-#74.*

    **Response:** Acknowledged.

76. *Comment: The response to comment #49 and #50 is noted. Per recent communications, the Tenant Selection Plan, which shall make clear the tenant type/target population and occupancy restrictions per bedroom, shall be provided by October 31. Additionally, the House Rules will be updated to refer to the proposed Grace Terrace project as opposed to the Pearl Street Commons development (both on the coversheet and within the document as applicable), which will be provided by October 31.*

    **Response:** Please see attached for the draft TSP and House Rules. The documents will be finalized in partnership with all applicable laws and regulations and with required approvals from lenders and state agencies.

77. *Comment: The response to comment #52 is noted.*

    **Response:** Acknowledged.

78. *Comment: The response to comment #55 is noted. Fixture OL-1 does not meet the spacing requirements and must be separated no less than 69' from OL-2 and OL-1HS. Additionally, please reevaluate the mounting height and quantity of the OL-3 fixtures proposed along the rear of the building, which could cause glare onto the single-family homes abutting to the east.*

    **Response:** Fixture OL2 has been moved to provide the required separation.

79. *Comment: The response to comment #56 is noted. The landscape screen is acceptable in lieu of a wing wall for screening of the transformer. However, the landscaping should be placed on the north side and west side of the transformer, at a minimum. Landscaping on the south side is not necessary as this side is screened by the building. Landscaping along the east side should be considered.*

    **Response:** To allow for access to the transformer as required by ComEd, landscaping cannot be added along the north side of the transformer, where it abuts the vehicular way. However, the

transformer has been moved further east so that side of the transformer is less visible from Arlington Heights Rd to the west. Additionally, changes have been made to the landscaping along the north lot line that will screen any views of the transformer from that direction.

80. *Comment: The response to comment #57 is noted. Please provide details on the proposed color of the fence along the east property line. Additionally, given that negotiations on the sale of the property to the north are still very preliminary, the fence along the north property line should be removed and replaced with additional evergreen landscaping for year-round screening and to comply with code requirements (see Landscape comment #7). The landscape screen should extend from the rear of the property west to the visibility triangle location (12' east from the western property line).*

    **Response:** The fence along the north lot line has been replaced with evergreen shrubs per Landscape Review comment 6. The fence will be beige in color.

81. *Comment: The response to comments #61 is noted. Per recent communications, Doc. #1632342089 & Doc. 1403429027 will be provided by October 31.*

    **Response:** The requested documents have been sent to the village.

82. *Comment: The response to comment #62 is noted. Please provide written confirmation (as a response to this comment) that the unit size square footage listed on sheet A7.1 does not include any utility room/closet.*

    **Response:** The unit size square footage shown on Sheet A7.1 are net, meaning that they are measured from the interior face of the exterior, corridor, and demising walls. This square footage does not include any utility room/closet area.

83. *Comment: The response to comment #65 is noted. However, the future cul-du-sac should be dedicated as ROW, not as a dedication to the Village. Additionally, the 19.45' x 203.75' area of dedication (listed as "19.10 Right-of-Way") is not required to be dedicated as ROW (although the portion of this area that falls outside of the cul-du-sac ROW dedication is needed as a Public Utility easement). Please update these areas per Engineering comment #57 and adjust the Lot Area table on page 2 of the Preliminary Plat as well as the lot area shown for Lot 2 as shown within that lot.*

    **Response:** The Lot area table has been updated to reflect the revised boundaries of lots and ROW dedication.

84. *Comment: The response to comment #66 is noted, however, the setback for Lot 2 shall be based on the O-T standards, which is reflective of the current zoning on that lot. For clarity, the only*

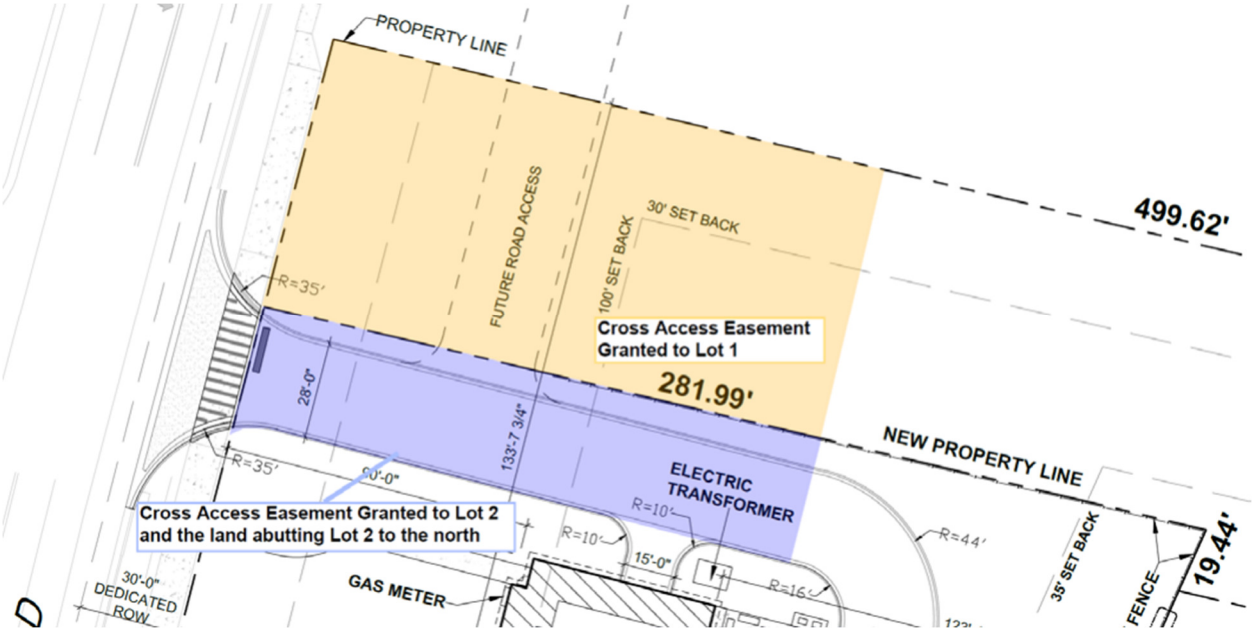
*setback to be shown on Lot 2 shall be the required 25' front yard setback along Arlington Heights Road.*

**Response:** The setbacks have been revised to reflect the zoning of each lot.

85. *Comment: The response to comment #71 is noted. Please see comment #83*

**Response:** Acknowledged.

86. *Comment: Given that negotiations on the sale of the property to the north are still in the preliminary stage and ongoing, the easement for the future connection and cross access to the north should be adjusted as per the below to allow for greater flexibility in the future location of this connection. While the easement is wide, the actual connection when constructed shall be limited to a maximum of a singular access aisle connection to be no greater than 26' in width. Please make this change to the Preliminary Plat. Additionally, given that the exact location of the connection has yet to be determined, please remove the proposed connection as shown on the Architectural site plan and Landscape plan.*




**Response:** The cross-access easement limits on the preliminary plat have been adjusted accordingly. References to the Future Road have been removed from the Architectural Site and Landscape Plans.

# Grace Terrace – Permanent Supportive Housing
## Full Circle Communities
## Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *Comment: On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.*
***The plan is graphically incorrect and difficult to evaluate. In addition, the placement of the plant material should take into consideration the overall architecture/elevation. Please consider retaining the services of a landscape professional.***

**Response:** The size of the new shade tree symbols has been reduced to be more accurate/in scale with the sizes of the other new plantings, and the sizes of the existing trees to remain have been revised to more accurately reflect their actual size. Plantings along the west side of the building are coordinated with architectural features.

2) *Comment: Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.*
***As indicated in previous comments, provide a variety of evergreen trees along the east property line in order to create a dense layered screen, which should be generally compatible with the attached concept. Tree species such as Spruce, Pines and Fir are recommended along the east property line and north of the detention basin. Evergreens should be 12' high at time of installation and spaced 10-12 feet apart.***

**Response:** A mix of Spruce, Fir, and Pine trees have been added along the east lot line, interspersed with groups of Upright Arborvitae and Spartan Junipers to fill in around existing shade trees that are to remain. The same treatment has been provided along the lot line north of the Detention area. Spruce, Fir, and Pine trees will be minimum 8’ tall at 9’ – 10’ on center; and Arborvitae and Junipers will be minimum 6’ tall at 4’ – 5’ on center at the time of planting.

3) *Comment: Provide landscaping on the north side of the monument signs.*
***Please note that the site plan shows the monument sign within the right of way. The site plan and engineering plans are not consistent.***

**Response:** The 30’ ROW that was incorrectly shown on the Architectural Site Plan has been removed. The location of the monument sign has been coordinated between Architectural and Civil plans.

4) *Comment: Provide 5 or 6 additional shade trees along Arlington Heights Road.*

***Revisions noted. Please incorporate parkway trees within the parkway along Arlington Heights Road.***

**Response:** Six (6) shade trees have been added in the parkway. These trees are 2 ½" caliper at 40' on center. An existing parkway tree to the north of the new site entrance is now shown on the plan.

5) *Comment: The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.*
***Revisions noted; however, the placement and quantities should be evaluated.***

**Response:** Plantings along the west side of the building are coordinated with architectural features and include a mix of ornamental trees, shrubs, perennials, and grasses.

6) *Comment: Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.*
***Revisions noted. The existing evergreens east of the detention area must be preserved. Please modify the tree preservation plan.***

**Response:** Landscaping along the south lot line has been revised to provide more interest. Existing trees to the east of the detention area have been added to the Tree Preservation Plan to be removed as they are within the Detention area. New evergreen trees and shrubs as described under comment 2 have been added along the lot line to the east of the Detention area.

7) *Comment: Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line.*
***It is recommended that evergreens such as Arborvitae or upright Junipers be provided along the north property line in place of the fence. In order to provide a code compliant opaque screen, the landscaping must be six feet tall at time of installation and should be spaced approximately 3-4 feet apart. Please confirm that the proposed fence along the east property line feasible given the proposed preservation plan.***

**Response:** The proposed fence is shown on the Architectural Site Plan. The fence has been replaced along the north lot line with groups of Upright Arborvitae and Spartan Juniper that will be 6' tall at 5' on center (as discussed during our call with VAH on 10.27) at the time of planting.

8) *Comment: The tree survey plan and list are not consistent. There are trees identified for preservation on the plan and the list indicates that they are going to be removed. In addition, some of the trees identified for preservation are dead. Also, the engineering plans and tree survey are*

*not consistent. The trees designated as to be preserved at the rear of the site must be shown on the landscape plan if they are to be preserved. Please coordinate.*

**Response:** The existing trees to remain and to be removed have been coordinated between the Tree Preservation Plan, Landscape Plan, and Tree List.

