



Village of Arlington Heights
Plan Commission
Virtual Meeting
December 2, 2020
7:30 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is closed to in-person, public attendance. The meeting is being held virtually, which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/35XB3hZ>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on December 2, 2020.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Little University - 11/18/20

IV. PUBLIC HEARINGS

- A. Trammell Crow Senior Living - 2015-2045 S. Arlington Heights Rd. - PC#20-013
Rezoning from O-T to I District, PUD, Several Variations

V. OTHER BUSINESS

VI. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Plan Commission
12/2/2020**

Item: Little University - 11/18/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Little University - 11/18/20 - DRAFT	Minutes

PLAN

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

COMMISSION

RE: LITTLE UNIVERSITY CHILD CARE CENTER
 2501 NORTH CHESTNUT AVENUE - PC #20-005
 LAND USE VARIATION

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 18th day of November, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

JACOB SCHMIDT, Development Planner

CHAIRPERSON ENNES: This meeting of the Arlington Heights Plan Commission is called to order.

Bruce, since you've got the flag, would you do the pledge?

COMMISSIONER GREEN: I will do that. It's a little hard, but I'm going to. If you guys would follow along?

(Pledge of Allegiance recited.)

COMMISSIONER GREEN: Thank you, guys.

CHAIRPERSON ENNES: Jake, would you call the roll please?

MR. SCHMIDT: Do you want to read the disclaimer first?

CHAIRPERSON ENNES: Oh, yes. I find that the public hearing concerns relating to Corona virus pandemic render in-person attendance at the regular meeting location not feasible.

MR. SCHMIDT: All right, Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

(No response.)

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Here.

So, first item of business is the approval of the minutes from our last meeting. Can we have a motion to approve the minutes?

COMMISSIONER GREEN: I'll make that motion.

CHAIRPERSON ENNES: So, that's Bruce on the motion, and a second?

COMMISSIONER JENSEN: I'll second that.

CHAIRPERSON ENNES: And Lynn's got the second. Can we have a roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Our next item of business is our hearing this evening. Jake, I take it all notices were sent out?

MR. SCHMIDT: They were, yes.

CHAIRPERSON ENNES: Okay, and is our Petitioner here?

MR. SCHMIDT: She is.

CHAIRPERSON ENNES: If I could ask her to introduce herself and spell your name for our court reporter?

MR. SCHMIDT: Mindy, you should now be able to speak.

MS. YOON: Hi, everybody.

(Greetings of hello back.)

MS. YOON: Hi, I'm Mindy Yoon. I am the Director of Little University Child Care Center. We were closed from until end of July and we opened, I opened with two children because they really needed the care. It's been very, very hard running a child care center during this pandemic, yes, but parents need the care. So, I'm open and I love being in Arlington Heights.

CHAIRPERSON ENNES: Mindy, would you spell your name for our court reporter?

MS. YOON: Yes. It's M-i-n-d-y. Last name Y-o-o-n.

CHAIRPERSON ENNES: Okay, thank you. If I can ask you to recite after me?

(Witness sworn.)

CHAIRPERSON ENNES: Okay, and Jake, do we want to have the Petitioner tell us about her project first, or would you like to present your side?

MR. SCHMIDT: Mindy, you can present your perspective on the project first.

MS. YOON: You want me to show you the pictures of where we are and explain a little bit about our school?

CHAIRPERSON ENNES: Yes, tell us what your proposal is.

MS. YOON: Oh, that I would like to open up a child care center inside the Holy Nation Church. We are currently licensed by DCFS for 20 children. We are renting a small gym, it used to be a small gym, but I changed it to a classroom. It's a beautiful, you know, building and we love to be there.

CHAIRPERSON ENNES: So, Mindy, your church owns the property?

MS. YOON: Yes.

CHAIRPERSON ENNES: In this property, you want to have a day care?

MS. YOON: Yes, I would like to have my day care at this property. In order for us to be there, we need a land variation from the Village of Arlington Heights.

CHAIRPERSON ENNES: Right. Was there a day care there before?

MS. YOON: Yes, there used to be a day care there before, and then it used to be an elementary school.

CHAIRPERSON ENNES: Okay, does that cover what you have to tell us?

MS. YOON: I think so, because it used to be an elementary school with a Kindergarten program. So, actually the land usage doesn't really change because it's the same purpose, it's serving children and educating children.

CHAIRPERSON ENNES: Okay, Jake, would you like to give us the Staff report?

MR. SCHMIDT: Certainly. So, as the Petitioner mentioned, she is here tonight seeking a land use variation. The address of the subject property is 2501 North Chestnut Avenue. The subject property is zoned R-3, One-Family Dwelling District, and is designated for institutional uses on the Comprehensive Plan.

The requested action specifically is a land use variation to allow a day care center in the R-3 Zoning District. One variation is required as part of this petition, that being a variation from Chapter 28, Section 6.12-1 of the Municipal Code to waive the requirement to provide a traffic and parking study from a certified traffic engineer.

The subject property is located at the northeast corner of Chestnut Avenue and Waverly Road. The tenant space in question that the day care will be occupying is located at the southern side of the building, immediately adjacent to one of the parking lots. The site is accessible via three driveways to the two parking lots, one driveway off of Waverly Road and two off of Chestnut Avenue.

Of note is a playground to the southeast side of the subject site. This is owned by the Park District and it is used by Little University for outdoor recreation for the children. In speaking with the Park District, they have no objections or concerns about Little University utilizing this playground so long as they are not seeking exclusive use of the playground. Specifically, that just means that they are not barring others from using the playground, which the Petitioner is not.

Just some history on the site, this site is developed with a 29,424 square-foot former school building which was Berkley Elementary School. In 1993, the property was rezoned from P-L Public Land District, to R-3 One-Family Dwelling District. Subsequently, a special use permit for a private school was approved for Glenkirk Education Center, which was a school that served people with intellectual and developmental disabilities.

The structure is now primarily occupied by Holy Nation Presbyterian Church which received a parking variation necessary to occupy the space in 2015. The variation was for a 211 parking-space deficit. There are 62 existing parking spaces on site and 35 land-banked spaces. 308 were required at the time of the 2015 ordinance. At the time of the ordinance, the building was still tenanted by Glenkirk Education Center which occupied roughly 3,700 square feet of the building. Per information provided by the Petitioner, Glenkirk no longer occupies this space.

The proposed unit for the day care is roughly 1,500 square feet in size, 1,550 exactly. There were three employees working from the day care serving 16 children prior to the pandemic. The hours of the day care are 7:30 a.m. to 6:00 o'clock p.m., on Monday through Friday. The Petitioner is not proposing any changes to the site or building.

With respect to this petition's history, Little University had previously

been located in a leased space in Buffalo Grove. They were forced to move after their landlord lost the building to foreclosure in late 2019. Little University has been operating out of the Arlington Heights site since March 12th of this year. As the Petitioner was undergoing the Plan Commission review process, Staff did not object to temporary occupancy of the site pending Plan Commission review. Due to initial improper public notification, complications arising from the COVID-19 lockdown, and a lack of response from the Petitioner this summer, hearing of this petition has been delayed roughly eight months.

With respect to the requested land use variation, as part of any land use variation request, the Petitioner is required to provide a written response to land use variation justification criteria. The Petitioner has provided a comprehensive response, written response to the land use variation criteria. Upon review, Staff believes that the Petitioner has provided adequate response criteria for land use variation approval.

With respect to the first criteria, the character and nature of the proposed business is such that the use of the space will not alter the essential character of the locality. The property was built as and formerly used as an elementary school building and borders a park and an active school to the east. The proposed use, being a day care serving children, does not alter the character of that area.

With respect to the second criteria, the plight of the owner is due to unique circumstances, the space utilized by Little University has been vacant. Occupation of the space reduces the plight of the owner caused by this vacancy.

With respect to the third criteria, the variance requested is the minimum variance necessary to allow reasonable use of the property, the proposed variation is in harmony with the spirit and intent of Zoning Code as it is a day care operating out of a former school building.

Regarding the fourth criteria, the requested variation is the minimum necessary. This day care serves 16 children ages three to six, and the space itself is limited to 1,550 square feet. That makes this the minimum variance requested or required in order to occupy the space.

The Comprehensive Plan classified this property as institutional, as previously mentioned. As the proposed day care center is subordinate to the primary use of a church at the site, the overall use of the site is compatible with the Comprehensive Plan designation.

With respect to parking, per the mix of uses within the building, the church, the vacant space, and the proposed Little University Child Care Center, a total of 292 parking spaces are required. As there are 62 spaces on site with an additional 35 land-banked spaces, this results in a parking deficit of 195 spaces per code. However, given that this site has previously received a variation for 211 parking spaces, and that the proposed use results in a combined parking requirement less than 211 parking spaces, or rather requires a variation less than 211 parking spaces, no further variation is required to accommodate Little University. That being said, if the remaining vacant space previously occupied by Glenkirk is re-tenanted or repurposed for church uses, parking will need to be evaluated in order to verify that code-required parking is still within the allowances of that 2015 variation.

With respect to bicycle parking, no bicycle parking spaces are required as the proposed use does not result in an increase in the required vehicular parking spaces for the site.

With respect to a traffic and parking study, a full traffic and parking study is required by code for this petition per Section 6.12-1. The Petitioner has requested relief from this via a variation. To justify the requested variation, in addition to the provided written justification to the variation criteria, the Petitioner has provided a survey of parking lot utilization. This parking survey was taken over a period of two weeks on a minimum of three days each week earlier this year during the hours that Little University would be in operation. To supplement these counts, the Petitioner also provided typical parking demand for drop-off and pick-up activities by the day care.

Peak parking lot utilization was observed to be four vehicles which occurred at 11:00 a.m. and 12:00 p.m. on Tuesday, February 18th, and at 4:00 p.m., 5:00 p.m., and 7:00 p.m. on Friday, February 21st. Peak typical drop-off activity is five vehicles which occurs between 8:00 and 8:30 a.m. and 8:30 and 9:00 a.m. Now, peak typical pick-up activity is three vehicles which occurs between 5:00 and 5:30 p.m. and 5:30 to 6:00 p.m. Combined, between the observed parking lot utilization at the site and the typical pick-up activity, peak utilization would be around seven vehicles, and this would have occurred on Friday, February 21st at 5:00 o'clock p.m., which results in a functional parking lot surplus of 55 spaces.

Per information provided by the Petitioner, the proposed service times of the church do not coincide with the times of drop-off and pick-up operations. Services are held on Wednesday and Friday nights and take place from 8:00 p.m. to 9:30 p.m., and Friday Night Bible Study takes place from 7:00 p.m. to 8:00 p.m. As functional parking for this use does not exceed the capacity of the parking lot, and church service times do not coincide with operational hours of the proposed day care, Staff supports the requested parking variation.

With respect to the site and landscaping, Staff has evaluated the condition of the existing site landscaping and noted multiple deficiencies in screening, general maintenance, and the inclusion of required parking lot landscaping. As the Petitioner does not own the subject property, these deficiencies will be handled by the code enforcement process in cooperation with the property owner.

Staff has also recently received a complaint that the recently installed wall signage at the church may not meet code, and Staff is currently evaluating this complaint. A permit was issued for this signage; however, the lighting is in question and may be beyond what was approved within the permit.

In conclusion, the Staff Development Committee recommends approval of the requested land use variation and zoning code variation subject to four conditions: the first being that any future expansion of the proposed day care will require an amendment to this land use variation; the second being that if the remaining vacant space previously occupied by Glenkirk is re-tenanted or repurposed for church uses, parking will need to be evaluated in order to verify that code-required parking is still within the allowances of the 2015 variation; the third being that the Petitioner shall comply with all DCFS requirements; and lastly, that the Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

This concludes my presentation, and if there are any questions, I'd be happy to answer.

CHAIRPERSON ENNES: Jake, thank you for that report.

Is there a motion to accept the Staff report?

COMMISSIONER CHERWIN: Sure, I'll make that motion to accept the Staff report.

CHAIRPERSON ENNES: Jay, was that you?

COMMISSIONER CHERWIN: Yes.

CHAIRPERSON ENNES: Okay, and is there a second?

COMMISSIONER SIGALOS: I second.

CHAIRPERSON ENNES: Okay, John.

Jake, can you take roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes. Thank you for the report.

Commissioners, are there any questions of Jake on this report?

COMMISSIONER GREEN: Yes, I have a question, Jake. You mentioned 16 students, and Mindy Yoon mentioned 20 students. Which one is it?

MR. SCHMIDT: So, prior to the pandemic, the day care was caring for 16 students. The license does allow up to 20, but that doesn't impact the request here tonight. Parking is based on staff members so it doesn't factor into required parking. The day care is a day care, so it could go up to 20 but 16 is the number that was present prior to the pandemic.

COMMISSIONER GREEN: Thank you, Jake.

CHAIRPERSON ENNES: Jake, is there a limit to the age of the children that are students there?

MR. SCHMIDT: There is not. Not in the zoning code. The DCFS license may have restrictions, I'm not familiar with that, but as far as zoning is concerned, there is no restriction on the age.

CHAIRPERSON ENNES: Okay, we can get into that with Mindy. Any other questions of Jake?

COMMISSIONER CHERWIN: Yes, I just had one. When Jake talked about the requirement of, like any further expansion, I don't think this is exactly Bruce's question, the difference between 20 and 16, but I guess what would be the, you know, what kind of expansion are you talking about? Are you talking about in terms of space or in terms of structures? Or I guess I don't want to be too restrictive here on the Petitioner. I want to have some flexibility for a good business to grow, but obviously, you know, I'm kind of trying to figure out what your parameters are.

MR. SCHMIDT: Yes, we'd evaluate it based on the actual expansion

proposed. If it's a space expansion that has the same amount of staff members, I think we'd consider that to be substantially compliant with this approval. I think if it doubles in size, doubles in staff members, that impacts parking. If the services offered changed, that would more greatly impact this approval tonight. Since the site is governed by that previous parking variation, anything impacting parking needs to be evaluated to determine whether or not it is substantially compliant with this ordinance and any previously granted ordinance.

CHAIRPERSON ENNES: Jake, you mentioned that there are some landscaping issues but that the Petitioner, is the Petitioner the day care or is the Petitioner the church that owns the property?

MR. SCHMIDT: The Petitioner is the owner of the day care. The site itself is owned by Holy Nation Church.

CHAIRPERSON ENNES: So, Mindy isn't involved with Holy Nation Church?

MR. SCHMIDT: She's not within the leadership. She just owns the day care and is leasing space from the church.

CHAIRPERSON ENNES: Okay, there was mention in your Staff report, in the documentation behind that, something about a fence along the north lot line that abuts the residences. What's the status of that?

MR. SCHMIDT: I'll have to check with our landscape planner to see what the current status is of code enforcement. The fencing was in question along the north property line, along with the screening adjacent to Waverly and Chestnut, and there are some parking lot trees as well. Generally, there are some areas of the property that are not well maintained, patchy grass, weeds, et cetera. So, as a whole package, our landscape planner is following up and working with the property owner to have these concerns addressed.

CHAIRPERSON ENNES: Okay, any other questions of Jake?

COMMISSIONER GREEN: Yes, Jake, I just have one more. In your report here, it says that Staff does not look favorable on the Petitioner's delayed response this summer. What was that all about?

MR. SCHMIDT: Well, it sounds like she wasn't operating until July, but repeated attempts by Staff this summer to contact the Petitioner were either met with incomplete responses or no response at all. So, we didn't know at that point whether this project was moving forward or completely delayed by COVID, if the Petitioner was moving forward at all or not. We could have worked with the Petitioner this summer to advance this project forward and have it approved or not approved, have it reviewed by now. But with that delay, there were some concerns once she did start bringing students back to the site from property owners, who wanted to know why she was still up and operating without having received approval.

Earlier on this year in February, the Petitioner did attempt to appear before the Plan Commission, but provided inadequate public notice with respect to signage, which had delayed the petition from the initial meeting date. So, these factors combined caused a bit of an issue for Staff and the neighborhood with an unapproved use operating without showing too much in the way of progress. So, once we re-initiated contact with the Petitioner, we let her know that she had to keep advancing at this point, and further delays would result in code enforcement. But the Petitioner has, since re-initiating contact, fulfilled her end and continued advancing this project to this meeting tonight.

COMMISSIONER GREEN: All right, Jake, that's a good answer, but maybe

we should ask Mindy.

Mindy, what was the problem with you responding to the Village this summer?

MS. YOON: Actually, I wasn't sure if I wanted to continue staying open or not. I was very close to just completely giving it up.

COMMISSIONER GREEN: Well, you said you had students there, so you were open.

MS. YOON: No, we were closed from March all the way up until July.

COMMISSIONER GREEN: How about July all the way to now, November? Do you have students at this center?

MS. YOON: In August, I did. August, I had one parent reach out to me and say she really, really needs the care. With having two kids, I can't, it was very hard for me and I wasn't sure if I wanted to stay open or not.

COMMISSIONER GREEN: Maybe if I could just add, Mindy, you need to have a license to operate within our Village. The communication could have been maybe to the Village that you're questioning whether you're going to remain open. I guess my concern is that you did nothing at all and there was no communication, which makes it a little awkward because you were basically operating without a license from the Village of Arlington Heights. Isn't that correct, Jake?

MR. SCHMIDT: That is correct, yes.

COMMISSIONER GREEN: Okay, no other questions at this time. Thank you, Mindy.

MS. YOON: You're welcome.

CHAIRPERSON ENNES: Are there any other questions from the Commissioners for either Jake or the Petitioner?

COMMISSIONER SIGALOS: I have just further questions on what Commissioner Bruce Green was asking. Right now at this point in time, Mindy, are you in that space in the church and you have students that you're taking care of?

MS. YOON: Yes, I do.

COMMISSIONER SIGALOS: How many students do you have there now?

MS. YOON: I have six students there right now. Two are part-time.

COMMISSIONER SIGALOS: So, your goal is to increase that to 16, is that what I'm understanding?

MS. YOON: Well, not at this time because during the pandemic, I had two teachers with me and one moved and she's no longer near here and one wanted to work while I was closed, she wanted to work so she found another job. So, I don't have any other current staff. So, by myself, six is a pretty handful. So, until, you know, things get better, I'm kind of happy with, you know, the current students by myself.

COMMISSIONER SIGALOS: So, just yourself with six students, that makes it financially viable for you?

MS. YOON: Yes, that does, I mean my job keeps me happy.

COMMISSIONER SIGALOS: Okay, that's all I have.

MS. YOON: Thank you.

CHAIRPERSON ENNES: Mindy, is your day care, is that incorporated? Is that business incorporated?

MS. YOON: Yes.

CHAIRPERSON ENNES: Are you a for-profit business or a not-for-profit business?

MS. YOON: I am a profit business.

CHAIRPERSON ENNES: You are a profit business.

MS. YOON: Yes.

CHAIRPERSON ENNES: The property that you, or the site that you will be occupying is part of the church.

MS. YOON: Yes.

CHAIRPERSON ENNES: It's a tax exempt; it's exempt from real estate taxes. I don't know if that is the same exemption from when District 25 owned the property or whether this is something new that the church applied for. But if you are a for-profit day care and you are occupying space, would you be paying rent to the church for the space?

MS. YOON: No, I do not pay rent for the church.

CHAIRPERSON ENNES: Okay, I would suggest that you talk with the church about this, and if they have an attorney or somebody that can advise them as to whether or not your renting the space, occupying the space as a for-profit in a tax-exempt property, whether you could jeopardize their exemption.

MS. YOON: Oh, we have talked about that before regarding the rent, and the church actually offered me that I don't have to pay the rent. Instead, I actually give the church, so I go help them on Saturday when they have their programs and I provide them with other educational materials. Yes, I don't --

CHAIRPERSON ENNES: All I'm suggesting is that you should look into whether or not they're allowing you to use their tax-exempt property, if they're letting you use that and you are a for-profit business, you should look into whether that is jeopardizing their exemption status.

MS. YOON: Okay, I will talk to them.

CHAIRPERSON ENNES: Okay, and so, Jake, if we're approving this, is there a limit on the number of students that can be there?

MR. SCHMIDT: The DCFS license limits it to 20.

CHAIRPERSON ENNES: Okay, so that would be the limit?

MR. SCHMIDT: Correct.

CHAIRPERSON ENNES: And we're good with that, too?

MR. SCHMIDT: Correct. Parking is evaluated based on staff, so as long as that doesn't change, Staff is okay with 20 students.

CHAIRPERSON ENNES: Okay, have there ever been any parking complaints from neighbors on the church or the day care?

MR. SCHMIDT: None were identified as part of this petition. The Staff and resident feedback I did receive for this project involved mostly concerns regarding playground usage, and whether or not any extra traffic will be generated. There were no concerns about current parking at the facility.

CHAIRPERSON ENNES: Okay.

COMMISSIONER JENSEN: Terry, just a follow-up on your point, even though there's no money changing hands, we do have some barter going on. I don't know how that plays into a tax exempt system, a tax exempt property and having a for-profit that is at least

exchanging things of some value. It seems to me that Staff needs to really clarify this before it comes before the Plan Commission.

We can't just have Ms. Yoon talk to the folks at the church and then telling us that that's okay. It seems somebody really needs to take a good look at this and see whether that's an issue or not before we take it up as a Plan Commission business.

MR. SCHMIDT: Understood. I'll run it by our Finance Department and see if they have anything they can share on it.

CHAIRPERSON ENNES: Okay, are there any guests in the room? Maybe there's people that would like to talk?

MR. SCHMIDT: Yes, there is one raising their hand and I will now allow them to speak.

CHAIRPERSON ENNES: Okay, I would like to open the public portion of the meeting. So, if we can have that person introduce themselves and let us know what they'd like to talk about?

QUESTIONS FROM AUDIENCE

MR. DINEEN: Yes, my name is Tom Dineen. I'm a neighbor across the street from the church. So, I'll go through this quickly.

A few years ago, I attended the public meeting that you're having right now when Holy Name wanted to buy that property, and then I spoke at the Village Board meeting the night it was approved. My concerns at the time were that whoever was buying the property, it didn't matter to me who it was, that they address traffic and parking, lighting, the general appearance of the grounds, cooperation with the Village in eliminating the so-called drug presence in that parking lot and the playground, and finally just be a good neighbor.

Traffic is fine. The parking is fine. The lighting is very good, and the drug presence has been eliminated. But the outside appearance of the grounds is awful. Following the Village and state mitigation guidelines, the church has not been good neighbors in that regard as well.

Some examples, obviously early in the year, January, February, March, they were running the day care center without Village approval or knowledge. Then when they did apply in February for a public meeting, their signage was just awful. It was not posted where it needed to be. After one day, it was down on the ground and no one in the neighborhood could read it.

This was brought to the Village's attention, and consequently the meeting was canceled as was stated earlier. The day care started up again in July, again without approval, hence we're at tonight's meeting.

The outside appearance of the grounds, the weeds, bushes, trees, it's just terrible. I went over there trying to be a good neighbor and talked to them. They laughed at me and started speaking in a foreign language and walked away from me and continued to laugh at me. I was just going over there trying to be a good neighbor to try and help out.

Not until the Village was contacted did they start to clean the place up, but again, we're still having some concerns. They had a big brush pile behind the building, creating another eyesore. That wasn't cleared up until the Village was called, and then they had to follow through on it.

In terms of state mitigation guidelines through the Governor, with the capacity of 10 or less or 25 or less, depending upon the date, every Sunday morning the church parking lot is full. So, there are more than 10, more than 25 people attending that church on a regular basis every Sunday. Most recently, they erected an extremely bright sign which is displayed facing Waverly which is right into my front window and my bedroom window on the side of the building.

As of tonight, again I wasn't aware of it until I heard earlier in the evening, the Village has not confirmed if they had a permit or if the permit conformed to what is currently on the wall of the building. The signage that's there is something that you'd see somewhere along Rand Road, not in the neighborhood.

In discussions with various Village departments, the church has not been very good in responding to written or phone messages regarding the Village's and the neighbors' concern. The bottom line, I guess the church has not been a good neighbor, and that's what I asked about three or four years ago. They've acted very arrogant and above the law, and they do what they want until they get caught and then they ask for forgiveness.

I don't believe Mayor Hayes or the Village Board or the Village departments or our neighborhood should have to continue to have to sit back and allow the church to do whatever they want to do. Approval of this request would only further enable them to do what they want. As a neighbor, the church is not fitting in well with our neighborhood, and I cannot endorse any more changes. I hope the Plan Commission sees it the same way. Thank you very much.

CHAIRPERSON ENNES: Thank you for your comments, Mr. Dineen. Jake, you said that these issues, the landscaping, the appearance, the fence, these are issues that are going to go to enforcement through this?

MR. SCHMIDT: Correct.

CHAIRPERSON ENNES: Were they supposed to, was the church supposed to have put a fence up when they were initially approved?

MR. SCHMIDT: I'm going to have to look back to the earlier ordinances to see if the fence was included within that provision, along the area close to the parking lot. We'll talk to the landscape planner to see exactly which sections need to be replaced.

CHAIRPERSON ENNES: Okay, just so Mr. Dineen maybe has a little better idea, what is the, and even though this isn't necessarily a subject for our request tonight but more likely for the Village Board if this goes on to them, could you explain what the enforcement process is so that he understands that a little better?

MR. SCHMIDT: Sure. So, the first step is we go out and inspect the site. That's already been completed. We then take photos of areas with issues, which has been completed. The next step is we send a notice to the property owner, send a reminder notice, and then if that's left unaddressed, we hand it over to the Building Department which can then start issuing citations and fines as needed until the site is brought into compliance.

If the property owner does contact us, we'll work with them to have the improvements needed installed within a timely manner. As an example, with winter approaching, we might not have the landscape screening installed now as that's not practical, but we would set a timeline and a deadline for it to be installed, likely next year in the spring or summer.

CHAIRPERSON ENNES: Is there somebody in the Planning Department

that Mr. Dineen could contact just to follow up on the status and maybe help keep them informed?

MR. SCHMIDT: Sure. I've been in contact with Mr. Dineen. He's welcome to keep speaking with me about it. He's also welcome to reach out to our landscape planner Derek Mach, but I'm involved with this project as well, so he's welcome to continue to be in contact with me.

CHAIRPERSON ENNES: Thank you.

COMMISSIONER JENSEN: Jake, can you shed a little light on this? How much should this Plan Commission take into account when we have transgressions by the landlord? How much of that needs to factor into whatever discussion and decision we make about this petition? I'm a little confused. Clearly, you have a bunch of issues with the landlord. Do we need to factor those into our thinking and deliberations? Or are they outside the scope of our deliberations tonight?