**Village Board**
**12/4/2023**

**Item:** An Ordinance Providing for the Levy, Assessment and Collection of Taxes for the Year Beginning January 1, 2024, and Ending December 31, 2024, for the Village of Arlington Heights

**Department**: Finance

Attached is the 2023 Tax Levy Ordinance which was discussed at the November 13, 2023 Committee-of-the-Whole meeting. The Village's total proposed tax levy, including the Library and Debt Service levies, reflects a 0% increase over the prior year's levy. Attached is a schedule comparing the 2022 tax levy to the proposed 2023 tax levy. The Village comprises only about 11% of a homeowner's total tax bill.

A summary of the levy request starts on Page 3. The Village is levying for Police and Fire protection, IMRF, FICA, and Police and Fire pensions. These levies are identified as special purpose levies and deposited in the General Fund. They are directly related to personnel costs and are calculated as a percentage of eligible employees' salaries or based on actuarial studies. Other special purpose levies are for the Library and for Capital Improvements. Total corporate and special purpose levies amount to $46,373,000. The Debt Service levies add another $6,498,000 bringing the total proposed tax levy to $52,871,000.

## RECOMMENDATION

It is recommended that the Village Board approve the Ordinance Providing for the Levy, Assessment and Collection of Taxes for the Year Beginning January 1, 2024 and Ending December 31, 2024, for the Village of Arlington Heights.

## ATTACHMENTS:

| Description | Type |
|---|---|
| 2023 Tax Levy | Ordinance |
| Proposed Village and Library Calculations | Exhibits |

* * *

# VILLAGE OF ARLINGTON HEIGHTS

# 2023 TAX LEVY

## AND

## ASSOCIATED FILING DOCUMENTS

* * *

This is to certify that I, Rebecca Hume, am the Village Clerk of the Village of Arlington Heights, in the County of Cook, State of Illinois, and as such am the custodian of the official records and seal of said Village of Arlington Heights; and that the attached is a true and correct copy of:

1. 2023 TAX LEVY ORDINANCE.

2. CERTIFICATION BY THE VILLAGE PRESIDENT THAT THE 2023 TAX LEVY ORDINANCE IS ADOPTED PURSUANT TO THE PROVISIONS OF THE "TRUTH IN TAXATION ACT."

THE ORDINANCES REFERRED TO ABOVE WERE PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE OF ARLINGTON HEIGHTS AT A MEETING DULY HELD ON THE 4th DAY OF DECEMBER, 2023, ALL AS APPEARS FROM THE OFFICIAL RECORDS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH ARE IN MY CUSTODY.

WITNESS my hand and the official seal of said Village of Arlington Heights this 4th day of DECEMBER, 2023.

_____
Rebecca Hume, Village Clerk

# TAX LEVY ORDINANCE

AN ORDINANCE PROVIDING FOR THE LEVY, ASSESSMENT AND COLLECTION OF TAXES FOR THE YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024, FOR THE VILLAGE OF ARLINGTON HEIGHTS.

Be it ordained by the President and Board of Trustees of the Village of Arlington Heights that:

SECTION ONE: The sum of $52,871,000 being the aggregate of appropriations (including debt service) for the year beginning January 1, 2024 and ending December 31, 2024 as appropriated for said calendar year by the Annual Budget and Appropriation Ordinance of the Village of Arlington Heights, duly passed by the President and Board of Trustees of the Village of Arlington Heights, and approved on the 4th day of December, 2023, for such purposes as: Police and Fire Protection, Illinois Municipal Retirement Fund (IMRF), Federal Insurance Contributions Act (FICA), Police Pension Fund, Firefighters Pension Fund, Capital Improvement, Memorial Library Fund, and General Debt Service Fund, less the estimated revenue from sources other than general taxation, be, and the same is hereby levied on all property within the corporate limits of the Village of Arlington Heights, subject to taxation for the current fiscal year. The said appropriations, estimates of revenue from sources other than general taxation, and amounts to be raised by general taxation are as follows:

# SUMMARY OF 2023 TAX LEVY

| Corporate and Special Purpose Levies | | | Total Raised by Tax Levy |
|---|---|---|---|
| **Special Purpose (Excluding Debt Service)** | | | |
| Police Protection | | $ 6,151,100 | |
| Fire Protection | | 6,151,100 | |
| IMRF | | 1,827,200 | |
| FICA | | 1,644,600 | |
| Police Pension | | 4,190,000 | |
| Fire Pension | | 5,881,000 | |
| Capital Improvement | | 5,700,000 | |
| Memorial Library | | | |
| Library | $ 13,193,000 | | |
| IMRF | 953,000 | | |
| FICA | 682,000 | 14,828,000 | |
| **TOTAL LEVY - EXCLUDING DEBT SERVICE** | | | **$ 46,373,000** |
| **Debt Service** | | | |
| Debt Service, Police Station 2016 | | 2,451,600 | |
| Debt Service, Refunding 2019 | | 2,523,000 | |
| Debt Service, Water Mains, Streets & Parking 2020 | | 1,523,400 | |
| Total Debt Service | | | $ 6,498,000 |
| **TOTAL LEVY - INCLUDING DEBT SERVICE** | | | **$ 52,871,000** |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 1. | BOARD OF TRUSTEES( 0101) | | |
| 510020 | Elected Officials | 30,900 | |
| 519010 | Workers Compensation | 100 | |
| 519100 | IMRF | 1,000 | 1,000 |
| 519110 | Social Security | 1,900 | 1,900 |
| 519120 | Medicare | 400 | 400 |
| 521650 | Other Services | 81,300 | |
| 522020 | Dues | 46,900 | |
| 522030 | Training | 3,400 | |
| 522050 | Postage | 200 | |
| 522250 | IT/GIS Service Charge | 4,600 | |
| 530010 | Publications Periodicals | 400 | |
| 530050 | Office Supplies & Equip | 1,500 | |
| | SUB-TOTAL | $172,600 | $3,300 |
| 2. | VILLAGE MANAGER'S OFFICE (0201) | | |
| 510010 | Salaries | 819,000 | |
| 518010 | Temporary Help | 1,500 | |
| 518050 | Overtime Civilian | 6,600 | |
| 519010 | Workers Compensation | 1,400 | |
| 519050 | Medical Insurance | 123,400 | |
| 519100 | IMRF | 95,400 | 95,400 |
| 519110 | Social Security | 42,300 | 42,300 |
| 519120 | Medicare | 12,100 | 12,100 |
| 519230 | Automobile Allowance | 7,200 | |
| 520050 | Professional Services | 50,000 | |
| 520100 | Village Attorney Services | 400,000 | |
| 520400 | General Insurance | 5,900 | |
| 521020 | Equipment Maintenance | 900 | |
| 521650 | Other Services | 5,300 | |
| 521655 | Software Licenses | 5,200 | |
| 522020 | Dues | 8,300 | |
| 522030 | Training | 9,300 | |
| 522050 | Postage | 400 | |
| 522100 | Printing | 4,000 | |
| 522150 | Photocopying | 1,000 | |
| 522250 | IT/GIS Service Charge | 50,200 | |
| 522700 | Phone & Data | 3,000 | |
| 530010 | Publications Periodicals | 1,300 | |
| 530050 | Office Supplies & Equip | 6,900 | |
| | SUB-TOTAL | $1,660,600 | $149,800 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 3. | HUMAN RESOURCES (0301) | | |
| 510010 | Salaries | 293,700 | |
| 518010 | Temporary Help | - | |
| 518050 | Overtime Civilian | 700 | |
| 519010 | Workers Compensation | 600 | |
| 519050 | Medical Insurance | 82,900 | |
| 519100 | IMRF | 33,800 | 33,800 |
| 519110 | Social Security | 18,300 | 18,300 |
| 519120 | Medicare | 4,300 | 4,300 |
| 520050 | Professional Services | 3,600 | |
| 520200 | Legal Services | 100,000 | |
| 520400 | General Insurance | 4,800 | |
| 520750 | Examinations | 8,200 | |
| 521650 | Other Services | - | |
| 522010 | Advertising | 6,000 | |
| 522020 | Dues | 1,500 | |
| 522030 | Training | 3,200 | |
| 522050 | Postage | 500 | |
| 522100 | Printing | 200 | |
| 522150 | Photocopying | 2,000 | |
| 522250 | IT/GIS Service Charge | 36,500 | |
| 522700 | Phone & Data | 1,600 | |
| 530010 | Publications Periodicals | 600 | |
| 530050 | Office Supplies & Equip | 2,300 | |
| 540700 | Employee Recognition Prog | 23,400 | |
| | SUB-TOTAL | $628,700 | $56,400 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 4. | FINANCE (0501) | | |
| 510010 | Salaries | 1,093,500 | |
| 518010 | Temporary Help | 1,500 | |
| 518050 | Overtime Civilian | 30,000 | |
| 519010 | Workers Compensation | 4,000 | |
| 519050 | Medical Insurance | 267,800 | |
| 519100 | IMRF | 128,900 | 128,900 |
| 519110 | Social Security | 66,300 | 66,300 |
| 519120 | Medicare | 16,300 | 16,300 |
| 520050 | Professional Services | 64,000 | |
| 520230 | Bank Services | 57,600 | |
| 520231 | Bill Collection Services | 100,000 | |
| 520400 | General Insurance | 14,900 | |
| 521020 | Equipment Maintenance | 8,000 | |
| 521650 | Other Services | 1,800 | |
| 521655 | Software Licenses | 8,600 | |
| 522010 | Advertising | 5,000 | |
| 522020 | Dues | 4,000 | |
| 522030 | Training | 7,000 | |
| 522050 | Postage | 20,000 | |
| 522100 | Printing | 6,200 | |
| 522150 | Photocopying | 3,000 | |
| 522250 | IT/GIS Service Charge | 54,800 | |
| 522300 | Claims & Refunds | 100 | |
| 522700 | Phone & Data | 600 | |
| 530010 | Publications Periodicals | 2,000 | |
| 530050 | Office Supplies & Equip | 15,000 | |
| 530250 | Licensing Supplies | 2,000 | |
| 533050 | Other Supplies | 500 | |
| | SUB-TOTAL | 1,983,400 | $211,500 |
| 5. | BOARDS & COMMISSIONS - ADMINISTRATION (1001) | | |
| 520400 | General Insurance | 2,300 | |
| 522020 | Dues | 75,000 | |
| 540050 | Grants | 10,000 | |
| 540700 | Recognition Program | 10,600 | |
| | SUB-TOTAL | $97,900 | $0 |
| 6. | ZONING BOARD OF APPEALS (1003) | | |
| 530050 | Office Supplies & Equip | 100 | |
| | SUB-TOTAL | $100 | $0 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 7. | BOARD OF FIRE & POLICE COMMISSIONERS (1008) | | |
| 520750 | Examinations | 42,000 | |
| 522010 | Advertising | 1,500 | |
| 522020 | Dues | 400 | |
| 522050 | Postage | 100 | |
| | SUB-TOTAL | $44,000 | $0 |
| 8. | PLAN COMMISSION (1009) | | |
| 522020 | Dues | 200 | |
| 522030 | Training | 300 | |
| | SUB-TOTAL | $500 | $0 |
| 9. | ENVIRONMENTAL COMMISSION (1010) | | |
| 522050 | Postage | 100 | |
| 522100 | Printing | 400 | |
| 522150 | Photocopying | 100 | |
| 530050 | Office Supplies & Equip | 100 | |
| | SUB-TOTAL | $700 | $0 |
| 10. | HOUSING COMMISSION (1011) | | |
| 522050 | Postage | 100 | |
| 522150 | Photocopying | 100 | |
| 533050 | Other Supplies | 1,100 | |
| | SUB-TOTAL | $1,300 | $0 |
| 11. | SENIOR CITIZEN COMMISSION (1013) | | |
| 522010 | Advertising | 500 | |
| 522030 | Training | 500 | |
| 522050 | Postage | 200 | |
| 522150 | Photocopying | 200 | |
| 530050 | Office Supplies & Equip | 200 | |
| 533050 | Other Supplies | 300 | |
| | SUB-TOTAL | $1,900 | $0 |
| 12. | YOUTH COMMISSION (1014) | | |
| 522150 | Photocopying | 100 | |
| 533050 | Other Supplies | 300 | |
| | SUB-TOTAL | $400 | $0 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 13. DESIGN COMMISSION (1015) | | | |
| 522150 | Photocopying | 100 | |
| 530050 | Office Supplies and Equipment | 400 | |
| | SUB-TOTAL | 500 | $0 |
| 14. COMMISSION FOR CITIZENS WITH DISABILITIES (1017) | | | |
| 520240 | Disabled Citizen Programs | 2,500 | |
| 533050 | Other Supplies | 800 | |
| 540580 | Disabled Citizen Donation | 1,000 | |
| | SUB-TOTAL | $4,300 | $0 |
| 15. SPECIAL EVENTS COMMISSION (1018) | | | |
| 521650 | Other Services | 1,500 | |
| 522050 | Postage | 200 | |
| 540550 | Special Events | 20,000 | |
| | SUB-TOTAL | $21,700 | $0 |
| 16. BICYCLE & PEDESTRIAN ADVISORY COMMISSION (1019) | | | |
| 522020 | Dues | 500 | |
| 522030 | Training | 400 | |
| 522100 | Printing | 700 | |
| 522150 | Photocopying | 100 | |
| 540550 | Special Events | 200 | |
| | SUB-TOTAL | $1,900 | $0 |
| 17. ARLINGTON ECONOMIC ALLIANCE (1021) | | | |
| 522150 | Photocopying | 100 | |
| 540400 | Promote Economic Bus Dev | 17,000 | |
| | SUB-TOTAL | $17,100 | $0 |
| 18. ARTS COMMISSION (1022) | | | |
| 522050 | Postage | 500 | |
| 522150 | Photocopying | 500 | |
| 533050 | Other Supplies | 1,000 | |
| | SUB-TOTAL | $2,000 | $0 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 19. POLICE (3001) | | | |
| 510010 | Salaries | 2,099,800 | |
| 511610 | Police Administration | 1,539,200 | |
| 511640 | Police Supervision | 2,194,600 | |
| 511700 | Police Officer | 9,946,400 | 6,151,100 |
| 518010 | Temporary Help | 3,600 | |
| 518030 | Seasonal Help | 189,100 | |
| 518050 | Overtime Civilian | 74,600 | |
| 518070 | Overtime Sworn | 827,300 | |
| 518080 | Overtime Sworn Court | 142,000 | |
| 518090 | Holiday Sworn | 156,400 | |
| 518800 | Special Detail | 271,300 | |
| 518810 | Special Detail - Grants | 102,200 | |
| 519010 | Workers Compensation | 781,200 | |
| 519050 | Medical Insurance | 3,397,800 | |
| 519090 | Public Safety Pension | 4,190,000 | 4,190,000 |
| 519100 | IMRF | 249,400 | 249,400 |
| 519110 | Social Security | 146,800 | 146,800 |
| 519120 | Medicare | 248,300 | 248,300 |
| 520150 | Village Prosecutor Services | 52,500 | |
| 520250 | Counseling Services | 23,000 | |
| 520370 | Central Dispatch | 570,600 | |
| 520400 | General Insurance | 205,400 | |
| 521020 | Equipment Maintenance | 18,000 | |
| 521650 | Other Services | 62,500 | |
| 521651 | Grants | 239,700 | |
| 521652 | Administrative Hearing Program | 85,000 | |
| 521655 | Software Licenses | 39,700 | |
| 522020 | Dues | 133,900 | |
| 522030 | Training | 139,200 | |
| 522050 | Postage | 13,900 | |
| 522100 | Printing | 13,400 | |
| 522150 | Photocopying | 12,700 | |
| 522250 | IT/GIS Service Charge | 749,100 | |
| 522370 | Vehicle/Equip Lease Charge | 722,600 | |
| 522700 | Phone & Data | 50,900 | |
| 530010 | Publications Periodicals | 3,400 | |
| 530050 | Office Supplies & Equip | 35,500 | |
| 530200 | Photographic Supplies | 2,200 | |
| 530350 | Clothing | 207,200 | |
| 530500 | Petroleum Products | 181,600 | |
| 533050 | Other Supplies | 13,800 | |
| 533250 | Operational Supplies | 124,000 | |
| 533300 | Community Service Supply | 18,000 | |
| | SUB-TOTAL | $30,277,800 | $10,985,600 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 20. POLICE GRANT (3005) | | | |
| 510010 | Salaries | 94,500 | |
| 519010 | Workers Compensation | 300 | |
| 519050 | Medical Insurance | 33,100 | |
| 519100 | IMRF | 10,800 | 10,800 |
| 519110 | Social Security | 5,900 | 5,900 |
| 519120 | Medicare | 1,400 | 1,400 |
| | SUB-TOTAL | $146,000 | $18,100 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 21. FIRE (3501) | | | |
| 510010 | Salaries | 198,000 | |
| 512010 | Fire Administration | 1,289,900 | |
| 512160 | Fire Supervision | 2,214,600 | |
| 512210 | Firefighter | 10,052,200 | 6,151,100 |
| 518050 | Overtime Civilian | 500 | |
| 518070 | Overtime Sworn | 569,800 | |
| 518090 | Holiday Sworn | 212,600 | |
| 518800 | Special Detail | 65,000 | |
| 519010 | Workers Compensation | 781,300 | |
| 519050 | Medical Insurance | 3,018,900 | |
| 519090 | Public Safety Pension | 5,881,000 | 5,881,000 |
| 519100 | IMRF | 22,800 | 22,800 |
| 519110 | Social Security | 12,300 | 12,200 |
| 519120 | Medicare | 207,700 | 207,700 |
| 520370 | Central Dispatch | 221,700 | |
| 520400 | General Insurance | 171,300 | |
| 521020 | Equipment Maintenance | 33,800 | |
| 521070 | Vehicle Equipment Maint | 5,000 | |
| 521110 | Building Maintenance | 20,000 | |
| 521160 | EMS Maintenance | 95,600 | |
| 521650 | Other Services | 8,000 | |
| 521655 | Software Licenses | 57,100 | |
| 522020 | Dues | 11,500 | |
| 522030 | Training | 83,300 | |
| 522050 | Postage | 2,100 | |
| 522100 | Printing | 2,600 | |
| 522150 | Photocopying | 3,400 | |
| 522250 | IT/GIS Service Charge | 338,000 | |
| 522370 | Vehicle/Equip Lease Charge | 915,200 | |
| 522700 | Phone & Data | 15,400 | |
| 530010 | Publications Periodicals | 1,100 | |
| 530050 | Office Supplies & Equip | 9,300 | |
| 530350 | Clothing | 102,000 | |
| 530500 | Petroleum Products | 110,900 | |
| 531600 | Chemicals | 5,200 | |
| 531650 | Other Equip & Supplies | 19,200 | |
| 531850 | Small Tools and Equipment | 66,100 | |
| 532800 | Books | 7,800 | |
| 533050 | Other Supplies | 3,500 | |
| 533450 | Community Risk Reduction | 14,600 | |
| 533500 | Medical Supplies | 54,300 | |
| | SUB-TOTAL | $26,904,600 | $12,274,800 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 22. PLANNING & COMMUNITY DEVELOPMENT (4001) | | | |
| 510010 | Salaries | 1,255,000 | |
| 518010 | Temporary Help | 9,400 | |
| 518050 | Workers Compensation | 3,500 | |
| 519010 | Medical Insurance | 294,200 | |
| 519100 | IMRF | 152,500 | 152,500 |
| 519110 | Social Security | 80,800 | 80,800 |
| 519120 | Medicare | 19,400 | 19,400 |
| 519230 | Automobile Allowance | 7,200 | |
| 520050 | Professional Services | 46,000 | |
| 520400 | General Insurance | 5,400 | |
| 521020 | Equipment Maintenance | 500 | |
| 521650 | Other Services | 7,700 | |
| 521655 | Software Licenses | 3,100 | |
| 522010 | Advertising | 7,200 | |
| 522020 | Dues | 3,000 | |
| 522030 | Training | 7,700 | |
| 522050 | Postage | 1,000 | |
| 522100 | Printing | 1,500 | |
| 522150 | Photocopying | 1,000 | |
| 522250 | IT/GIS Service Charge | 86,800 | |
| 522370 | Vehicle/Equip Lease Charge | 5,800 | |
| 522700 | Phone & Data | 1,400 | |
| 530010 | Publications Periodicals | 1,300 | |
| 530050 | Office Supplies & Equip | 6,700 | |
| 530500 | Petroleum Products | 100 | |
| 533050 | Other Supplies | 1,000 | |
| 540400 | Promote Economic Bus Dev | 131,000 | |
| 540410 | Marketing | 99,800 | |
| | SUB-TOTAL | $2,240,000 | $252,700 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 23. | BUILDING & LIFE SAFETY (4501) | | |
| 510010 | Salaries | 1,943,400 | |
| 518050 | Overtime Civilian | 4,600 | |
| 519010 | Workers Compensation | 56,100 | |
| 519050 | Medical Insurance | 386,600 | |
| 519100 | IMRF | 223,400 | 223,400 |
| 519110 | Social Security | 116,300 | 116,300 |
| 519120 | Medicare | 28,200 | 28,200 |
| 520050 | Professional Services | 76,900 | |
| 520350 | Plan Reviews | 37,500 | |
| 520400 | General Insurance | 9,500 | |
| 521020 | Equipment Maintenance | 600 | |
| 521650 | Other Services | 2,000 | |
| 522020 | Dues | 2,700 | |
| 522030 | Training | 12,900 | |
| 522050 | Postage | 3,000 | |
| 522100 | Printing | 8,000 | |
| 522150 | Photocopying | 3,500 | |
| 522250 | IT/GIS Service Charge | 159,900 | |
| 522370 | Vehicle/Equip Lease Charge | 53,200 | |
| 522700 | Phone & Data | 9,400 | |
| 530010 | Publications Periodicals | 3,200 | |
| 530050 | Office Supplies & Equip | 13,900 | |
| 530350 | Clothing | 3,200 | |
| 530500 | Petroleum Products | 8,900 | |
| 533050 | Other Supplies | 200 | |
| | SUB-TOTAL | $3,167,100 | $367,900 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 24. | HEALTH SERVICES (7001) | | |
| 510010 | Salaries | 1,067,300 | |
| 518010 | Temporary Help | 15,700 | |
| 518050 | Overtime Civilian | 300 | |
| 519010 | Workers Compensation | 23,300 | |
| 519050 | Medical Insurance | 193,100 | |
| 519100 | IMRF | 115,800 | 115,800 |
| 519110 | Social Security | 61,100 | 61,100 |
| 519120 | Medicare | 15,700 | 15,700 |
| 520250 | Counseling Services | 38,100 | |
| 520400 | General Insurance | 15,000 | |
| 521020 | Equipment Maintenance | 2,100 | |
| 521100 | Property Maintenance | 18,100 | |
| 521650 | Other Services | 2,800 | |
| 521655 | Software Licenses | 18,000 | |
| 522020 | Dues | 2,500 | |
| 522030 | Training | 8,400 | |
| 522050 | Postage | 2,500 | |
| 522100 | Printing | 1,000 | |
| 522150 | Photocopying | 2,700 | |
| 522250 | IT/GIS Service Charge | 91,300 | |
| 522370 | Vehicle/Equip Lease Charge | 36,900 | |
| 522700 | Phone & Data | 4,800 | |
| 530010 | Publications Periodicals | 1,000 | |
| 530050 | Office Supplies & Equip | 8,200 | |
| 530350 | Clothing | 1,000 | |
| 530500 | Petroleum Products | 2,100 | |
| 533100 | Wellness Program Supplies | 24,200 | |
| 540530 | A H Emergency Assistance | 56,700 | |
| 540570 | A H Emerg Asst Donations | 20,600 | |
| 540610 | MRC Capacity Bldg Award | 1,000 | |
| 541160 | CAP Program | 30,000 | |
| | SUB-TOTAL | $1,881,300 | $192,600 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 25. SENIOR SERVICES (7007) | | | |
| 510010 | Salaries | 385,900 | |
| 518010 | Temporary Help | 19,700 | |
| 518050 | Overtime Civilian | 200 | |
| 519010 | Workers Compensation | 600 | |
| 519050 | Medical Insurance | 69,200 | |
| 519100 | IMRF | 40,900 | 40,900 |
| 519110 | Social Security | 25,200 | 25,200 |
| 519120 | Medicare | 5,900 | 5,900 |
| 520050 | Professional Services | 20,000 | |
| 520400 | General Insurance | 8,700 | |
| 521020 | Equipment Maintenance | 4,800 | |
| 521650 | Other Services | 800 | |
| 522020 | Dues | 1,000 | |
| 522030 | Training | 2,300 | |
| 522050 | Postage | 1,400 | |
| 522100 | Printing | 200 | |
| 522150 | Photocopying | 1,400 | |
| 522250 | IT/GIS Service Charge | 95,900 | |
| 522400 | Taxi Service Subsidy | 2,600 | |
| 530050 | Office Supplies & Equip | 4,700 | |
| 531650 | Other Equip & Supplies | 8,000 | |
| 540160 | Grants | 32,600 | |
| | SUB-TOTAL | $732,000 | $72,000 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 26. PUBLIC WORKS (7101) | | | |
| 510010 | Salaries | 5,724,600 | |
| 518010 | Temporary Help | 125,700 | |
| 518050 | Overtime Civilian | 724,500 | |
| 518800 | Special Detail | 8,900 | |
| 519010 | Workers Compensation | 567,800 | |
| 519050 | Medical Insurance | 1,317,600 | |
| 519100 | IMRF | 752,500 | 752,500 |
| 519110 | Social Security | 410,900 | 410,900 |
| 519120 | Medicare | 96,900 | 96,900 |
| 520050 | Professional Services | 240,800 | |
| 520400 | General Insurance | 109,700 | |
| 521010 | Traffic Signal Maintenance | 15,000 | |
| 521020 | Equipment Maintenance | 526,800 | |
| 521110 | Building Maintenance | 415,000 | |
| 521150 | Street and Sidewalk Maint | 775,900 | |
| 521360 | Equipment Rental | 170,000 | |
| 521500 | Utility Services | 416,000 | |
| 521550 | Tree Services | 955,700 | |
| 521620 | Disposal Services | 24,000 | |
| 521650 | Other Services | 39,200 | |
| 521655 | Software Licenses | 69,300 | |
| 522020 | Dues | 11,400 | |
| 522030 | Training | 53,800 | |
| 522050 | Postage | 3,200 | |
| 522100 | Printing | 2,400 | |
| 522150 | Photocopying | 7,800 | |
| 522250 | IT/GIS Service Charge | 374,500 | |
| 522370 | Vehicle/Equip Lease Charge | 1,699,300 | |
| 522700 | Telephone Services | 222,200 | |
| 530010 | Publications Periodicals | 1,400 | |
| 530050 | Office Supplies & Equip | 13,800 | |
| 530350 | Clothing | 41,400 | |
| 530500 | Petroleum Products | 175,000 | |
| 531400 | Agricultural Supplies | 31,900 | |
| 531450 | Janitorial Supplies | 51,500 | |
| 531550 | Building Supplies | 80,500 | |
| 531650 | Other Equip & Supplies | 113,700 | |
| 531700 | Traffic Signal Supplies | 25,900 | |
| 531750 | Street Light Supplies | 78,500 | |
| 531800 | Street Sign Supplies | 31,900 | |
| 531850 | Small Tools and Equipment | 23,200 | |
| 531900 | Street and Sidewalk Sup | 1,028,800 | |
| | SUB-TOTAL | 17,558,900 | $1,260,300 |

## A. APPROPRIATION FOR VILLAGE CORPORATE & SPECIAL PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 27. NON-OPERATING (9901) | | | |
| 540890 | Sales Tax Abatements | 200,000 | |
| 540930 | PPRT to Library | 264,000 | |
| 540960 | Operating Contingency | 400,000 | |
| | SUB-TOTAL | $864,000 | $0 |
| | **TOTAL FOR VILLAGE CORPORATE & SPECIAL PURPOSES** | **$88,411,300** | **$25,845,000** |

| Levy includes: | |
|---|---|
| Police Protection | $6,151,100 |
| Fire Protection | 6,151,100 |
| IMRF | 1,827,200 |
| FICA | 1,644,600 |
| Police Pension | 4,190,000 |
| Fire Pension | 5,881,000 |
| Total | **$25,845,000** |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 1. | ADMIN SUPPORT SERVICES ADMINISTRATION (6001) | | |
| 611685 | Salaries | 410,129 | 410,129 |
| 611692 | Achievement Awards | 3,000 | 3,000 |
| 611805 | Overtime Civilian | 1,000 | 1,000 |
| 611905 | Medical Insurance | 62,590 | 62,590 |
| 611910 | IMRF | 47,042 | 47,042 |
| 611911 | Social Security | 25,428 | 25,428 |
| 611912 | Medicare | 5,947 | 5,947 |
| 611953 | Flexible Spending | 8,000 | 8,000 |
| 612005 | Professional Services | 27,560 | 27,560 |
| 612008 | Consulting Services | 27,000 | 27,000 |
| 612020 | Legal Services | 14,000 | 14,000 |
| 612040 | General Insurance | 197,500 | 197,500 |
| 612165 | Other Services | 2,671 | 2,671 |
| 612201 | Advertising | 500 | 500 |
| 612202 | Dues | 6,043 | 6,043 |
| 612203 | Training | 140,715 | 140,715 |
| 612205 | Postage | 48,250 | 48,250 |
| 613005 | Office Supplies & Equip | 5,110 | 13,795 |
| 613185 | Small Tools and Equipment | 1,250 | 2,500 |
| 613272 | Special Events | 1,300 | 850 |
| 614096 | Operating Contingency | 8,000 | |
| 615015 | Other Equipment | 49,750 | 25,000 |
| | SUB-TOTAL | $1,092,784 | $1,069,519 |