MR. SCHMIDT: Village Staff views petitions based on the petitioners themselves and the business in question, and view issues related to the properties as a whole separately. This is the way other Plan Commission projects have been handled in the past and how we address normal issues. If a business isn't responsible for the property, there's not much they can do to bring that property into compliance. In some cases, there might even be legal repercussions for modifying things they don't have a right to.

So, as far as the property maintenance issues are concerned, the Plan Commission shouldn't really bring the site conditions into account, given that the Petitioner doesn't really have much she can do with respect to the site as a whole. With respect to the delay in the petition, that's more within the scope of the Plan Commission's purview.

Staff is sympathetic to the Petitioner being kicked out of their previous space as a result of their landlord's negligence and foreclosure. Staff is also sympathetic of course to issues brought on by the COVID-19 pandemic. The delay that has resulted in this petition being heard now versus in the summer, that is more of an issue that Staff has, but it sounds like the Petitioner wasn't really in a position where she knew whether or not her business would be able to survive. Knowing that, that certainly impacts the Staff perspective, but that wasn't communicated to us at all.

So, in summation, the property-related issues is a little bit outside the scope of this Applicant's proposal. The actual timeline of how this project has been handled, that's within the scope.

COMMISSIONER JENSEN: What about the issue that Terry raised, that if there may be a problem between a not-for-profit entity arranging for a for-profit entity to do business within their building? Is that an issue for the Plan Commission or not?

MR. SCHMIDT: If it does impact the tax exempt status of the church, that's more of an issue for the church and the owners of the church as a whole. Obviously, this isn't a situation where a property that is giving tax to the Village is switching to non-profit. It's the other way around, where a current non-profit, non-taxed property might result, or this might result in them having to pay some type of real estate taxes.

So, I don't think Staff would necessarily have any issue if by law they are required to pay tax for the property. That's more a concern for the church whether or not they want to lose that status or if they're in jeopardy of losing that status.

COMMISSIONER JENSEN: So, in your opinion, are there any overriding

considerations that we ought to take into account as we deliberate this down to a decision? Is there anything that really, you know, we've mentioned the delays, we've mentioned things about tax status, we've mentioned things that the landlord is not doing properly. Is there any of these things that we need to factor into our thinking as we come down to a decision?

MR. SCHMIDT: It would mostly be the fact that this isn't a permitted use within the underlying district and your concerns with respect to how this impacts the neighborhood. If you believe that this use, not being expressly permitted, would result in a negative condition for the neighborhood, that's up to the Plan Commission to decide. Village Staff, given the scope of this project, the scale, we're not concerned with it being an incompatible use for the area. But if the Plan Commission disagrees and believes that this would be a negative impact on the area, that would be up to the Plan Commission to decide.

COMMISSIONER JENSEN: Well, it sounds like Mr. Dineen thinks that the incompatibility is with the landlord, and of course that's a different issue all together. So, I guess we need to have, our scope is fairly narrow in considering this petition is what I hear you say.

MR. SCHMIDT: Yes.

CHAIRPERSON ENNES: That seems to make sense. So, it seems like we don't have a problem with what the Petitioner is proposing, but it sounds like the landowner, the landlord, the church has some issues that the Village needs to take care of through enforcement. I'm surprised they put a bright sign up without approval for a sign. But it sounds like they have a number of issues they need to take care of. I don't think if we approve this or didn't approve it is going to affect the Village getting those resolved.

MR. SCHMIDT: Correct.

CHAIRPERSON ENNES: Any other thoughts from the Commissioners on this?

COMMISSIONER DROST: Yes, I have one comment. George Drost. I'm not going to talk about this project specifically, but about some of the issues we've had in the past. This goes to having small business people having to go through a lot of paperwork, red tape, whatever, and putting the small business person in the sights of larger forces. It seems to me that what would have been a way to approach this is really administratively rather than putting it in front of the Plan Commission.

The actual proposal is pretty simplistic. It benefits the community. It helps working families. What we're doing is we're creating more of a barrier for these things to get done. We don't need to step in the shoes of where we have administrative staff who can deal with issues very professionally and really digest the problem, filter it, and just get it done without delay.

I know we're layered with COVID and we've got these other issues about non-communication and so on, but I think we have to find a simpler way to accommodate our community. You know, to have this dialogue for a project that is in essence a good project and try to get it bogged down with complicated issues, tax exemption, non-tax exemption, bad neighbor, these just slow it down.

That I think could be done administratively. I think we've got a great staff and they listen to the neighbors. They'll listen to Mr. Dineen, anybody that's got concerns out there.

CHAIRPERSON ENNES: Well, George, I agree with you a 100 percent in regard to this. I mentioned the tax thing just in case they weren't aware of this, that they could

investigate it.

COMMISSIONER GREEN: Sometimes we've become advisers to the petitioners, especially when we're sympathetic to them, hey, you know, kind of get them out of the nest so they can fly.

CHAIRPERSON ENNES: Right, but I mean, it sounds like this is, I agree, this sounds like a good project that we should approve to go ahead. But there's a problem with the landlord, with the property owner, and that needs to be taken care of with them, but it's been brought up in this.

COMMISSIONER GREEN: Yes, and it's good that it's brought up because we want to be a community that serves everybody, you know. The proximity of Mr. Dineen, you know, he's bringing something that we wouldn't know about.

CHAIRPERSON ENNES: Yes. I drive by there all the time during the day, I've never seen this bright sign, but I will on my way home tonight.

Well, are there, Jake, is there anybody else in the audience that might want to talk?

MR. SCHMIDT: There are other audience members. If any of you would like to speak, now is the time to raise your hand and we can unmute you so you can share with the Commission.

I'm seeing no hands raised.

CHAIRPERSON ENNES: Okay, well, then I'm going to close the public portion of this hearing and ask my fellow Commissioners if there is a motion on this project, this petition.

Jay, is that your hand?

COMMISSIONER CHERWIN: I was just moving to unmute. I can't find my e-mail from Jake; otherwise, I'd make a motion with the prepared motion sheet. I'm trying to look for it, I can't find it.

COMMISSIONER DROST: And I would second the motion, Jay, if I could find my sheet.

CHAIRPERSON ENNES: Can you read this? Does somebody have --

MR. SCHMIDT: I can forward it to you or I can hold up the copy I have.

CHAIRPERSON ENNES: It came out this afternoon or early evening.

MR. SCHMIDT: Yes.

COMMISSIONER DROST: I'll look for it in another device.

CHAIRPERSON ENNES: Bruce, do you have that?

COMMISSIONER GREEN: I have the motion here so I will make the motion, okay?

CHAIRPERSON ENNES: Okay.

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 20-005, a Land Use Variation to allow a day care center in the R-3 Zoning District, and the following variation:

- 1. Variation from Chapter 28, Section 6.12.1 of the Municipal Code, to waive the requirement to provide a traffic and parking study from a certified traffic engineer.**

This recommendation is subject to the following conditions:

- 1. Any future expansion of the proposed day care will require an amendment to this Land Use Variation.**
- 2. If the remaining vacant space previously occupied by Glenkirk is re-tenanted or repurposed for church uses, parking will need to be evaluated in order to verify that code-required parking is still within the allowances of the 2015 variation.**
- 3. The Petitioner shall comply with all DCFS requirements.**
- 4. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON ENNES: Is there a second?

COMMISSIONER JENSEN: Second.

CHAIRPERSON ENNES: Thank you, Lynn.

Can we have a roll call vote?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Our comments? Bruce, did you say you had a comment?

COMMISSIONER GREEN: Yes. Jay was first, if you want to go first, Jay?

COMMISSIONER CHERWIN: Sure, yes. The only thing I'd say, you know, I'm in favor of it, we were in favor of it back in March. I think it's, you know, I think it's good. However, I do think Mr. Dineen's comments really need to be taken seriously here by the landlord, and I would ask the Petitioner to really try to reach out to the landlord here because this, you know, I think this needs to be resolved.

We've got a couple of weeks here probably before your Board meeting, Jake, a little bit of time left here before the winter gets underway. Hopefully, the church can use that time. There's no reason they shouldn't be able to fix some of these issues between now and the Board meeting. That way the Petitioner can speak about these issues that were raised at this meeting and present the Board with some good results that there's already been progress made. I think that will go a long way.

CHAIRPERSON ENNES: Thanks, Jay. Bruce?

COMMISSIONER GREEN: Yes, my comment is to Ms. Yoon. Ms. Yoon, the church should be a good neighbor no doubt. It sounds like there needs to be a little more communication between the Village, the church and the neighbors.

But also, Ms. Yoon, you need to be a good neighbor. You are a business owner and you need to present yourself and communicate with the Village. In the future, if the Village contacts you, I would suggest that you just answer them back. The Village has been very accommodating here towards you and I think that communication is the key here to keep that line open and keep your business viable.

That's all I have to say. Thank you.

CHAIRPERSON ENNES: Thank you, Bruce.

Were there any other comments? George, did you say you have them?

COMMISSIONER DROST: No, I did not. I made my comment during the deliberation.

CHAIRPERSON ENNES: Thank you.

COMMISSIONER LORENZINI: Yes, Terry, I got one thing. Terry?

CHAIRPERSON ENNES: Yes, Joe? Yes?

COMMISSIONER LORENZINI: Yes, I've got one thing. Coincidentally, I was just somewhat involved on an exact situation like this. A friend of mine's day care center was bought and sold to the Village. They're going to use it for another purpose, that center, but in the meantime they're going to operate for another few months.

So, the exact same question came up, should they be paying taxes on the day care center while it's still under operation. Then when it came down to it, after the lawyers got done talking, they basically said it's up to the owner of the property and the operator of the center to work it out to make sure nothing is jeopardized with the state.

CHAIRPERSON ENNES: Right, that makes a lot of sense. So, Ms. Yoon, you have unanimous approval from us, and Jake will be giving you a date when you can go before the Village Board. Hopefully, your landlord can address some of these issues that have come up on their part in regard to the appearance of the property. But congratulations and good luck with your day care during these very difficult times. Thank you.

Do we have anything else on our agenda for this evening?

MR. SCHMIDT: We do not.

CHAIRPERSON ENNES: So, is there a motion to adjourn the meeting?

COMMISSIONER CHERWIN: I move to adjourn.

CHAIRPERSON ENNES: Okay, Jay, and a second?

COMMISSIONER LORENZINI: I'm happy to second, and Happy Thanksgiving, everybody!

CHAIRPERSON ENNES: Okay, Joe. Happy Thanksgiving to all of you, too!

(Greetings of Happy Thanksgiving from everyone.)

MR. SCHMIDT: We need to take a roll call on the adjournment.

CHAIRPERSON ENNES: Yes. Okay, yes, please.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Drost.

COMMISSIONER DROST: Gobble-gobble, which means yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Thank you, all. Take care and good evening.

(Whereupon, the above-mentioned petition was adjourned
at 8:26 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, 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

UBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2020.

 NOTARY PUBLIC



Plan Commission 12/2/2020

Item: Trammell Crow Senior Living - 2015-2045 S. Arlington Heights Rd. -
PC#20-013

Department: Planning & Community Development

Requested Action

1. A rezoning from the O-T District to the I District.
2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.

Variations Required

1. A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.
2. A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.
3. A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
4. A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing of 3:1 or less.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning from the O-T District to the I District and the PUD to allow a 175-unit senior living facility on the subject property, as well the following variations to Chapter 28 of the Municipal Code:

- A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to

allow 357,628 square feet of land area where 420,000 square feet is required.

- A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.
- A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
- A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing ratio of 3:1 or less.

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

1. Relative to cross access to the south – Prior to building permit issuance the petitioner shall a) establish/record an access easement to the benefit of the properties to the south, and b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provisions shall allow for others to construct the cross access.
2. Prior to building permit issuance, the petitioner shall dedicate a 20' easement for Commonwealth Edison along the western property line to facilitate ComEd utility relocation/burial, with an additional 5' in width if determined necessary by the Village. The proposed underground waterline in this location shall be pushed back so that it is outside of this easement area.
3. The sidewalk along Arlington Heights Road shall be installed at 5' in width and prior to building permit issuance, the petitioner shall establish/record an easement for said sidewalk, to the benefit of the Village.
4. IDOT review and approval shall be required.
5. Impact fees for all Independent Living units shall be required, per applicable Village codes and policies.
6. If the Village requires a bike path along Tonne as part of building permit review, the property owner shall install said path at the request of the Village.
7. Compliance with the November 17, 2020, Design Commission motion shall be required.