| | | | |
|---|---|---|---|
| 2. | ADMIN SUPPORT SERVICES COMMUNICATIONS & MARKETING (6002) | | |
| 611685 | Salaries | 468,546 | 468,546 |
| 611805 | Overtime Civilian | 1,200 | 1,200 |
| 611905 | Medical Insurance | 115,806 | 115,806 |
| 611910 | IMRF | 53,742 | 53,742 |
| 611911 | Social Security | 29,050 | 29,050 |
| 611912 | Medicare | 6,794 | 6,794 |
| 612102 | Equipment Maintenance | 1,744 | 1,744 |
| 612165 | Other Services | 24,430 | 24,430 |
| 612202 | Dues | 808 | 808 |
| 612203 | Training | 1,051 | 1,051 |
| 612210 | Printing | 194,399 | 194,399 |
| 613005 | Office Supplies & Equip | 15,891 | 15,891 |
| 613185 | Small Tools and Equipment | 20,843 | 20,843 |
| 613272 | Special Events | 16,234 | 16,234 |
| | SUB-TOTAL | $950,538 | $950,538 |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 3. | ADMIN SUPPORT SERVICES HUMAN RESOURCES (6003) | | |
| 611685 | Salaries | 214,786 | 214,786 |
| 611805 | Overtime Civilian | 300 | 300 |
| 611905 | Medical Insurance | 50,706 | 50,706 |
| 611910 | IMRF | 22,915 | 22,915 |
| 611911 | Social Security | 12,387 | 12,387 |
| 611912 | Medicare | 2,897 | 2,897 |
| 611950 | Employee Asst. Program | 6,000 | 6,000 |
| 612165 | Other Services | 19,000 | 19,000 |
| 612201 | Advertising | 1,300 | 1,300 |
| 612202 | Dues | 3,906 | 3,906 |
| 612203 | Training | 1,313 | 1,313 |
| 612255 | In Service Training | 14,000 | 14,000 |
| 613201 | Program Supplies | 400 | 400 |
| 614062 | Tuition Reimbursement | 25,000 | 25,000 |
| 614070 | Employee Recognition Prog | 22,279 | 21,350 |
| | SUB-TOTAL | $397,189 | $396,260 |
| 4. | ADMIN SUPPORT SERVICES PAID BY GIFTS AND GRANTS (6004) | | |
| 612165 | Other Services | 6,000 | |
| 612210 | Printing | 600 | |
| 612218 | Contracted Programs & Exhibits | 25,000 | |
| 613185 | Small Tools and Equipment | 9,500 | |
| 613201 | Program Supplies | 3,000 | |
| 613202 | Program Events | 10,500 | |
| 613272 | Special Events | 15,000 | |
| 613275 | Audio Visual | 500 | |
| 613280 | Books | 1,500 | |
| 615015 | Other Equipment | 2,000 | |
| 615055 | Other Capital Outlay | 2,000 | |
| | SUB-TOTAL | $75,600 | $0 |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 5. | ADMIN SUPPORT SERVICES FINANCE (6008) | | |
| 611685 | Salaries | 262,373 | 262,373 |
| 611805 | Overtime Civilian | 1,000 | 1,000 |
| 611905 | Medical Insurance | 101,596 | 101,596 |
| 611910 | IMRF | 30,094 | 30,094 |
| 611911 | Social Security | 16,267 | 16,267 |
| 611912 | Medicare | 3,804 | 3,804 |
| 612005 | Professional Services | 9,460 | 9,460 |
| 612165 | Other Services | 4,064 | 4,064 |
| 612202 | Dues | 450 | 450 |
| 612203 | Training | 1,200 | 1,200 |
| 612225 | IT/GIS Service Charge | 138,000 | 138,000 |
| 613005 | Office Supplies & Equip | 750 | 750 |
| | SUB-TOTAL | $569,058 | $569,058 |
| 6. | ADMIN SUPPORT SERVICES INFORMATION TECHNOLOGY (6010) | | |
| 611685 | Salaries | 702,173 | 702,173 |
| 611805 | Overtime Civilian | 250 | 250 |
| 611905 | Medical Insurance | 178,687 | 178,687 |
| 611910 | IMRF | 78,546 | 78,546 |
| 611911 | Social Security | 43,535 | 43,535 |
| 611912 | Medicare | 10,182 | 10,182 |
| 612005 | Professional Services | 5,895 | 5,895 |
| 612008 | Consulting Services | 3,500 | 3,500 |
| 612102 | Equipment Maintenance | 207,710 | 207,710 |
| 612165 | Other Services | 2,230 | |
| 612203 | Training | 6,450 | 6,450 |
| 612242 | Internet Access | 62,667 | 62,667 |
| 613005 | Office Supplies & Equip | 683 | 683 |
| 613030 | Data System Supplies | 21,870 | 25,204 |
| 613032 | Software Library | 155,092 | 155,092 |
| 613033 | Documentation Library | 100 | 100 |
| 613185 | Small Tools and Equipment | 13,226 | 13,226 |
| 613205 | Processing Supplies | 300 | 300 |
| 613232 | Software | 9,887 | 9,887 |
| 615012 | Computer Equipment | 30,876 | |
| | SUB-TOTAL | $1,533,858 | $1,504,086 |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 7. | ADMIN SUPPORT SERVICES SECURITY (6015) | | |
| 611685 | Salaries | 287,118 | 287,118 |
| 611805 | Overtime Civilian | 2,000 | 2,000 |
| 611905 | Medical Insurance | 97,602 | 97,602 |
| 611910 | IMRF | 31,117 | 31,117 |
| 611911 | Social Security | 17,801 | 17,801 |
| 611912 | Medicare | 4,163 | 4,163 |
| 612203 | Training | 1,000 | 1,000 |
| 613005 | Office Supplies & Equip | 435 | 435 |
| | SUB-TOTAL | $441,237 | $441,237 |
| 8. | ADMIN SUPPORT SERVICES FACILITIES (6020) | | |
| 611685 | Salaries | 436,773 | 436,773 |
| 611805 | Overtime | 4,500 | 4,500 |
| 611905 | Medical Insurance | 138,579 | 138,579 |
| 611910 | IMRF | 48,547 | 48,547 |
| 611911 | Social Security | 27,080 | 27,080 |
| 611912 | Medicare | 6,333 | 6,333 |
| 612102 | Equipment Maintenance | 59,275 | 40,976 |
| 612107 | Vehicle Equipment Maint | 9,121 | 9,121 |
| 612111 | Building Maintenance | 199,054 | 207,066 |
| 612136 | Equipment Rental | 1,000 | 1,000 |
| 612160 | Water and Sewer Service | 21,472 | 21,472 |
| 612203 | Training | 432 | 432 |
| 613050 | Petroleum Products | 4,000 | 4,000 |
| 613051 | Heating Fuel | 62,537 | 62,537 |
| 613145 | Janitorial Supplies | 24,637 | 24,637 |
| 615015 | Other Equipment | 20,000 | 20,000 |
| | SUB-TOTAL | $1,063,440 | $1,053,053 |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 9. | USER SERVICES YOUTH SERVICES (6401) | | |
| 611685 | Salaries | 1,049,338 | 1,049,338 |
| 611805 | Overtime Civilian | 2,000 | 2,000 |
| 611905 | Medical Insurance | 178,236 | 178,236 |
| 611910 | IMRF | 111,061 | 111,061 |
| 611911 | Social Security | 65,059 | 65,059 |
| 611912 | Medicare | 15,215 | 15,215 |
| 612202 | Dues | 4,548 | 4,548 |
| 612203 | Training | 3,979 | 3,979 |
| 612218 | Contracted Programs & Exhibits | 17,655 | 17,655 |
| 613005 | Office Supplies & Equipment | 2,438 | 2,438 |
| 613201 | Program Supplies | 10,948 | 10,948 |
| 613202 | Program Events | 25,930 | 25,930 |
| 613290 | Circulation Supplies | 6,026 | 6,026 |
| | SUB-TOTAL | $1,492,433 | $1,492,433 |
| 10. | USER SERVICES INFO SERVICES (6410) | | |
| 611685 | Salaries | 1,177,363 | 1,177,363 |
| 611805 | Overtime Civilian | 1,000 | 1,000 |
| 611905 | Medical Insurance | 169,136 | 169,136 |
| 611910 | IMRF | 119,070 | 119,070 |
| 611911 | Social Security | 72,996 | 72,996 |
| 611912 | Medicare | 17,072 | 17,072 |
| 612202 | Dues | 2,669 | 2,669 |
| 612203 | Training | 2,700 | 2,700 |
| 612218 | Contracted Programs & Exhibits | 5,040 | 5,040 |
| 613005 | Office Supplies & Equipment | 1,888 | 1,888 |
| 613201 | Program Supplies | 2,250 | 2,250 |
| 613290 | Circulation Supplies | 1,795 | 1,795 |
| | SUB-TOTAL | $1,572,978 | $1,572,978 |
| 11. | USER SERVICES CIRCULATION (6420) | | |
| 611685 | Salaries | 1,341,899 | 1,341,899 |
| 611805 | Overtime Civilian | 550 | 550 |
| 611905 | Medical Insurance | 114,809 | 114,809 |
| 611910 | IMRF | 125,408 | 125,408 |
| 611911 | Social Security | 83,198 | 83,198 |
| 611912 | Medicare | 19,458 | 19,458 |
| 612165 | Other Services | 1,996 | 1,996 |
| 612202 | Dues | 1,391 | 1,391 |
| 612203 | Training | 2,357 | 2,357 |
| 613005 | Office Supplies & Equip | 1,747 | 1,747 |
| 613201 | Program Supplies | 1,010 | 1,010 |
| 613290 | Circulation Supplies | 8,235 | 8,235 |
| | SUB-TOTAL | $1,702,058 | $1,702,058 |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 12 | BOOKMOBILE (6425) | | |
| 611685 | Salaries | 164,455 | 164,455 |
| 611805 | Overtime Civilian | 450 | 450 |
| 611905 | Medical Insurance | 39,666 | 39,666 |
| 611910 | IMRF | 18,863 | 18,863 |
| 611911 | Social Security | 10,196 | 10,196 |
| 611912 | Medicare | 2,385 | 2,385 |
| 612202 | Dues | 100 | 100 |
| 612203 | Training | 120 | 120 |
| 613005 | Office Supplies & Equip | 100 | 100 |
| 613290 | Circulation Supplies | 300 | 300 |
| | SUB-TOTAL | $236,635 | $236,635 |
| 13. | USER SERVICES SENIOR & ACCESSIBILITY SERVICES (6430) | | |
| 611685 | Salaries | 265,370 | 265,370 |
| 611905 | Medical Insurance | 14,314 | 14,314 |
| 611910 | IMRF | 29,722 | 29,722 |
| 611911 | Social Security | 16,453 | 16,453 |
| 611912 | Medicare | 3,848 | 3,848 |
| 612202 | Dues | 450 | 450 |
| 612203 | Training | 795 | 795 |
| 612218 | Contracted Program & Events | 9,685 | 9,685 |
| 613005 | Office Supplies & Equip | 705 | 705 |
| 613201 | Program Supplies | 1,856 | 1,856 |
| 613202 | Program Events | 600 | 600 |
| 613290 | Circulation Supplies | 850 | 850 |
| | SUB-TOTAL | $344,648 | $344,648 |
| 14. | USER SERVICES PROGRAMS AND EXHIBITS (6440) | | |
| 611685 | Salaries | 270,365 | 270,365 |
| 611805 | Overtime Civilian | 250 | 250 |
| 611905 | Medical Insurance | 70,529 | 70,529 |
| 611910 | IMRF | 31,011 | 31,011 |
| 611911 | Social Security | 16,763 | 16,763 |
| 611912 | Medicare | 3,920 | 3,920 |
| 612202 | Dues | 1,156 | 1,156 |
| 612203 | Training | 1,442 | 1,442 |
| 612218 | Contracted Programs & Exhibits | 85,005 | 85,005 |
| 613202 | Program Events | 10,719 | 10,719 |
| | SUB-TOTAL | $491,159 | $491,159 |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 15. USER SERVICES DIGITAL SERVICES (6450) | | | |
| 611685 | Salaries | 575,654 | 575,654 |
| 611905 | Medical Insurance | 63,721 | 63,721 |
| 611910 | IMRF | 59,033 | 59,033 |
| 611911 | Social Security | 35,691 | 35,691 |
| 611912 | Medicare | 8,347 | 8,347 |
| 612202 | Dues | 1,995 | 1,995 |
| 612203 | Training | 500 | 500 |
| 612242 | Internet Access | 3,878 | 3,878 |
| 612266 | Outside Reference Service | 4,069 | 4,069 |
| 613005 | Office Supplies & Equip | 707 | 707 |
| 613007 | Supplies Reimb by Patrons | 706 | 706 |
| 613185 | Small Tools and Equipment | 6,200 | 6,200 |
| 613201 | Program Supplies | 700 | 700 |
| 613278 | Electronic Resources | 414,768 | 414,768 |
| 613290 | Circulation Supplies | 1,575 | 1,575 |
| | SUB-TOTAL | $1,177,544 | $1,177,544 |
| 16. USER SERVICES COLLECTION SERVICES (6470) | | | |
| 611685 | Salaries | 950,486 | 950,486 |
| 611805 | Overtime Civilian | 150 | 150 |
| 611905 | Medical Insurance | 233,129 | 233,129 |
| 611910 | IMRF | 109,021 | 109,021 |
| 611911 | Social Security | 58,930 | 58,930 |
| 611912 | Medicare | 13,782 | 13,782 |
| 612081 | OCLC Services | 64,998 | |
| 612164 | Access Services | 4,000 | |
| 612202 | Dues | 2,478 | |
| 612203 | Training | 1,000 | |
| 612285 | Processing Services | 95,400 | |
| 613005 | Office Supplies & Equip | 1,500 | |
| 613033 | Documentation Library | 911 | |
| 613203 | Binding | 200 | |
| 613205 | Processing Supplies | 17,000 | |
| 613275 | Audio Visual | 518,581 | 13,311 |
| 613280 | Books | 708,769 | 381,021 |
| 613290 | Circulation Supplies | 6,450 | |
| 613295 | Periodicals | 101,440 | |
| | SUB-TOTAL | $2,888,224 | $1,759,829 |

## C. APPROPRIATION FOR MEMORIAL LIBRARY FUND PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 17. USER SERVICES BELMONT MAKERSPACE (6480) | | | |
| 611685 | Salaries | 350,998 | |
| 611805 | Overtime Civilian | 250 | |
| 611905 | Medical Insurance | 65,495 | |
| 611910 | IMRF | 38,112 | 38,112 |
| 611911 | Social Security | 21,762 | 21,762 |
| 611912 | Medicare | 5,089 | 5,089 |
| 612005 | Professional Services | 2,000 | 2,000 |
| 612040 | General Insurance | 216 | |
| 612102 | Equipment Maintenance | 10,930 | |
| 612111 | Building Maintenance | 83,366 | |
| 612136 | Equipment Rental | 1,000 | |
| 612160 | Water and Sewer Service | 500 | |
| 612165 | Bank Fees | 300 | |
| 612202 | Dues | 586 | |
| 612203 | Travel & Training | 1,000 | |
| 612228 | Contracted Programs & Exhibits - Adult | 31,388 | |
| 612238 | Contracted Programs & Exhibits - Youth | 5,500 | |
| 612242 | Internet Access | 3,075 | |
| 613005 | Office Supplies & Equipment | 2,920 | |
| 613007 | Supplies Reimbursed by Patrons | 8,231 | |
| 613032 | Software Library | 8,670 | |
| 613051 | Heating Fuel & Electric | 10,000 | |
| 613145 | Janitorial Supplies | 1,600 | |
| 613185 | Small Tools & Equipment | 5,858 | |
| 613212 | Program Events - Adult | 19,500 | |
| 613222 | Program Events - Youth | 8,000 | |
| 613223 | Software Library | 1,000 | |
| 615015 | Other Equipment | 16,000 | |
| | SUB-TOTAL | $703,347 | $66,964 |
| | TOTAL MEMORIAL LIBRARY FUND | $16,732,731 | $14,828,000 |
| | **TOTAL FOR MEMORIAL LIBRARY FUND PURPOSES** | | **$14,828,000** |
| | Levy includes: | | |
| | Library | | $13,193,000 |
| | IMRF | | 953,000 |
| | FICA | | 682,000 |
| | Total | | **$14,828,000** |

## B. APPROPRIATION FOR CAPITAL IMPROVEMENT PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 1. | INTEGRATED SERVICES (0201) | | |
| 520050 | Professional Services | 150,000 | |
| | SUB-TOTAL | $150,000 | $0 |
| 2. | FINANCE (0501) | | |
| 550100 | Office Equipment | 20,000 | |
| | SUB-TOTAL | $20,000 | $0 |
| 3. | IT (0601) | | |
| 550150 | Other Equipment | 150,000 | |
| | SUB-TOTAL | $150,000 | $0 |
| 4. | POLICE (3001) | | |
| 550100 | Office Equipment | 15,000 | |
| 550150 | Other Equipment | 475,000 | |
| | SUB-TOTAL | $490,000 | $0 |
| 5. | FIRE (3501) | | |
| 550100 | Office Equipment | 30,000 | |
| 550150 | Other Equipment | 576,400 | |
| | SUB-TOTAL | 606,400 | $0 |
| 6. | PLANNING (4001) | | |
| 550300 | Road Projects | 658,000 | 292,300 |
| | SUB-TOTAL | 658,000 | $292,300 |
| 7. | BUILDING & LIFE SAFETY (4501) | | |
| 550100 | Office Equipment | 7,000 | |
| | SUB-TOTAL | 7,000 | $0 |

## B. APPROPRIATION FOR CAPITAL IMPROVEMENT PURPOSES

| | | APPROPRIATED FOR 2024 | 2023 TAX LEVY |
|---|---|---|---|
| 8. | PUBLIC WORKS (7101) | | |
| 550150 | Other Equipment | 379,600 | 0 |
| 550200 | Building Improvements | 3,750,000 | 1,665,900 |
| 550300 | Road Projects | 7,672,600 | 3,408,600 |
| 550400 | Pavement Crack Seal Project | 200,000 | 88,900 |
| 550450 | Sidewalk Program | 550,000 | 244,300 |
| 550600 | Sustainability Projects | 128,500 | 0 |
| | SUB-TOTAL | $12,680,700 | $5,407,700 |
| 9. | MUNICIPAL FLEET SERVICES (7501) | | |
| 550150 | Other Equipment | 61,000 | |
| | SUB-TOTAL | $61,000 | $0 |
| 10. | NON-OPERATING (9901) | | |
| 540960 | Operating Contingency | 200,000 | |
| 590050 | Operating Transfer Out | 18,000,000 | |
| | SUB-TOTAL | $18,200,000 | $0 |
| | **TOTAL FOR CAPITAL IMPROVEMENT PURPOSES** | **$33,023,100** | **$5,700,000** |

# APPROPRIATIONS FOR DEBT SERVICE TO BE DERIVED FROM SPECIAL TAXES IN ADDITION TO THE TAX FOR GENERAL CORPORATE PURPOSES

(Tax levies for debt service and tax abatements for debt service are incorporated in separate ordinances. The following section sumarizes the tax levies for debt service after any anticipted abatements and personal property tax replacement revenues are applied.)

| | Total Appropriation | Estimated Receipts from Sources Other than Property Taxes | To be Raised by Property Taxes |
|---|---|---|---|
| **Series 2016** (issued 02/10/16) | | | |
| **Police Station** | | | |
| $32,900,000, Ordinance 16-002 (adopted 1/19/16) | | | |
| Fund 301-9555 | | | |
| Principal | 1,605,000.00 | 0.00 | 1,605,000.00 |
| Interest | 846,600.00 | 0.00 | 846,600.00 |
| Total | 2,451,600.00 | 0.00 | 2,451,600.00 |
| **Series 2018** (issued 09/11/18) | | | |
| **Storm Sewer Improvements** | | | |
| $9,530,000, Ordinance 18-029 (adopted 8/20/18) | | | |
| Fund 301-9556 | | | |
| Principal | 390,000.00 | 390,000.00 | 0.00 |
| Interest | 299,150.00 | 299,150.00 | 0.00 |
| Total | 689,150.00 | 689,150.00 | 0.00 |
| **Series 2019** (issued 09/18/19) | | | |
| **Partial Refunding of 2011** | | | |
| $7,985,000, Ordinance 19-031 (adopted 9/3/19) | | | |
| Fund 301-9557 | | | |
| Principal | 2,265,000.00 | 0.00 | 2,265,000.00 |
| Interest | 258,000.00 | 0.00 | 258,000.00 |
| Total | 2,523,000.00 | 0.00 | 2,523,000.00 |
| **Series 2020** (issued 09/2/20) | | | |
| **Water Mains, Streets, & Parking** | | | |
| $13,700,000, Ordinance 20-026 (adopted 8/17/20) | | | |
| Fund 301-9558 | | | |
| Principal | 1,175,000.00 | 0.00 | 1,175,000.00 |
| Interest | 348,400.00 | 0.00 | 348,400.00 |
| Total | 1,523,400.00 | 0.00 | 1,523,400.00 |
| **Grand Totals - All Debt Service - All Issues** | | | |
| Principal | 5,435,000.00 | 390,000.00 | 5,045,000.00 |
| Interest | 1,752,150.00 | 299,150.00 | 1,453,000.00 |
| Total | 7,187,150.00 | 689,150.00 | 6,498,000.00 |

SECTION TWO: That the total amount of $52,871,000 ascertained as aforesaid, be and the same is hereby levied and assessed on all property subject to taxation within the Village of Arlington Heights according to the value of said property as the same is assessed and equalized for State and County purposes for the current year.

SECTION THREE: The Village Manager of the Village of Arlington Heights is hereby authorized and directed to file a copy of the Ordinance, duly certified by the Village Clerk of the Village of Arlington Heights, with the County Clerk of Cook County, Illinois.

SECTION FOUR: If any item or portion of this Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Ordinance.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 4th DAY OF DECEMBER, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

# TRUTH IN TAXATION LAW

# CERTIFICATE OF COMPLIANCE

I, _____, hereby certify that I am the presiding officer of
(Full Name of Presiding Officer)

_____, and as such presiding officer I certify that the
(Legal Name of Taxing District)

levy ordinance, a copy of which is attached, was adopted pursuant to, and in all respects in compliance with the provisions of the Illinois Property Tax Code – Truth in Taxation Law, 35 ILCS 200/18-60 through 18-85(2002).