8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
PC Staff Report	Board or Commission Report
Legal Notice	Correspondence
Aerial	Exhibits
CPRC Minutes - 6/24/20	Exhibits
DC Minutes 11/10/20 - DRAFT	Minutes
DC Staff Report	Board or Commission Report
Project Narrative	Exhibits
Plat of Survey	Exhibits
Justification for Variations	Correspondence
Architectural Plans	Exhibits
Construction Staging Plan	Exhibits
Engineering Plans	Exhibits
Landscape & Tree Preservation Plan	Exhibits
Market Study	Exhibits
Photometric Plan	Exhibits
Stormwater Report	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits



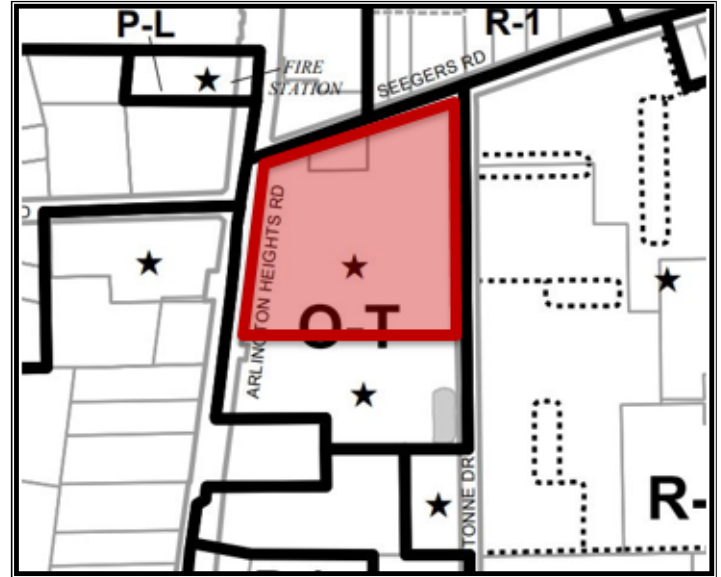
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC 20-013
Project Title: Trammell Crow Senior Living Facility
Address: 2015-2045 S. Arlington Heights Rd.
PIN: 08-16-202-009, 08-16-202-010

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: December 2, 2020
Date Prepared: November 25, 2020

Petitioner: Trammell Crow Company
Address: 700 Commerce Drive – Suite 455
 Oak Brook, IL 60523

Existing Zoning: O-T: Office Transitional District
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-2: General Business District, R-1: One Family Dwelling District	Restaurant, Church	Commercial, Offices Only
South	O-T: Office Transitional District	Office Building	Mixed-Use
East	R-6: Multiple-Family Dwelling District	Apartment Complex	Moderate Density Multi-Family
West	M-2: Limited Heavy Manufacturing District, B-2: General Business District	Office Uses	Institutional, Offices Only

Requested Action:

1. A rezoning from the O-T District to the I District.
2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.

Variations Required:

1. A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.
2. A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.
3. A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
4. A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing of 3:1 or less.

Project Background:

The subject property is located at the southeast corner of South Arlington Heights Road and Seegers Road, and is currently occupied by a four-building single-story office campus consisting of just under 100,000 square feet of leasable floor area. The overall site is approximately 357,628 square feet (8.3 acres) in size and has access off Arlington Heights Road on the west side, Seegers Road on the north side, and Tonne Road to the east. The existing buildings on the site were developed over 40 years ago.

Trammell Crow, a nationwide developer, has the property under contract and is proposing the purchase and demolition of the existing office campus on the site. In its place, the petitioner is proposing a 175-unit senior living facility, which would have independent living, assisted living, and memory care. The petitioner would own the site and lease to a senior living facility operator, which may also have a small ownership stake in the property. The facility would be located in a three-story building of approximately 204,000 square feet. Of the 175 units, 93 (53%) would be independent living units, 58 (33%) would be assisted living units, and 24 (14%) would be memory care units. The site would have a total of 193 surface parking spaces.

According to the petitioner, the average age of residents would be 85 years old, and the average stay of a resident is 2.5 years, although residents who start in the independent living side may stay up to five years. The facility would require a small “reservation fee” to move in (between \$1,000-\$3,000), and rents would be determined by the level of care that one needs, with the memory care units yielding the highest rent (approx. \$8,000 per month). The facility is being marketed as a “luxury” age restricted community with several onsite amenities available to residents, such as a movie room, indoor pool and spa, fitness center, massage room, activity room, and several dining venues. All residents would receive at least one meal per day as part of their rent. The facility is expected to create 80-85 jobs, with a maximum of up to 45 employees working out of the site during peak shift.

Access to the facility would come from three curb cuts, one on each abutting street. Neither the Seegers Road/Arlington Heights Road, nor the Seegers Road/Tonne Drive intersections are signalized, however, southbound left turns from Arlington Heights Road have a dedicated turn lane onto Seegers. As part of this development, site access to/from Arlington Heights road would be restricted to right-in/right-out only.

Zoning and Comprehensive Plan

The subject property is currently zoned O-T, Office Transitional District, which is an appropriate classification given the current office uses on the site, although the site is estimated at 40% vacant. The proposed land use change to a senior living facility will require a rezoning from the O-T District into the I, Institutional Zoning District. All developments within the I District are required to develop as a PUD, therefore, PUD approval is required. The Staff Development Committee is supportive of the senior living facility in this location as the area of land south of Seegers, east of Arlington Heights Road, west of Tonne, and north of Algonquin Road is transitioning from entirely commercial/office to a mix of uses including residential, office, and a commercial land uses.

The Comprehensive Plan designates this property as “Mixed-Use” and the proposed residential facility is generally compatible with this designation, especially when considering the context of the overall South Arlington Heights Corridor area, which will include a variety of residential and commercial uses. Although integration of a small portion of commercial space at the northwest corner of the site would help to better align this development with the strict letter of the Comprehensive Plan and South Arlington Heights Road Corridor Plan, the Staff Development Committee recognizes that this could have a detrimental impact on

the proposed site plan. As the development has accommodated for the other key elements of the South Arlington Heights Road Corridor plan, the SDC is amenable to the proposed use.

Per the density regulations within the I District, only approximately 150 beds are allowed on the site. Since the petitioner has proposed a 175-bed facility, the following density variation is required:

- **Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet of land area is required.**

In order to demonstrate conformance with the standards of approval for this Variation, the petitioner has provided written justification to the following hardship criteria (summarized below), which response has been included within the packet to the Plan Commission:

- **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.**

Given the limited impact of the senior population on schools, traffic, and parks, the Staff Development Committee is supportive of the requested density variation. The petitioner has analyzed the existing multi-family residential developments to the east and found that they exceed the maximum allowable density in their respective district (R-6), and therefore the requested variation will not be out of character given the surrounding vicinity. And despite exceeding the density standards by 17%, the proposed setbacks are over 100% larger than required by code, and the building height is proposed at 1-story below the 4-story maximum height allowed within the I District. So regardless of the number of units within the building, the bulk and mass will not be out of scale given the context of the surrounding area. The petitioner has clarified that no State of Illinois "Certificate of Need" is required for this facility. Additional variations will be discussed below.

Conceptual Plan Review Committee:

The petitioner appeared before the Conceptual Plan Review Committee (CPRC) on June 24, 2020. The commissioners were open to the proposed senior living development and the majority of commissioners were opposed to requiring the developer to incorporate a small portion of commercial space on the site, although staff was encouraging the petitioner to explore this option. There were several questions about the pay structure for tenants and about market competition. Within their project narrative and market study, the petitioner has provided an answer to many of the questions raised by the Conceptual Plan Review Committee. Overall, the CPRC encouraged the petitioner to proceed forward.

Design Commission:

On November 17, 2020, the petitioner received a unanimous recommendation of approval by the Design Commission, subject to minor modifications to signage and decorative architectural elements. Overall, the Design Commission felt that the building created a nice residential aesthetic, with modern materials to blend well with the surrounding built environment. The exterior materials were varied in type, color, and texture and had all been well coordinated. The material pallet and color variety offered a nice amount of

contrast to break up the large walls. Conformance with the motion from the Design Commission shall be required.

Neighborhood Meeting

At the request of staff, on Tuesday, November 17, the petitioner held a virtual meeting online for interested property owners to learn more about the development. Per a summary provided by the petitioner, only one person attended, who was a representative from a local hotel, and was generally supportive of the project.

South Arlington Heights Road Corridor Plan

In 2018, the Village adopted the South Arlington Heights Corridor Plan, which outlined the Village's vision and strategies for improvement to the areas adjacent to the South Arlington Heights Road corridor, which is an important gateway into the Village. The subject property was specifically discussed in the plan, which envisioned redevelopment of the site with a mix of commercial and residential land uses. Furthermore, due to safety concerns relative to left hand turn movements to/from Arlington Heights Road, the plan called for primary access to the site to come from Seegers Road. The development has taken this recommendation into consideration, and in coordination with IDOT, Arlington Heights Road access will be restricted to right-in/right-out only.

The plan contemplated up to five floors in height on the subject property, and the proposed three-story height is compatible with the plan. Additionally, the plan called for the elimination of the existing sidewalk that directly abuts Arlington Heights Road, and that this sidewalk be pushed back 8-10 feet to create a landscaped parkway between the sidewalk and street. The petitioner's plan has incorporated this change, and is proposing the demolition of the existing sidewalk, and a reconstructed sidewalk setback approximately 9-10' setback from the curb, creating ample space for a landscaped parkway. The sidewalk along Arlington Heights Road shall be installed at 5' in width, and at time of building permit the petitioners plan shall be revised to reflect this. Also at time of building permit, the petitioner shall establish and record an easement, to the benefit of the Village, for portions of this sidewalk that encroach onto the subject property.

Finally, given the future redevelopment in this area, the plan required reciprocal access be granted to the properties to the south, if and when those properties redevelop and provide reciprocal access back to the subject property. The petitioner has planned for this future access and designed the site to allow this future connection between the two detention basins at the south of the site. Prior to building permit issuance, the petitioner shall dedicate an easement granting access through the site to the benefit of the properties to the south. Additionally, the petitioner shall increase the capacity of the onsite detention areas to accommodate for the expected stormwater that will be created by the proposed driveway connection. Actual construction of the connection will be evaluated as part of the building permit review process, and may be constructed by others if and when the Village determines it is necessary.

A conceptual plan for this connection has been prepared by the petitioner. Should the connection be constructed, five parking spaces will be lost; however, the petitioner has incorporated five extra landscape islands, which could be converted to parking spaces if need be. From a code standpoint, the site contains a surplus of parking, and so elimination of five spaces does not appear problematic.

The Village is anticipating future redevelopment of the former Wellington site and former District 59 administrative office building (to the south of the subject property), and a signalized intersection with

Arlington Heights Road is contemplated in this area. Preserving the potential for future access to this signal will be beneficial for the subject property and overall redevelopment in the vicinity.

Building, Site, Landscaping:

As outlined above, the site conforms to all setback, bulk, and height restrictions as outlined within the I district. However, the I District has minimum unit sizes for studio and 1-bedroom units, and some of the proposed units fall short of the minimum size requirement. Specifically, the following variation is required:

- **Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**

The SDC supports this variation for the following reasons; 1) the I District allows a wide range of residential unit types, from nursing care facilities, to independent living facilities, to supportive housing facilities for individuals with disabilities, and the minimum unit size regulations are more applicable outside of a setting where around the clock nursing care is provided, and 2) the level of care that certain resident populations will need makes more communal space practical, translating to smaller unit sizes.

Given that the site is bounded on three sides by a street, the technical front yard is located along Arlington Heights Road, making the rear yard along Tonne Drive. Accessory structures, such as fire pits, fireplace features, and BBQ grills can only be located in a rear yard, and the following variation is therefore necessary:

- **A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits/fireplace and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.**

Since the proposed improvements will be located along the southern side of the building and away from the three public frontages, the SDC is supportive of the requested variation. The outdoor furnishings will be located within the interior of the site, over 150' from the closest lot line, will not be adjacent to any single-family homes, and will contribute towards the luxury amenities offered within the rental community.

Within the northeast corner of the site, one light pole has been spaced slightly too far from the closest adjacent light pole, which has created the need for the following variation:

- **A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing of 3:1 or less.**

The Staff Development Committee believes that the requested variation is justified due to the following: 1) the pole could have been shifted to the south slightly and would then have complied with the code standard, however, that would have removed it from the landscape island, which is the more preferable location, and 2) photometric values at the property lines in this location remain the same (less than 2.0 foot candles) regardless of the spacing, and 3) the foot candle levels at the adjacent property lines are below code requirements and illumination will not create an undue adverse impact on neighboring properties.

The petitioner has provided preliminary engineering plans, which indicate ability to conform with all Village and MWRD stormwater requirements. The onsite stormwater management plan places site runoff into surface basins located along the southern boundary of the site. During heavy rain events, stormwater will be retained in this area, for eventual release into the stormsewer system located beneath Tonne Drive.

The Village is evaluating future burial of the ComEd overhead utility lines located along the west side of Arlington Heights Road. This process may result in these lines being relocated to the western boundary of the subject property, which would require an easement from the petitioner. At time of building permit, the petitioner shall dedicate a 20' wide easement to Commonwealth Edison along the western edge of the subject property to accommodate for this future burial (with an additional 5 feet if required). The proposed underground waterline in this location shall be pushed back so that it is outside of this easement area.

Market Study & Affordable Housing:

As described above, the proposed facility will not require a large "entrance" fee, and residents will be free to move out subject to the terms of their lease. Senior housing facilities are not subject to the Village's recently adopted Inclusionary Housing Regulations, and no affordable units are required. The development will be a market rate development and the petitioner has provided an overview of their operations and how they would work with individuals that deplete their financial reserves. The petitioner will be required to pay impact fees for their Independent Living units, in accordance with applicable Village codes and policies

A detailed market assessment has been provided by the petitioner, which analyzes the current market, identifies the target market demographic and their presence within the 5-mile primary market area, and discusses rental ranges for each unit type. The study also takes into consideration the planned Ryan Companies senior living community that is proposed on the International Plaza property to the north of the subject property and offers a similar range of care (independent living, assisted living, memory care – total of 188 units). While assuming that both developments would come online at the same time, the market study still finds adequate demand for the combined number of senior care units that both facilities would offer in this location.