This certificate applies to the 2023 Tax Levy.

_____ _____
Signature of Presiding Officer Date

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, the undersigned, do hereby certify that I am the duly qualified Village Clerk of the Village of Arlington Heights, Cook County, Illinois (the "Village"), and as such official, I am the keeper of the official journal of proceedings, books, records, minutes, and files of the Village and of the President and Board of Trustees (the "Corporate Authorities") thereof.

I do further certify that at ____ A.M. on the _____ day of _____, 2023, there was published in pamphlet form, by authority of the Corporate Authorities, a true, correct and complete copy of Ordinance Number 23-___ of the Village providing for the 2023 Tax Levy (2024 Budget Year) of the Village, and that said ordinance as so published was on said date readily available for public inspection and distribution, in sufficient number to meet the needs of the general public, at my office as Village Clerk located in the Village.

IN WITNESS WHEREOF, I have affixed hereto my official signature and the seal of the Village this _____ day of _____, 2023.

_____
Village Clerk

(SEAL)

## VILLAGE OF ARLINGTON HEIGHTS
## TOTAL PROPOSED VILLAGE AND LIBRARY CALCULATIONS
**2023 Tax Levy for the 2024 Budget**

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | 2023 EAV | 3,724,866,333 | (EST.) |
| | | | | 2022 EAV | 3,724,866,333 | |
| | | 2022 LEVY FOR 2023 BUDGET YEAR | **PROPOSED 2023 LEVY FOR 2024 BUDGET YEAR** | DOLLAR CHANGE | % CHANGE | EST. 2023 LEVY RATES |
| VILLAGE | | | | | | |
| | POLICE PROTECTION | 6,750,000 | **6,151,100** | (598,900) | -8.87% | 0.1651 |
| | FIRE PROTECTION | 6,750,000 | **6,151,100** | (598,900) | -8.87% | 0.1651 |
| | IMRF | 1,778,000 | **1,827,200** | 49,200 | 2.77% | 0.0491 |
| | SOCIAL SECURITY | 1,600,000 | **1,644,600** | 44,600 | 2.79% | 0.0442 |
| | POLICE PENSION FUND | 3,911,000 | **4,190,000** | 279,000 | 7.13% | 0.1125 |
| | FIRE PENSION FUND | 5,256,000 | **5,881,000** | 625,000 | 11.89% | 0.1579 |
| | CAPITAL IMPROVEMENT | 5,500,000 | **5,700,000** | 200,000 | 3.64% | 0.1530 |
| | DEBT SERVICE | 6,498,000 | **6,498,000** | 0 | 0.00% | 0.1744 |
| **TOTAL VILLAGE TAX LEVY** | | **38,043,000** | **38,043,000** | **0** | **0.00%** | 1.0213 |
| LIBRARY | | | | | | |
| | LIBRARY | 13,227,000 | **13,193,000** | (34,000) | -0.26% | 0.3542 |
| | IMRF | 934,000 | **953,000** | 19,000 | 2.03% | 0.0256 |
| | SOCIAL SECURITY | 667,000 | **682,000** | 15,000 | 2.25% | 0.0183 |
| **TOTAL LIBRARY TAX LEVY** | | **14,828,000** | **14,828,000** | **0** | **0.00%** | 0.3981 |
| **GRAND TOTAL TAX LEVY** | | **52,871,000** | **52,871,000** | **0** | **0.00%** | 1.4194 |

## TRUTH-IN-TAXATION CALCULATION

| | | **EXTENDED** 2022 LEVY FOR 2023 BUDGET YEAR | PROPOSED 2023 LEVY FOR 2024 BUDGET YEAR | | | |
|---|---|---|---|---|---|---|
| VILLAGE TAX LEVY W/O DEBT SERVICE | | 31,545,000 | | | | |
| Less: 2022 Tax Levy Abatement | | (1,600,000) | | | | |
| Plus: 2% County Loss & Cost | | 598,900 | | | | |
| | Sub-Total | 30,543,900 | **31,545,000** | 1,001,100 | 3.17% | 0.8469 |
| TOTAL LIBRARY TAX LEVY | | 14,828,000 | | | | |
| Plus: 2% County Loss & Cost | | 296,560 | | | | |
| | Sub-Total | 15,124,560 | **14,828,000** | (296,560) | -2.00% | 0.3981 |
| **TOTAL TAX LEVY-TRUTH IN-TAXATION PURPOSE** | | **45,668,460** | **46,373,000** | **704,540** | **1.54%** | **1.2450** |
| DEBT SERVICE | | 6,497,950 | | | | |
| Plus: 2% County Loss & Cost | | 129,959 | | | | |
| | Sub-Total | 6,627,909 | **6,498,000** | (129,909) | -2.00% | 0.1744 |
| **GRAND TOTAL TAX LEVY** | | **52,296,369** | **52,871,000** | **574,631** | **1.10%** | **1.4194** |

**Village Board**
**12/4/2023**

**Item:** An Ordinance Abating Taxes Levied for the Year 2023 Heretofore Levied to Pay Principal and Interest on the $9,530,000 General Obligation Bonds, Series 2018, of the Village of Arlington Heights

**Department**: Finance

In the attached ordinance, the Village is abating tax debt service levies in the amount of $689,150 because revenue is available from other sources to pay the debt service.

A schedule of the individual bond issues with the amounts levied and abated starts on Page 28 of the 2023 Tax Levy.

**RECOMMENDATION**

It is recommended that the Village Board approve the Ordinance Abating Taxes Levied for the Year 2023 Heretofore Levied to Pay Principal and Interest on $9,530,000 General Obligation Bonds, Series, 2018, of the Village of Arlington Heights.

**ATTACHMENTS:**

| Description | Type |
|---|---|
| 2023 Tax Abatement | Ordinance |

* * *

# VILLAGE OF ARLINGTON HEIGHTS

# 2023 TAX ABATEMENT ORDINANCE

* * *

This is to certify that I, Rebecca Hume, am the Village Clerk of the Village of Arlington Heights, in the County of Cook, State of Illinois, and as such am the custodian of the official records and seal of said Village of Arlington Heights; and that the attached is a true and correct copy of:

1. AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2023, HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON $9,530,000 GENERAL OBLIGATION BONDS, SERIES 2018, OF THE VILLAGE OF ARLINGTON HEIGHTS.

THE ORDINANCE REFERRED TO ABOVE WERE PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF SAID VILLAGE OF ARLINGTON HEIGHTS AT A MEETING DULY HELD ON THE 4th DAY OF DECEMBER, 2023, ALL AS APPEARS FROM THE OFFICIAL RECORDS OF THE VILLAGE OF ARLINGTON HEIGHTS WHICH ARE IN MY CUSTODY.

WITNESS my hand and the official seal of said Village of Arlington Heights this 4th day of DECEMBER, 2023.

_____

Rebecca Hume, Village Clerk

**AN ORDINANCE ABATING TAXES LEVIED FOR THE YEAR 2023 HERETOFORE LEVIED TO PAY PRINCIPAL AND INTEREST ON THE $9,530,000 GENERAL OBLIGATION BONDS, SERIES 2018, OF THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights did on August 20, 2018, adopt Ordinance No. 18-029 an Ordinance entitled:

> An Ordinance providing for the issuance of $9,530,000 General Obligation Bonds, Series 2018, of the Village of Arlington Heights, Cook County, Illinois, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds; and,

WHEREAS, there is available from other sources the amount of $689,150 which may lawfully be utilized to pay all sums due on said bonds for which taxes were heretofore levied,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS:

SECTION ONE: That the taxes heretofore levied and provided for in the Ordinance providing for the issuance of $9,530,000 General Obligation Bonds, Series 2018, of the Village of Arlington Heights, Illinois, passed August 20, 2018, as Ordinance No. 18-029, be and the same hereby are abated for the year 2023 by the amount of $689,150.

SECTION TWO: That the Village Clerk, upon passage of this Ordinance, shall cause to be filed with the County Clerk of Cook County, a certified copy hereof and shall direct said County Clerk to abate the taxes heretofore levied under said Ordinance No. 18-029 for the year 2023 in the amount of $689,150.

SECTION THREE: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 4th day of December, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

**Village Board**
**12/4/2023**

**Item:** An Ordinance Adopting a Budget and Appropriations Ordinance and Amounts Set Forth Therein for the Year Commencing January 1, 2024 and Ending December 31, 2024

**Department**: Finance

The attached Ordinance concerns the adoption of the Village's 2024 Proposed Budget as discussed at the November 13, 2023 and November 15, 2023 Committee-of-the-Whole meetings.

## RECOMMENDATION

It is recommended that the Village Board approve the Budget and Appropriations Ordinance and Amounts Set Forth Therein for the Year Commencing January 1, 2024 and Ending December 31, 2024

## ATTACHMENTS:

| Description | Type |
|---|---|
| 2024 Budget Ordinance | Ordinance |

**AN ORDINANCE ADOPTING A BUDGET AND APPROPRIATIONS ORDINANCE AND AMOUNTS SET FORTH THEREIN FOR THE YEAR COMMENCING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024**

WHEREAS, the Village of Arlington Heights, a home rule unit, pursuant to the authority of Article VII, Section 6 of the 1970 Constitution of the State of Illinois to legislate with respect to matters pertaining to its government and affairs, has adopted a Municipal Code, which is in full force and effect on the date hereof, provisions of which establish a procedure for adopting an annual budget and appropriations ordinance; and

WHEREAS, the Village Manager of the Village of Arlington Heights has caused a budget and appropriations ordinance to be prepared for the 2024 calendar year; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have on December 4, 2023 conducted a public hearing on the proposed budget and appropriations ordinance, pursuant to notice published November 22, 2023 in the *Arlington Heights Daily Herald*, a newspaper having general circulation in the municipality; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have determined it to be in the best interest of the Village of Arlington Heights to adopt the proposed budget and appropriations ordinance for the 2024 year, as that document has been prepared by the Village Manager and approved by the President and Board of Trustees in consideration of the recommendations of the Committee-of-the-Whole and said public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That there is hereby approved and adopted the proposed budget and appropriations for the Village of Arlington Heights in Cook County, Illinois for the fiscal year commencing January 1, 2024 and ending December 31, 2024 as shown in Exhibit A, which is the Proposed Operating Budget for 2024, dated October 30, 2023, for a total of $231,891,500 as shown on Exhibit B for the Village of Arlington Heights, and $18,202,068 for the Arlington Heights Memorial Library.