Parking and Traffic:

The petitioner has provided a traffic and parking study by a certified traffic engineer, which assessed access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. Due to lower-than-average traffic volume on all streets as a result of the CoVid-19 pandemic, the study estimated peak traffic volumes as based on a survey of traffic volumes in the vicinity from 2019, and survey observations in 2020 that were adjusted to reflect the below average levels. Specifically, based on historical trip data along Arlington Heights Road and Golf Road, it was determined that traffic volumes had decreased by 40% in the morning peak hour and 15% in the evening peak hour. As such, the observed 2020 traffic volumes along Arlington Heights Road were increased by 40% and 15%, respectively.

The traffic study concluded that the estimated traffic generation from this development will add less than 1% to the overall existing traffic projected to be traversing the intersection of Arlington Heights Road with the east leg of Seegers Road on a daily basis. Accordingly, the capacity analysis indicated that the proposed development will not have a significant impact on the area roadways. Furthermore, the modification of the Arlington Heights Road access drive from a full-access intersection to a right-in/right-out only intersection will help to improve ingress/egress to the site and will have the positive benefit of the eliminating

dangerous left hand turn movements out of the site. Finally, the proposed use will create significantly less traffic during peak times when compared to the existing 100,000 square foot office complex on the site (should it be fully occupied). The future connection to the south will create another ingress/egress point to the subject property, and the Staff Development Committee does not believe traffic will become a significant issue with this development.

Relative to parking, the site contains a surplus of parking relative to code requirements. **Table I** below shows the detailed parking calculations:

Table I: Parking Calculations

Use	CODE USE	UNITS/BEDS	PARKING RATIO (1:X)	PARKING REQUIRED
Independent Living	Housing for Elderly	93 units	1:Unit	93
Assisted Living	Housing for Elderly	58 units	1:Unit	58
Memory Care	Nursing Home	24 beds	1/two beds	12
Total Required				163
Total Provided				193
Surplus / (Deficit)				30

Senior living facilities do not traditionally have a high parking demand, and much of the daily parking turnover is created by the staff and general operations of the site, as opposed to residents leaving for work or receiving visitors. The onsite supply exceeds Village Code requirements and ITE projections for peak parking demand, which projections indicate the site will have an even larger surplus of parking than Village Code. Except during peak visitation times, such as Christmas and Thanksgiving, staff does not expect the parking lot to approach maximum usage.

The petitioner has provided 18 bicycle parking spaces, which complies with Code. These spaces are located on the north side of the building.

RECOMMENDATION

The Staff Development Committee reviewed the proposed rezoning from the O-T District to the I District and the PUD to allow a 175-unit senior living facility on the subject property, as well the following variations to Chapter 28 of the Municipal Code:

- A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.
- A variation from Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.
- A variation Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
- A variation from Chapter 28 of the Municipal Code, Section 10.2-12.3, Lighting, to allow a luminaire spacing ratio of 3:1 or more, where code requires a luminaire spacing ratio of 3:1 or less.

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

1. Relative to cross access to the south – Prior to building permit issuance the petitioner shall a) establish/record an access easement to the benefit of the properties to the south, and b) redesign the detention area to accommodate for the anticipated stormwater detention of the future driveway connection. Actual construction of this driveway connection will be the responsibility of the property owner to the south, and will occur if and when the Village determines it is necessary. The easement provisions shall allow for others to construct the cross access.
2. Prior to building permit issuance, the petitioner shall dedicate a 20' easement for Commonwealth Edison along the western property line to facilitate ComEd utility relocation/burial, with an additional 5' in width if determined necessary by the Village. The proposed underground waterline in this location shall be pushed back so that it is outside of this easement area.
3. The sidewalk along Arlington Heights Road shall be installed at 5' in width and prior to building permit issuance, the petitioner shall establish/record an easement for said sidewalk, to the benefit of the Village.
4. IDOT review and approval shall be required.
5. Impact fees for all Independent Living units shall be required, per applicable Village codes and policies.
6. If the Village requires a bike path along Tonne as part of building permit review, the property owner shall install said path at the request of the Village.
7. Compliance with the November 17, 2020, Design Commission motion shall be required.
8. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

November 24, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON DECEMBER 2, 2020, AT 7:30 P.M. to consider Petition No. 20-013, a request for rezoning from the O-T, Office Transitional District to the I, Institutional District, and Planned Unit Development approval to allow a 175-unit senior living facility on property located at 2015-2045 South Arlington Heights Road, in Arlington Heights, IL. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Plan Commission hearing via Zoom or their phones. Details on how to access and participate in this online virtual hearing will be available at www.vgh.com no later than November 27, 2020.

The legal description for the subject property is as follows: THAT PART OF LOT 3 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 77 OF PLATS, PAGES 38 AND 39 AS DOCUMENT 2826754 LYING SOUTH OF THE CENTER LINE OF SEEGER ROAD AND NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 AFORESAID, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DEDICATED FOR ARLINGTON HEIGHTS ROAD, SEEGER ROAD AND TONNE DRIVE, ALSO EXCEPTING THAT PART TAKEN IN CASE NO. 93LS1347 IN COOK COUNTY, ILLINOIS.

DESCRIPTION PER DOCUMENT 0618149220

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

- Variation to Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.
- Variation to Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.
- A variation to Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
- Any additional variations as determined necessary by the Plan Commission to allow for said request.

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.

Terrence Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald November 17, 2020 (4554369)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

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

I further certify that the **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 11/17/2020 in said **DAILY HERALD**.

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

PADDOCK PUBLICATIONS, INC.
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REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A VIRTUAL MEETING VIA ZOOM WAS HELD ON:

June 24, 2020

Project Title: Trammell Crow Senior Living Facility Suites

Address: 2015-2045 S. Arlington Heights Rd.

Petitioner: Mary Boehmler
Trammell Crow Company

Address: 700 Commerce Dr. - Suite 455
Oak Brook, IL 60523

Requested Action:

1. A rezoning from the O-T District to the I District.
2. A Planned Unit Development (PUD) to allow a 175-bed senior living facility.

Variations Required:

- A density variation from Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet of land area is required.

Attendees: Mary Boehmler, Trammell Crow
Grady Hamilton, Trammell Crow
Gretchen Camp, ESG Architecture & Design
Jay Cherwin, Plan Commissioner
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is located at the southeast corner of South Arlington Heights Road and Seegers Road. The property is currently occupied by a four-building single-story flex office/industrial campus consisting of just under 100,000 square feet of leasable floor area. The overall site is approximately 361,548 square feet (8.3 acres) in size and has access off Arlington Heights Road, which abuts to the west, Seegers Road, which abuts to the north, and Tonne Road, which abuts to the east. The buildings on the site were developed over 40 years ago.

Trammell Crow, a nationwide developer, has the property under contract and is proposing the purchase and demolition of the existing office campus on the site. In its place, the petitioner is proposing a 175-unit senior living facility, which would have independent living, assisted living, and memory care. The petitioner would own the site and lease to a senior living facilities operator, which may also have a small ownership stake in the property. The facility would be located in a three story building of approximately 200,000 square feet. Of the 175 units, 93 (53%) would be independent living units, 58 (33%) would be assisted living units, and 24 (14%) would be memory care units. The site would have a total of 195 surface parking spaces.

Access to the facility would come from three curb cuts, one from each street. Neither the Seegers Road/Arlington Heights Road, nor the Seegers Road/Tonne Drive intersections are signalized, however, southbound left turns from Arlington Heights Road have a dedicated turn lane onto Seegers.

Meeting Discussion:

Mr. Hubbard explained that the petitioner was proposing a senior living facility on the subject property, which was currently developed with a multi-building, single-story office development with approximately 100,000 square feet of gross floor area. Trammell Crow is a national developer and have the site under contract, and they are proposing to demolish the existing buildings and redevelop the site with a 175-unit senior living facility. The structure would be three-stories and offer independent living units, assisted living units, and memory care units with around 195 surface parking spaces.

The site is zoned O-T and will require a rezoning to the I Institutional district, and Planned Unit Development (PUD) approval would be required. The site is designated as Mixed Use on the Comprehensive Plan, and is part of a larger area along the South Arlington Heights Road corridor that is being planned for redevelopment with a mix of uses. The proposed institutional/residential use is generally compatible with these future mixed uses, and in the context of the overall mix of uses planned for this area, the proposed use is generally compatible with the Comprehensive Plan.

The I District regulations would only permit around 150 units on the subject property, and as the petitioner has proposed 175 units, a density variation is required. Staff is generally supportive of this variation as senior living facilities do not typically create the same type of traffic impacts or impacts to the local school district as a standard multi-family development. However, the petitioner will need to provide justification as based on the standards in the Zoning Code for the required variation.

The property is within the South Arlington Height Road Corridor planning area and is referenced in the South Arlington Heights Corridor Plan as appropriate for commercial and residential land uses with a 5-story height maximum. The use is compatible with this plan. The Plan also recommended that the primary entrance to the site should come from Seegers Road to keep traffic and turning movements off of Arlington Heights Road. The submitted plan appears to show the primary entrance to the building coming from Arlington Heights Road, so the petitioner should clarify where the primary entrance to the building will be. IDOT would need to review and approve any proposed work and curb cut along Arlington Heights Road.

The site must be designed to accommodate future reciprocal access to the south, which would eventually lead towards the old Wellington Restaurant site that will likely be redeveloped with a full access traffic signal on Arlington Heights Road. Landscape medians may be installed along Arlington Heights Road at some point in the future, so access to a signalized full access intersection, via the requested reciprocal access easement, would be beneficial for the petitioner. The proposed location for this connection, as shown on the conceptual site plan, may need modifications.

Preliminary analysis indicates that the building complies with all setback and bulk regulations of the I District. A Design Commission application and review will be required. The existing sidewalk along Arlington Heights Road directly abuts the street, and as part of redevelopment of this site, the sidewalk must be reconstructed setback from the street to create a parkway and separation from the road.

The site complies with code requirements relative to parking, and a traffic and parking study will be required. Given the reduced traffic volumes as a result of CoVid-19, a reduced scope study may be necessary. The petitioner will need to work with their traffic consultant to prepare a suitable estimate for future traffic capacity and expected traffic volume from the development given the constraints of the pandemic. Staff does not have concerns with parking as the site would provide a surplus above code requirements. The proposed development would likely generate significantly less traffic during peak times as compared to a 100,000 square foot office complex, which is how the site is currently developed. From a traffic standpoint, the proposed development may be an improvement over the existing uses on the site. Staff is generally supportive of the proposed use, subject to the items as summarized at the end of the Staff Report.

Ms. Boehmler introduced herself and Grady Hamilton of Trammell Crow, as well as Gretchen Camp of ESG Architecture, and gave a brief description of who Trammell Crow and ESG are and some of the recent projects they had completed together. The process they follow is to generate a conceptual design for the site and a program of uses that would be viable. Then they work with all stakeholders to refine their proposal, and ultimately end with a high-quality product that adds economic vitality to the community in which it is located.

In Arlington Heights, they are proposing a three-story 175-unit luxury senior living development composed of independent

living units, assisted living units, and memory care units, as well as ample amenities spaces. The majority of the units would be one-bedroom and two-bedroom units. Supportive services would be offered onsite, including meals, housekeeping, transportation, and social and recreation activities. The operator of the site is a well respected leader in the senior housing industry.

With regards to the items as summarized at the end of the Staff Report, Trammell Crow is interested in discussing some of the points raised by staff. Specifically, they would like to discuss the staff request for integrating commercial on the site, as well as the reciprocal access easement on the southern end of the site, the potential affordable housing requirement, and the TIF district.

With regards to the request for integration of a commercial outlot on the site, if the Village was going to make this a requirement, it would mean that the developer would need to reduce the size of the project, resulting in a loss in the total number of units within the building, which would have both operational and financial consequences. A reduction in building size to accommodate for a commercial use and its' associated parking areas would cause a reduction in the number of units and would affect the rental rates that they need to make the project successful. It would impact the number of staff, which would reduce operational efficiencies. The 175-units proposed is the prototype needed by the operator, which is necessary for them to be competitive in this market. A market study would be provided. Had Trammell Crow been asked about the viability of commercial in this location several months ago, they may have been skeptical but open to the possibility. However, given the coronavirus and current commercial climate, they do not believe commercial uses are viable in this location. It would be difficult to proceed with a commercial use as it would dilute the financeability of the senior living portion and negatively effect the operational efficiencies of the facility.

Mr. Hamilton added that Trammell Crow has embraced a mix of uses at other projects they've worked on in locations where they believed commercial uses would be supported by the market, but given the reasons stated by Ms. Boehmher, they did not believe commercial was viable in this location. They would remain open minded about the possibility for commercial, but they wanted to be transparent with their concerns and that they believed it would not be financeable. He summarized that they are not opposed to commercial, but that given the current environment for commercial, in combination with the needs of the senior living facility operator, they did not believe it made sense for this project.

Commissioner Green asked about staffs request for integration of a commercial outlot.

Mr. Hubbard explained that this had been a consistent request from the Village with regards to this property. Two years ago when Urban Street had proposed a 5-story rental apartment development on the site, the Village had requested they integrate commercial on the corner, and the developer had been able to work that into their plan. The Village believes this is a good location for commercial as the site is located on Arlington Heights Road, a major commercial corridor in the Village. Staff had made this clear to the developer in initial meetings; that integration of commercial was something staff believed to be appropriate for the site. While staff had not asked that integration of commercial be mandatory, it was an idea that staff was not ready to give up on at this point, and would like it to be further explored by the developer.