SECTION TWO: That the sums of money set forth in the budget and the appropriations adopted in SECTION ONE above as necessary to defray the expenses and liabilities identified in this Budget and Appropriations Ordinance are hereby appropriated for the purposes set forth therein, subject to the authority granted in Chapter 7, Article V of the Municipal Code of the Village of Arlington Heights to effectuate revisions, transfers within any fund, and emergency expenditures.

SECTION THREE: Any unexpended balance of any item or items of any general budget item in this budget may be expended in making up any insufficiency in any item or items in the same general budget and for the same general budget and for the same general purpose.

SECTION FOUR: If any section, line or portion of any provision of this Ordinance is, for any reason, held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS 4th day of December, 2023.

_____
Village President

ATTEST:

_____
Village Clerk

# EXHIBIT A

## Proposed
## 2024 Budget

## Previously distributed and available on the Village website:
## www.vah.com

# EXHIBIT B
# ALL FUNDS SUMMARY
# 2024 PROPOSED BUDGET

| FUND | REVENUES | 2021 Actual | 2022 Actual | 2023 Est. Actual | 2023 Budget | 2024 Budget | $ Change | % Change |
|---|---|---|---|---|---|---|---|---|
| 101 | GENERAL | 84,945,379 | 92,392,994 | 89,248,300 | 90,471,700 | **89,534,700** | (937,000) | (1.0%) |
| 211 | MOTOR FUEL TAX | 4,592,977 | 4,735,653 | 3,100,000 | 3,004,000 | **3,100,000** | 96,000 | 3.2% |
| 215 | CDBG | 684,314 | 428,167 | 473,400 | 529,900 | **498,900** | (31,000) | (5.9%) |
| 217 | AFFORDABLE HOUSING FUND | 377,751 | 96,021 | 129,000 | 100,000 | **129,000** | 29,000 | 29.0% |
| 225 | ZERO INTEREST LOAN FUND | 371,807 | 126,772 | 339,000 | 359,300 | **402,000** | 42,700 | 11.9% |
| 227 | FOREIGN FIRE INSURANCE TAX | 158,094 | 187,328 | 147,500 | 132,500 | **147,500** | 15,000 | 11.3% |
| 231 | CRIMINAL INVESTIGATIONS | 64,210 | 372,730 | 376,000 | 103,700 | **131,000** | 27,300 | 26.3% |
| 235 | MUNICIPAL PARKING | 1,767,309 | 1,381,981 | 1,129,800 | 1,331,000 | **3,130,600** | 1,799,600 | 135.2% |
| 263 | TIF IV | 456,713 | 577,977 | 618,000 | 591,300 | **691,800** | 100,500 | 17.0% |
| 264 | TIF V | 805,182 | 1,235,647 | 1,358,000 | 746,200 | **1,158,000** | 411,800 | 55.2% |
| 266 | HICKORY/KENSINGTON TIF | 764,326 | 870,847 | 867,400 | 660,000 | **939,400** | 279,400 | 42.3% |
| 267 | S AH RD TIF | 591,505 | 815,809 | 687,000 | 350,000 | **407,000** | 57,000 | 16.3% |
| 301 | DEBT SERVICE | 7,319,235 | 7,488,278 | 7,341,900 | 7,206,900 | **7,338,200** | 131,300 | 1.8% |
| 401 | CAPITAL PROJECTS | 12,162,207 | 10,208,377 | 10,036,300 | 9,074,000 | **27,510,000** | 18,436,000 | 203.2% |
| 426 | STORM WATER CONTROL | 1,695,543 | 2,469,979 | 2,626,600 | 2,506,400 | **2,360,400** | (146,000) | (5.8%) |
| 431 | PUBLIC BUILDING | 115,104 | 0 | 0 | 0 | **0** | 0 | N/A |
| 505 | WATER & SEWER | 24,713,925 | 23,887,121 | 24,365,000 | 23,491,100 | **29,917,000** | 6,425,900 | 27.4% |
| 506 | LEAD SERVICE LINE REPLACEMEN | 4,000,000 | 3,055,489 | 891,000 | 1,911,000 | **11,880,000** | 9,969,000 | 521.7% |
| 511 | SOLID WASTE DISPOSAL | 1,974,053 | 2,014,455 | 2,060,200 | 1,945,000 | **2,057,000** | 112,000 | 5.8% |
| 515 | ARTS, ENTERTAINMENT & EVENTS | 1,465,532 | 1,159,533 | 1,409,300 | 1,179,700 | **1,233,900** | 54,200 | 4.6% |
| 605 | HEALTH INSURANCE | 13,707,664 | 15,043,027 | 14,828,100 | 14,733,000 | **16,148,700** | 1,415,700 | 9.6% |
| 611 | GENERAL LIABILITY INSURANCE | 875,368 | 669,541 | 806,300 | 633,300 | **810,000** | 176,700 | 27.9% |
| 615 | WORKERS' COMPENSATION | 2,407,108 | 2,792,637 | 2,814,900 | 2,588,900 | **2,802,400** | 213,500 | 8.2% |
| 621 | FLEET OPERATIONS | 5,200,647 | 8,678,718 | 4,729,400 | 4,285,900 | **4,724,000** | 438,100 | 10.2% |
| 625 | TECHNOLOGY | 3,894,133 | 2,407,895 | 2,603,700 | 2,424,700 | **2,555,500** | 130,800 | 5.4% |
| 705 | POLICE PENSION | 32,710,204 | (15,107,736) | 28,684,400 | 9,611,000 | **9,926,000** | 315,000 | 3.3% |
| 711 | FIRE PENSION | 21,396,945 | (13,177,562) | 18,371,200 | 9,831,000 | **10,491,000** | 660,000 | 6.7% |
| | **TOTAL REVENUES** | **229,217,234** | **154,811,681** | **220,041,700** | **189,801,500** | **230,024,000** | **40,222,500** | **21.2%** |

| FUND | EXPENDITURES | 2021 Actual | 2022 Actual | 2023 Est. Actual | 2023 Budget | 2024 Budget | $ Change | % Change |
|---|---|---|---|---|---|---|---|---|
| 101 | GENERAL | 84,874,085 | 90,557,446 | 84,559,400 | 85,557,392 | **88,411,300** | 2,853,908 | 3.3% |
| 211 | MOTOR FUEL TAX | 3,911,870 | 2,689,659 | 5,754,000 | 5,754,028 | **3,921,400** | (1,832,628) | (31.8%) |
| 215 | CDBG | 684,314 | 428,167 | 473,400 | 529,900 | **498,900** | (31,000) | (5.9%) |
| 217 | AFFORDABLE HOUSING FUND | 0 | 0 | 25,000 | 25,000 | **25,000** | 0 | 0.0% |
| 225 | ZERO INTEREST LOAN FUND | 20,000 | 0 | 173,000 | 173,000 | **322,200** | 149,200 | 86.2% |
| 227 | FOREIGN FIRE INSURANCE TAX | 108,159 | 164,801 | 275,000 | 275,000 | **250,000** | (25,000) | (9.1%) |
| 231 | CRIMINAL INVESTIGATIONS | 207,357 | 177,243 | 406,200 | 406,191 | **274,900** | (131,291) | (32.3%) |
| 235 | MUNICIPAL PARKING | 1,303,079 | 1,197,138 | 3,314,000 | 3,113,846 | **1,390,200** | (1,723,646) | (55.4%) |
| 263 | TIF IV | 646,690 | 95,541 | 55,000 | 3,532,008 | **3,500,000** | (32,008) | (0.9%) |
| 264 | TIF V | 400 | 1,371,836 | 1,765,000 | 1,953,958 | **2,425,900** | 471,942 | 24.2% |
| 266 | HICKORY/KENSINGTON TIF | 15,000 | 15,000 | 1,590,000 | 2,555,000 | **2,640,000** | 85,000 | 3.3% |
| 267 | S AH RD TIF | 54,536 | 107,199 | 165,000 | 216,701 | **1,215,000** | 998,299 | 460.7% |
| 301 | DEBT SERVICE | 7,480,333 | 7,481,782 | 7,195,600 | 7,195,600 | **7,190,800** | (4,800) | (0.1%) |
| 401 | CAPITAL PROJECTS | 9,175,638 | 10,800,354 | 16,293,600 | 16,420,609 | **33,023,100** | 16,602,491 | 101.1% |
| 426 | STORM WATER CONTROL | 5,710,419 | 3,947,624 | 3,502,100 | 3,490,709 | **4,895,200** | 1,404,491 | 40.2% |
| 431 | PUBLIC BUILDING | 3,408,461 | 0 | 0 | 0 | **0** | 0 | N/A |
| 505 | WATER & SEWER | 19,751,411 | 20,586,651 | 27,610,000 | 30,092,972 | **27,340,700** | (2,752,272) | (9.1%) |
| 506 | LEAD SERVICE LINE REPLACEMEN | 0 | 0 | 2,100,000 | 4,000,000 | **1,800,000** | (2,200,000) | (55.0%) |
| 511 | SOLID WASTE DISPOSAL | 2,115,341 | 2,159,483 | 2,237,100 | 2,237,100 | **2,805,300** | 568,200 | 25.4% |
| 515 | ARTS, ENTERTAINMENT & EVENTS | 714,093 | 886,957 | 1,457,800 | 1,442,347 | **1,227,800** | (214,547) | (14.9%) |
| 605 | HEALTH INSURANCE | 13,576,532 | 14,959,478 | 14,252,100 | 14,596,900 | **16,039,100** | 1,442,200 | 9.9% |
| 611 | GENERAL LIABILITY INSURANCE | 622,611 | 564,247 | 468,500 | 621,000 | **682,000** | 61,000 | 9.8% |
| 615 | WORKERS' COMPENSATION | 1,837,572 | 2,485,209 | 2,775,300 | 2,964,800 | **3,232,800** | 268,000 | 9.0% |
| 621 | FLEET OPERATIONS | 3,443,329 | 3,120,351 | 6,656,800 | 8,640,450 | **5,692,800** | (2,947,650) | (34.1%) |
| 625 | TECHNOLOGY | 1,789,934 | 2,600,355 | 5,165,800 | 5,179,781 | **2,558,000** | (2,621,781) | (50.6%) |
| 705 | POLICE PENSION | 10,095,946 | 10,706,296 | 10,895,800 | 11,239,200 | **11,298,500** | 59,300 | 0.5% |
| 711 | FIRE PENSION | 8,234,295 | 8,705,182 | 8,966,900 | 9,055,800 | **9,230,600** | 174,800 | 1.9% |
| | **TOTAL EXPENDITURES** | **179,781,402** | **185,807,999** | **208,132,400** | **221,269,292** | **231,891,500** | **10,622,208** | **4.8%** |