Commissioner Green stated that from his architectural standpoint, and having seen the proposed layout of the building, it would be difficult to incorporate a small commercial space. He did not think commercial could be incorporated within the building.

Mr. Hubbard replied that the Village was thinking more along the lines of a commercial outlot as opposed to part of the building having a commercial tenant.

Commissioner Green said that an outlot would require the removal of a large portion of the onsite parking for the senior living facility. Was the Village asking for a strip-type commercial building?

Mr. Hubbard responded that there may not be a market for a strip center commercial building, but that the Village was thinking more along the lines of a commercial outlot as opposed to part of the building having a commercial tenant. Maybe something in the range of 4,000 or up to 8,000 square feet of commercial space.

Commissioner Cherwin stated that the proposed layout of the building, as necessary for efficiencies, did not appear to be able to accommodate a commercial outlot without changing the layout. He was not a fan of squeezing as many uses onto the site as possible, especially if there was not a strong market demand for it. He liked the project and was supportive of it, and was not interested in pushing for commercial on the site.

Commissioner Jensen stated that from an economic perspective, he agreed with the petitioner in that this site may not be viable for a small portion of commercial. With regards to the CoVid pandemic, there are multiple studies out from reputable sources that outline a short-term impact, but also a long-term impact from the pandemic that will alter the commercial market. He was not opposed to commercial in this location, but did not support the incorporation of commercial if there as no market for it. Staff should do further research on the viability of commercial markets and whether it makes sense to ask for commercial on this site given the current status and long-term projections. He asked the petitioner about pricing and price structure.

Ms. Boehmler replied that on a preliminary basis they use various market research data to internally vet and assess the desired rental rates necessary to make the project financially feasible, and compare those rates to similar facilities in the vicinity. Then they contract with a third party market research firm to prepare a detailed market study, which will identify things such as how big the units should be, whether the projected rental rates are competitive with similar facilities, and what the unit mix within the facility should be. Based on this information, the project will be further refined. The rental rates will cover housekeeping, transportation, and meals. For the assisted living residents, there will be different levels of care depending on need; the base level would be daily medication management and the highest level on the spectrum would include assistance with dressing, bathing, and similar basic daily care.

Commissioner Jensen commented that he was looking forward to the market study as Arlington Heights has quite a few facilities that include similar services to the proposed facility. He acknowledged that there could be a market demand for the proposed project, and he could foresee the market absorbing these units. Relative to bike parking, he did not believe the residents of the facility would be utilizing bikes.

Ms. Boehmler said that there may be a need for bike parking for some of the staff members.

Commissioner Jensen replied that they should design the bike parking for just the staff members and maybe the independent living residents, but not the assisted or memory care residents.

Ms. Boehmler responded that they will work with staff on bike parking. Relative to future cross access to the south, Trammell Crow was not opposed to providing this, but would want to design it so that it provided the safest route possible with the fewest number of turns. The previous proposal for this site had included this feature at the center point along the southern property line, however, Trammell Crow believed it may make more sense to place this connection towards the eastern side of the site, which would align with the drive aisles and provide a streamlined pathway to Seegers Road. They would work with staff on an appropriate location but wanted to understand if there was a reason it was necessary at the midway point on the southern lot line.

Mr. Hamilton reiterated that they understood the need for the cross-access connection, but that they wanted to be sensitive to where it is located along their property and how it could impact their development. They want to ensure that the connection is designed to minimize the number of potential conflict points. If the location of the connection does not need to be at the midway point on the southern lot line, then they may propose alternative locations that would integrate better with their proposed site plan.

Mr. Hubbard responded that the Village will be as flexible as possible on the location, however, it has to integrate with where the road would connect further to the south, and given the likely redevelopment of the properties to the south, the most logical connection point to align this drive appears to generally be at the center of those sites. The conceptual plan for this drive, as envisioned by the Village several years ago, planned for the drive to run through the center of each property from Seegers Road down to Algonquin Road.

Ms. Camp asked if there was a conceptual plan showing the desired location of this access road.

Mr. Hubbard replied that he will email the conceptual plan to Ms. Camp.

Ms. Boehmler explained that they were looking for further clarity on the potential of affordable housing requirements applying to the development. As it stands today, Trammell Crow understands that there is no affordability requirement for senior housing facilities, although they are aware that the Village Board was considering changes to this policy. They are looking forward to the final outcome of any changes to the policy as it can have a financial impact to their proposal.

Mr. Hubbard stated that there will be a little uncertainty until the Village Board votes on the potential changes to the policy. As soon as there is an outcome from the Village Board, staff will communicate that to the petitioner.

Commissioner Jensen commented that these types of senior living facilities include meals, transportation, and additional services within their rent structure, which results in high rents. To require that they provide additional items, such as affordable units within the development, it would likely translate to even higher rent levels beyond what is already considered high by most. These developments are different than standard condos or apartments, and he hoped that the Village Board takes that into account on any change to their policy. He asked about how the current affordability requirements would apply to the proposed development.

Mr. Hubbard replied that affordability requirements have not historically been applied to assisted living or memory care units. For independent living units, staff would need to see the details on these units. If they are open to residents that are 55 and older and those residents do not receive many services but just happen to reside in the building, then it could be determined that those units are more similar to standard multi-family units and an affordable housing fee could be applicable.

Commissioner Cherwin commented that he would support staff on the location of the southern connection if placing it in a certain area made more sense to facilitate that connection in the future. With regards to affordability, he asked Trammell Crow how affordable housing requirements applied to their development in similar communities throughout Chicagoland.

Mr. Hamilton stated that they have projects in Glenview and Evanston that are age restricted senior housing, and those are rental apartments but they do not offer the same level of care and services as the proposed project in Arlington Heights. These two projects have an affordability component, however, since they don't provide the same level of services such as meals, nursing care, and transportation, the affordability only applies to the rent since there aren't additional care and services provided in those facilities. It is a different paradigm to apply affordability requirements to multi-family developments or age-restricted multi-family developments, than to apply affordability to a project such as the proposed project in Arlington Heights that offers a different array of care and services. There is not a broadly accepted standard for applying affordability to a senior care facility given that the rent includes such wide range of additional services.

Commissioner Cherwin asked if there was any way to provide affordability through additional financial assistance that residents may get through their medical benefits.

Mr. Hamilton replied that their operator and product was more tailored to the private pay client. Additionally, some of the impacts of CoVid-19 have required additional costs, such as enhancements to the HVAC systems, which create an extremely high-quality project that dictates minimum rent levels. This type of product is what they believe the market here needs more of and is what their operator does very well. The property will be available to anyone that chooses to become a resident and however they choose to pay the rent, be it through medical assistance or other means. However, the majority of residents that occupy facilities within the portfolio of the operator tend to be private pay individuals.

Commissioner Cherwin thanked Mr. Hamilton for the context and said that it helped to explain why they were branding it as a luxury facility.

Commissioner Jensen asked if they anticipated having any residents spending down their assets to a point that they were

eventually on Medicaid assistance.

Mr. Hamilton replied that this would be on a case by case basis. Not to suggest that this wasn't a possibility, but the typical resident pays for their occupancy through private pay means.

Commissioner Jensen stated that he understands the typical resident would be private pay, but asked if there have been situations through-out the developments within the operators' portfolio where a resident has spent down their assets and is now making rent payments through Medicaid. Would this situation be possible?

Mr. Hamilton replied that he believed this would be possible, but he would want to check with their operator to determine if this has occurred before.

Commissioner Jensen encouraged the petitioner to have this information for the Plan Commission and Village Board as this might be a topic of interest for both public bodies. He was suggesting that they would need to change their business model and market towards a different clientele, but that the question would come up as to what would happen to a long-term resident that has spent down a lot of their resources and can no longer afford the full rent. Would they get evicted? Is there a possibility for them to continue living there with Medicaid assistance?

Ms. Boehmler explained that the facility would allow residents in the independent living side to pay for care and services through outside help, which may be covered by their insurance or Medicare or Medicaid, if they so choose. In this scenario, the facility is able to increase affordable options for its residents.

Commissioner Jensen stated that it would be unlikely for someone who would afford the rent to be able to also qualify for Medicaid assistance for outside help. He was not suggesting that they alter their business model to cater to a different clientele, but that the question will come up as to what will happen to residents that run out of assets; will they have to leave the facility?

Mr. Hamilton thanked Commissioner Jensen for bringing up the point and stated that they will have an answer for the Plan Commission.

Commissioner Cherwin stated that it appeared a surplus of parking relative to code requirements had been proposed, and whether the petitioner had thought about landbanking any of the parking.

Commissioner Green recalled other senior living projects in town where employees did not have ample parking space onsite, and he wanted to make sure that there would be enough employee parking on this site.

Ms. Boehmler replied that parking had been dictated by the operators ideal ratio of 1.1 parking spaces per unit, which was meant to accommodate all staff to be able to park onsite, as well as some additional surplus to accommodate peak visitation times around the holidays. The final point they wanted to discuss was regarding the TIF district. Should they wish to request TIF funding, were there any items they should be aware of regarding the design of the site or other pertinent items they should be aware of to qualify for potential TIF funding.

Mr. Hubbard responded that he would put the petitioner in touch with the Assistant Director of Planning, who administers the Villages' TIF program. Any request for TIF funding would not need to be done in conjunction with the zoning entitlements and could be processed separately.

Commissioner Jensen stated that he is very much in support of the project and encouraged staff to minimize any additional requirements that may not be necessary, as those requirements often translate to increased rent for the future residents. He did not want to force the developer to include a commercial outlot, and he hoped the Village Board would come to a sensible resolution on affordable housing.

Commissioner Cherwin echoed the statement from Commissioner Jensen and reiterated that he thought this was a great

project. He was excited to see Trammell Crow come to Arlington Heights.

Commissioner Green stated that he agreed with the statements from the other two commissioners this evening. He thought this was a good project and encouraged the petitioner to move forward.

RECOMMENDATION

The Conceptual Plan Review Committee advised the petitioner to proceed forward with their application.

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

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING

NOVEMBER 10, 2020

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Scott Seyer
Ted Eckhardt

Members Absent: Jonathan Kubow
Kirsten Kingsley

Also Present: Tony VanDyke, Marton Premier Homes for 508 S. *Phelps Ave.*
Julie Jilek & Beth Anne Ausnehmer, *NSSEO for Miner School*
Mary Boehmler & Grady Hamilton, Trammell Crow Co. for *Senior Housing Development*
Lukas Van Sistine, Gretchen Camp, & Teresa Forsberg, ESG Architects for Trammell
Crow Senior Housing Development
Jake Coryell, Confluence for *Trammell Crow Senior Housing Development*
Brian Radiszack, SPACECO, Inc. for *Trammell Crow Senior Housing Development*
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not feasible.

Chair Fitzgerald also reminded those speaking tonight to state their names before speaking. Mr. Hautzinger added instructions for public attendees that want to speak tonight, as well as muting when not speaking.

REVIEW OF MEETING MINUTES FOR OCTOBER 27, 2020

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF OCTOBER 27, 2020. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. INSTITUTIONAL PRELIMINARY REVIEW

Trammell Crow Senior Housing Development – 2045 S. Arlington Heights Rd.

Mary Boehmler and Grady Hamilton, representing *Trammell Crow Company*, Lukas Van Sistine, Gretchen Camp and Teresa Forsberg, representing *ESG Architects*, Jake Coryell, the landscape architect, and Brian Radiszack, the civil engineer, were present on behalf of the project.

Mr. Hautzinger said that he would present Staff comments after the petitioner provides an overview of the project.

Ms. Boehmler said that the proposal is for a 3-story, 175-unit luxury senior living development. The project will include independent living units, assisted living units, and memory care units, with ample amenity space that includes exterior gathering spaces. She gave background about Trammell Crow that was founded in Dallas, Texas in 1948, and doing business today across the country in 18 offices. Their team is based in the Chicagoland area and they develop throughout the Midwest. She introduced those present from ESG Architects, who together as a team, they are working on their 14th residential project, as well as Jake Coryell, landscape architect with *Confluence*, and Brian Radiszack with *Spaceo*, their civil engineer.

Ms. Boehmler said they are all here tonight to be a resource and address any comments or questions the commissioners have. Their goal is to deliver a superior outcome for their residents and the communities they build in, and they look forward to the discussion tonight. They are prepared to discuss the recommendations in the Staff report as well. Ms. Boehmler referred to Lukas Van Sistine, the lead architect on the project to walk through the design in more detail.

Mr. Van Sistine presented an aerial of the site showing surrounding context that includes a mix of uses, heights, and design aesthetics. Looking at the site in a metaphoric way, the proposed building is almost like a city in itself; the center of the site being the core where the common spaces are located, and the wings being the neighborhoods of independent and assisted living, and a variety of outdoor spaces with primary and secondary drop-offs that are designed to feel plaza-like and pedestrian friendly. The memory care garden to the northeast, a more intimate courtyard to the southeast, and a terrace space off the indoor pool. Service areas to the east along Tonne Road will be screened as much as possible, and there will be walking paths around the site for residents to enjoy.

Mr. Van Sistine reviewed the materials and their thinking behind the design. They are proposing high quality materials such as brick, white fiber cement panels, and brown fiber cement siding with a wood look. They want a harmonious balance of the color palette, therefore, a limited palette is being proposed that expresses itself in different ways. The building appears like townhomes with smaller expressions of the building, which helps to scale it down. A variety of window types are proposed that accentuate character and proportion; the feel of the building is contemporary but with elements of traditional to make it feel familiar to residents. Common spaces are expressed with more glass so that the use of the building is understood by the way it expresses itself. Mr. Van Sistine also presented an aerial rotation of the proposed building on the site that includes a street view, the intimate outdoor spaces, the pool building and terrace, and the paths around the site.

Mr. Hautzinger presented Staff comments. Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

Staff recommended the following revisions to further enhance the design:

- **Balcony Fascia/Soffit.** The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- **Elevator Overrun.** There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these “black boxes” are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Mr. Hautzinger also said that sustainable design is always encouraged, especially for large Planned Unit Developments such as this. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design. All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building; however, there is a small grouping of mechanical units located in the center of the roof, and if those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm. Utility meters are proposed on the east side of the building, which will be screened with landscaping.

With regards to signage for Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code or seek variations.

Aside from the previous comments made, Staff recommends approval of the project.

Chair Fitzgerald asked the petitioner if they had any comments on the recommendations in the Staff report. Mr. Van Sistine said they appreciated the feedback from Staff, and they have prepared a few exhibits to speak to these recommendations. Beginning with the balcony fascia/soffit color, Mr. Van Sistine presented a revised rendering that showed the change in color to black, which they feel looks great; however, if the underside of the balconies need to be black, it would limit the manufacturers. He asked that options be left open for the color of the balcony underside to be either be black or a dark color. They are agreeable to setting back the elevator overrun, as well as changing the siding color to a grey color to match the brick. They did an initial site line study of the rooftop mechanical units that are for the common space heating and cooling, which showed that the units will not be visible; however, they will work with Staff to ensure this and add screening if necessary. With regards to the monument signs, Mr. Van Sistine said they would agree to eliminate the 2 interior monument signs, and keep the sign on Arlington Heights Road; however, for tonight's discussion they would agree to eliminate the sign on Seegers Road, and if they determine it to be important as the project progresses, they would come back for another review of that sign. He asked for feedback from the commissioners tonight regarding the sign shown on Seegers Road, because it is located at the secondary entrance that will be used a lot when family visit the residents.

Mr. Hautzinger appreciated the petitioner's responses to Staff's comments. With regards to the signs being shown tonight, he agreed with the petitioner's response to omit the two internal signs, keep the sign facing Arlington Heights Road as a primary entrance sign, and considering the second sign on the north side as a possible sign variation. Mr. Hautzinger pointed out that there is a 12-foot visibility triangle requirement for the ground signs, and the sign facing Arlington Heights Road appeared to be encroaching into the required clearance. He recommended that the location of the sign be slightly adjusted to ensure that it will be outside of the 12-foot triangle for visibility. Mr. Van Sistine understood and said this should not be a problem.

Chair Fitzgerald asked if there was any public comment on the project and Mr. Hautzinger said there were none at this time.

The commissioners summarized their comments. Commissioner Seyer completely agreed with Staff's comments with regards to the massing being fine, the way it breaks off at Arlington Heights Road, and he liked the way the massing itself is broken up into several components. He also liked the material palette and he encouraged the petitioner to keep it somewhat simple and not too complicated. He was appreciative that the petitioner was in support of Staff's comments, which he agreed with as well, such as changing the color of the fascia of the small balconies to black, and he was in support of the petitioner's option that the underside of the balconies be grey, almost to match the brick. Commissioner Seyer acknowledged the difficulties of moving around the elevator overrun; however, making it a lighter color to match the brick was a good option. If the rooftop mechanical equipment is visible, he would make it a requirement to have it screened in the same material as the overruns, so they tie together on the rooftop. Commissioner Seyer commented that as an Architect he tends to be about certain design rules, and he noticed that at locations that are close to the intersection of the massings, the balcony canopies are eliminated, and he asked if there was a reason for this. Mr. Van Sistine said the main reason for this is because the inside corners seem to get a little busy with a canopy, and they found it to be less distracting to have a cleaner inside corner there, which he understands is very subjective. Commissioner Seyer appreciated the logic behind that decision, and he would not make this a requirement, depending on how the other commissioners felt about it. He had no further comments.

Commissioner Eckhardt said he was trying to determine the best way to analyze the elevations of such a large building; the flat elevations versus the renderings, and he commented that the white color being proposed is pretty bright. He asked the petitioner if they have built this building before somewhere else in the country, and Mr. Van Sistine said they use a lot of white in their buildings, which he feels is a contemporary color, and they like to mix a contemporary color with a more traditional and familiar cornice. Overall, the building wants to be a contemporary building, but because of the residents that will live there, it also wants to have a little familiar and traditional. Commissioner Eckhardt asked about the color of window trim color throughout the building and Mr. Van Sistine said the window trim is white, but the windows will be either black or dark bronze; the trim is contemporary to match the white on the building, and window color gives a pop to the windows. Commissioner Eckhardt asked if all windows are the same color tones and Mr. Van Sistine said they are the same dark color throughout, whether in the residential living units or the common space.

Commissioner Eckhardt commented on the difficulties of reviewing such a large project that has so much going on, although he felt the petitioner gave a nice presentation tonight. The proposed building is difficult to review in a flat elevation because it is a 3-dimensional building and a very complicated building with a lot of ins and out and movement. In general, he was trying to determine the intent of the pattern designs, and if there is any repeat with color and finishes, because the segmented portions in the elevations appear to be a bit disorganized on the flat elevations. He asked the petitioner how the building was colorized and Mr. Van Sistine pointed out the 3 different expressions; the first expression is the end cap where there is grey brick with large square windows, and then the taller grey cornice; the second expression is next to it where the building is white for the first 3 levels and highlights a 1 over 2 effect with the windows and muntins; and the third expression is located into the wing of the building where there is brick at the base with the white on top, and a 2 over 1 effect with windows and muntins. That happens on the inside of the arms and the wood tone happens at the recess but continues into the inner part that is typically where the common spaces are.

Commissioner Eckhardt referred to Sheet A1-7, East partial elevation 2, which he felt was all over the place with movement, and he asked the petitioner to explain this elevation. Mr. Van Sistine explained that on the left of this elevation where there is brick at the base and the horizontal lines, it implies that the brick would stick out every third or fourth course; that grey brick base and white top is a residential unit expression, which is a different situation than the others because there are balconies here. What happens at the common areas is that the brick is what you feel and see when entering the courtyard area; what happens at the lower portion is that the same horizontal patterning is only happening at the lower base and not carrying it all the way up. They are trying to create interest within the set of rules and stick to them as much as it makes sense and as much as possible without compromising a unit for the rigidity of

the language. Commissioner Eckhardt said that the building has been broken up so well that he was confused about how it was done and he appreciated the explanation. He also commented that in the flat elevation renderings, the roof parapets and the roof flashings appear to vary with some appearing dark bronze and some white. He asked how many different roof flashing colors were being proposed and Mr. Van Sistine said there are 3; white, the wood look, and the grey.

Commissioner Eckhardt said that he liked the proposed building and now understands what the petitioner is trying to achieve with it, and he felt the scale of this large building was broken down nicely with the colors. He pointed out that because this project is going before the Plan Commission, this commission can only review building design, colors and signage, but he wanted clarification that access to this site from Arlington Heights would be right in/right out only, which the petitioner confirmed. Commissioner Eckhardt said that this meant the proposed ground sign at Arlington Heights Road and Seegers Road would only be visible when entering the site from the south, and he felt most visitors would enter from the north. Commissioner Eckhardt had no further comments.

Chair Fitzgerald said that he really liked the project and the comments made by the other commissioners. He appreciated Staff's comments and that the petitioner is agreeable to them. He said he was open to the color for the underside of the balconies, to be approved by Staff, and he was also open to variations for signage for a project this big, within reason, if the petitioner decides to come back with a sign variation request.

Commissioner Eckhardt pointed out that only 3 of the 5 commissioners are here tonight and a positive vote from all 3 commissioners is required for approval. He asked Staff to confirm that this is not a preliminary review, and that the petitioner is seeking approval tonight. Mr. Hautzinger said that there was no preliminary review of this project, which is an optional step, and the project is planned to move forward to the Plan Commission and Village Board for review after tonight's review by the Design Commission. Based on the feedback received tonight, he encouraged the commissioners to proceed with making a motion.

Commissioner Eckhardt said that for a project this size, more details are typically provided for this commission to review, and he was unsure what he is actually approving in terms of some of the building details. He was a little concerned about that, and if the project moves forward tonight, he would ask the architect to submit detailed wall sections to Staff for review. Mr. Van Sistine appreciated that and said they will continue to work with Staff on those details to make sure that they are appropriate and a high quality of aesthetic and function. Commissioner Eckhardt said that from a practical standpoint, it looks like there should be a roof over the sliding door of the balconies to prevent driving rain inside, and all of the residents should be given proper protection on their balconies. He had no further comments.

Chair Fitzgerald said he was good with the project moving forward with the recommendations from Staff becoming requirements, and that additional details of the building be submitted to Staff for review and approval.

Commissioner Seyer supported a requirement to add roofs over the balconies, and that the rooftop mechanical systems be screened with the same material as the elevator overruns, if they are visible. He felt these were necessary from an aesthetic as well as from a practical point of view. Chair Fitzgerald and Commissioner Eckhardt supported these as well.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED DESIGN FOR THE *TRAMMELL CROW SENIOR HOUSING DEVELOPMENT* AT 2045 S. ARLINGTON HEIGHTS ROAD. THIS RECOMMENDATION IS BASED ON AND SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 10/28/20, 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. A REQUIREMENT THAT THE FASCIA AT ALL OF THE BALCONIES BE CHANGED TO BLACK TO MATCH

THE GUARDRAILS.

2. A REQUIREMENT THAT THE UNDERSIDE OF THE BALCONIES BE BLACK OR GREY TO MATCH THE BRICK.
3. A REQUIREMENT THAT THE ELEVATOR OVERRUNS BE CLAD IN GREY TO MATCH THE BRICK.
4. A REQUIREMENT THAT IF THE ROOFTOP MECHANICAL UNITS ARE VISIBLE, THAT THEY ARE SCREENED WITH THE SAME MATERIAL AND COLOR AS THE ELEVATOR OVERRUNS.
5. A REQUIREMENT THAT THE BALCONIES TOWARDS THE INTERSECTION OF ALL FOUR MASSING ARMS, THAT SEEM TO BE MISSING A ROOFTOP OR CANOPY, HAVE A CANOPY ADDED TO THEM FOR CONSISTENCY ON THE ELEVATION AND USE.
6. 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 RESPONSIBILITY 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 Eckhardt suggested adding a requirement that the petitioner submit detailed wall sections and other building details as they are developed to Staff, to better understand how the building will be developed, as well as detailed cut sheets for light fixtures, all to be reviewed by Staff. Commissioner Seyer said that overall, the use of the exterior materials as shown in the reference photos submitted on the materials sample board feel very nice to him.

Mr. Hautzinger commented that the petitioner was looking for flexibility with the color of the underside of the balconies to be either black or grey, depending on the manufacturer they choose. Commissioner Seyer said the color could be black or grey, although he felt grey was a better choice because it ties in with the base of the building, whereas black is a bit heavy; but either way is acceptable.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO AMEND THE MOTION TO ADD THE FOLLOWING:

7. A REQUIREMENT THAT THE PETITIONER SUBMIT A FINER LEVEL OF DETAIL OF THE EXTERIOR WALL COMPONENTS AND LIGHT FIXTURE CUT SHEETS, FOR FINAL REVIEW AND APPROVAL BY STAFF.

COMMISSIONER ECKHARDT SECONDED THE AMENDED MOTION.

ECKHARDT, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Trammell Crow Senior Housing Development
Project Address: 2045 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: November 3, 2020

PETITIONER INFORMATION:

DC Number: 20-054
Petitioner Name: Mary Boehmler
Petitioner Address: Trammell Crow
700 Commerce Drive, Suite 455
Oakbrook, IL 60005
Meeting Date: November 10, 2020

Requested Action(s):

Approval of the proposed architectural design for a new Senior 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 Rezoning and PUD approval. 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 proposing a complete redevelopment of an existing 8.2 acre office property. The scope of the project includes demolition of four existing single-story office buildings to allow construction of a new, three-story, 175-unit luxury senior living development. The Property will include 93 Independent Living units, 58 Assisted Living units, and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces.

Staff Comments:

Overall, the proposed design is very nicely done with quality materials, nice scale, proportion, and detailing. The scale of the large building is broken down with changes in materials, jogging of the exterior wall planes, using a combination of recessed and projected balconies, and varying the parapet wall heights. All of these details work well together to add a lot of interest and nice scale to the overall design. The exterior materials are varied in type, color, and texture. The materials and colors are very well coordinated, and they offer a nice amount of contrast to break up the large walls. Other details, such as vertical grouping of windows add the finishing touches to the success of the overall composition.

However, Staff recommends the following revisions to further enhance the design:

- **Balcony Fascia/Soffit.** The balcony fascia and soffits are proposed to be clad in a light gray metal. It is recommended to consider changing the fascia/soffit color to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
- **Elevator Overrun.** There are two elevator overruns projecting above the roof. The overruns are proposed to be clad in black fiber cement panels to match the wall coping. However, these "black boxes" are prominent and they detract from the rest of the design. As proposed, the elevator overruns are in line with the exterior walls. It is strongly recommended that they be setback from the exterior walls to reduce their prominence. It appears that the floor plans could accommodate a five or six foot setback. Additionally, it is recommended to change the black color to a gray color (matching the grey brick) to soften the appearance.

Sustainable Design:

Sustainable design is always encouraged, especially for large Planned Unit Developments. The petitioner has provided an extensive list of sustainable design features that have been incorporated into the design.

Mechanical Equipment, Utility Equipment, and Utility Meter Screening:

All exterior mechanical equipment is required to be screened from public view. The majority of mechanical equipment is proposed to be located within the building. However, there is a small grouping of mechanical units located in the center of the roof. If those units will be visible from the road, then a screen will need to be provided. A sight line study is required to confirm.

Utility meters are proposed on the east side of the building, which will be screened with landscaping.

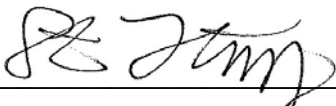
Signage:

For Institutional developments, Chapter 30 Sign Code allows one ground sign per street frontage, with 800 feet of separation required between the signs. The petitioner is proposing two ground signs facing the adjacent streets, and two internal ground signs at each driveway, for a total of four ground signs. All of the signs are proposed to be low, monument style signage, which is an appropriate scale for this development. However, the two ground signs facing the streets are approximately 490 feet apart (measured along the property line), where 800 feet minimum is required, and the two internal ground signs are not allowed. The petitioner will either need to revise their signage plans to comply with code, or seek variations.

RECOMMENDATION:

It is recommended that the Design Commission approve the proposed design for the Trammel Crow Senior Housing Development at 2045 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 10/28/20, 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. **Balcony Fascia/Soffit.** It is recommended to consider changing the fascia/soffit color from light gray to black for more contrast against the exterior walls, and to coordinate with the black balcony railings.
2. **Elevator Overrun Setback.** It is recommended that the elevator overruns be setback from the exterior walls, approximately five or six feet, to reduce their prominence.
3. **Elevator Overrun Color.** It is recommended to change the siding color of the elevator overruns from black to grey (to match the grey brick) to soften the appearance.
4. **Mechanical Screening.** Provide a sight line study to confirm if the rooftop mechanical units will be visible from the streets, and if so, provide a screen to conceal them from view.
5. **Signage.** All signage is required to comply with Chapter 30 Sign Code, or seek variations.
6. 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 3, 2020

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-054

Project Narrative

2045 S. Arlington Heights Road

REVISED 11/19/2020

Project Overview

Trammell Crow Company is proposing a 3-story, 175-unit luxury senior living development at 2045 S. Arlington Heights Road, Arlington Heights, IL. The building is proposed to be approximately 40 feet tall (refer to architectural exterior elevations). The proposed development seeks to provide high-quality residences and community for those seeking rental continuum of care living (independent living, assisted living, and memory care living) and to revitalize the proposed site in a sensitive and innovative manner. The Property will include 93 Independent Living units, 58 Assisted Living units and 24 Memory Care units with ample amenity space. The development will provide approximately 191,000 gross square feet of building area and will include approximately 193 parking spaces (refer to civil engineering Site Plan).

Building Design

The building will be constructed utilizing a wood-framed structure (except for the memory care portion which will use steel-stud framing and some common spaces which may use steel-stud framing). The primary exterior materials will consist of brick, fiber cement panel, fiber cement siding (warm, wood-look siding) and glass. Windows will be expansive, allowing plenty of daylight into and views from the dwelling units. Drawing on the existing surroundings, the exterior facades will feature contextual details. The proposed recessed and hung balconies allows residents to take advantage of the outdoors.

The aesthetic of the building is composed of a modern rhythm of long, then small, flat-roofed gestures to break up the façade. The material palette is limited yet beautiful. Please refer to exterior elevations, renderings and building materials in architectural plans for specifics.

Streetscape and Public Realm

The redevelopment will improve the current site conditions. Beyond the active residential use, the building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The building will be positioned to allow a generous setback along the S. Arlington Heights Road street edge and support a pedestrian-friendly perimeter. The project will incorporate attractive, high-quality native landscaping, lighting and exterior signage.

The new development will work closely with all surrounding land uses to provide appropriate connectivity and long-term compatibility. One of the property entrances and exits off South Tonne Drive has been aligned with one of the adjacent access drives to the existing apartment complex to the east to create connectivity and access to adjacent properties.

The site surrounding the building has a network of sidewalks and paths, amenity plazas, a stormwater management basin planted with native species and a loop trail system to provide residents and passersby a pleasant landscape experience. These experiential qualities work alongside the more functional aspects of the site, including a need for circulation of automobiles, delivery and emergency vehicles; the need for proximate parking to primary and secondary building entrances; and stormwater management functions of the basin.

The design of the open space will be tailored to the varying tastes and mobility levels of the residents. From a landscape perspective, a mix of open lawn areas, planting beds with deciduous and evergreen shrubs, colorful perennial gardens with ornamental grasses for four-season interest, tree-lined walkways along with groupings of flowering ornamental trees, and a stormwater management basin filled with native plant materials provide a variety of outdoor spaces. The landscape intent is to provide seasonal interest for residents, visitors, and staff throughout the year and provide changing seasonal characteristics as time progresses from spring flowering trees to summer foliage and flowers to fall colors and, finally, to winter berry, bark and dried foliage interest.

The site's network of pathways is designed to allow for easy navigation by the residents, visitors and staff and link many of the site's amenities together. The paths around the building allows for residents, guests, and staff to conveniently park near an entrance and minimizes the amount of interaction between the pedestrian and vehicles in the drive aisle. The network also provides a measurable walking loop for exercise and activity for residents. A link to the stormwater management basin connects the site to this area and provides a beautiful natural setting for residents to enjoy with node seating as well. Additionally, it will provide a continuous loop walking trail system and enhance the resident and visitor experience of the overall site development and ultimately utilize the stormwater management basin area as an amenity.

Residents are also able to gather and socialize outside immediately adjacent to the building in several areas spilling out of the building. At the main entry, visitors and residents are presented with a formal courtyard that offers seating and lush landscape plantings. On the north, there is an outdoor seating area for assisted living residents and visitors. On the southeast, there is another outdoor dining terrace and patio for the independent living residents with a proposed flexible activity lawn, firepit, a barbeque grilling station, and a variety of seating areas. On the south, there is an outdoor terrace adjacent to the indoor pool for residents to enjoy with proposed seating areas, lounging and a fireplace feature structure that creates a backdrop, minimizes views to the parking lot driveway, and encloses the space. The approximate size of the fireplace feature will be 7 feet tall x 12 feet wide x 2 feet deep. In the same outdoor terrace, a fire table feature and a ground-mounted barbeque grilling station are proposed. Lastly, a secured memory care garden and terrace adjacent to the indoor common space gives residents a safe and beautiful outdoor experience.

Stormwater Management

The existing site topography drains from west to east and is within the Weller Creek sub-watershed tributary to the Des Plaines River watershed basin. The existing site currently outlets to two different storm systems (one to the north within East Seegers Road and the other to the east within S Tonne Dr) within the Weller Creek sub-watershed. The Village Engineering Department has indicated that the existing storm sewer to the north has flooding concerns. Therefore, the restricted release rate from the site is proposed to connect to the existing storm sewer system to the east of the property within S Tonne Dr.

Volume control (also referred to as retention volume) required by the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) is proposed to be provided within a native planted bottom stormwater management basin along the southern portion of the property extending west from S Tonne Dr. The required stormwater detention volume will be provided within this basin. Stormwater detention is required by both the MWRDGC and the Village. The Village's more restrictive stormwater management design criteria with an allowable release rate of 0.18 cfs per acre will be followed.

Sustainable Design

Principles of sustainability are proposed throughout the project in various ways. In order to highlight specific sustainability principles proposed, these are listed below.

Site Design:

- Proposing native plant species where possible to minimize maintenance and watering.
- Proposing low maintenance landscape and water efficient irrigation system.
- Connecting to the existing sidewalk along Arlington Heights Road
- Providing external bike racks

Building Design:

- High R-Value building envelope — roof & walls
- High solar reflectance index (SRI) for the roof
- Low-E insulated glazing
- Tightly sealed building envelope to reduce leakage and inefficiencies
- Efficient HVAC systems
- Energy Star-rated appliances
- LED fixtures
- Programmable or SMART thermostats
- Electric vehicle charging stations

Health & Wellness:

- Designed to encourage physical activity with well designed and convenient stairwells and exterior pathways. The building will include a pool for aerobics, fitness center, spa and massage room. The grounds include flexible activity lawns, walking trails, nature viewing and emersion.
- Clean air with at least MERV 10 air filters
- Access to daylight in resident units and amenity spaces
- LOW VOC materials and paints
- Convenient, common area hand sanitizers
- Centers for Disease Control and Prevention guidelines are followed as well as those set by the State of Illinois. This includes providing the necessary protective gear like masks and gloves for our employees and frequently sanitizing our community with cleaning supplies.

Operations

The proposed facility will be operational 24 hours per day due to the nature of its residents and the care they will require. There are 80-85 employees on the payroll. At peak there are a maximum of 40-45 employees on site. Care Teams: Typically, 3 shifts: (10-12 care staff on each shift). Care staff hours are scheduled from: 7:00 AM - 3:00 PM (8 care staff); 3:00 PM - 11:00 PM (8 care staff); 11:00 PM - 7:00 AM (5 care staff).

The anticipated number of front-office staff is 10, and that is including but not limited to the executive director, leasing representatives, a housekeeping director, a dining director, a resident relations director, director of maintenance and more.

Deliveries are anticipated to be as follows:

- Maintenance: once/week
- Linen provider: once/week

- Housekeeping: once/month
- Food in a larger truck: twice/week
- Fresh produce in a small truck: six days/week
- Other deliveries for supplies would be once/month for Assisted Living and Memory Care

A State of Illinois Certificate of Need will not be required for this facility per the following:

No facility licensed under the Supportive Residences Licensing Act or the Assisted Living and Shared Housing Act shall be subject to the provisions of this Act (Illinois Health Facilities and Services Review Board, Public Act 096-0031, pg 23).

Additional Residential Details and Pay Structures

The Project is proposed to consist of 93 Independent Living Residences, 58 Assisted Living Residences, and 24 Memory Care Residences. This is a senior living facility with the multiple levels of lifestyle and care which provides opportunity for residents of all stages in life. In some scenarios, couples may need to be separated because one may require physical or memory assistance while the other partner is very independent. This variety of living options provides opportunity for couples to live close to one another, enjoy the same amenities and visit with one another. All resident (IL, AL, MC) rent includes utilities, housekeeping, maintenance, meals, activities, fitness classes and transportation. Rent for the Assisted Living residents includes a base level of nursing care. Additional care fees are applied to AL residents that need a high level of personal care services (i.e. bathing, eating, dressing, medication management). The Memory Care unit fees are all inclusive of any care or assistance necessary. This is not a hospital or an acute care facility and will not operate as a Skilled Nursing Facility. When a resident needs skilled nursing care, we work very closely with the family to provide the best transition plan for each individual resident.

On a community level, the Project shall include amenities such as flexible activity lawns, multiple dining venues, movie theater, activity room, massage room, fitness center, enclosed pool, spa, conference room and billiards room.

The average age of a resident is 85 years old. The average length of stay is approximately 2.5 years, while Independent Living residents may stay for up to five years. A Memory Care resident may only live at the property for 1.5 years.

The active senior that is still very independent will like the high-end finishes, amenities, dining, services and socialization that our programming offers. The Independent Living senior is an older demographic compared to a standard rental housing development or an “Active Adult” community. The average age of residents in an Active Adult community is between 72 and 74 years old. Active Adult communities traditionally do not provide all meals, housekeeping, utilities or transportation within their rent (where the Independent Living rental communities do).

The Project provides the opportunity for current residents of Arlington Heights to age in place, continue to reside in Arlington Heights after selling their homes, and continue to be engaged in their home community. Although the average age of residents entering is 85, this Project provides a unique opportunity with more Independent Living units than any other type of unit for those residents of Arlington Heights who may not need day to day assistance yet but want the opportunity to stay in the community while unable to maintain a traditional home.

Affordability

In the event a resident does not have the ability to continue to pay rent, we work closely with that resident and family on the next best step. We would first find a smaller unit that may fit into their budget and transfer them. In most cases, the family will contribute funds to make it work. If it is not a possibility for the resident and family to afford the rent, we would assist the resident with a transition in finding a new placement. It is a rare occurrence in our buildings.

Rental versus CCRC

CCRC, known as a Life Care Retirement Community, requires a buy-in or entrance fee to move in which ranges from \$100,000 - \$500,000 on average. Rental communities typically require a reservation fee before moving into an apartment ranging from \$1,000 - \$3,000. The CCRC has a monthly base fee (that does not include the entrance fee) which is typically \$2000 - \$5000 (plus entrance fee loss percentage), and usually includes one meal per day. The rental community has an average monthly fee of \$3,000 - \$8,000 and includes 1-3 meals per day. The CCRC offers independent living, assisted living, memory care, short-term rehab, and long-term care. The rental community usually offers one or more of the following options: independent living, assisted living and memory care. A resident must use preferred care providers of the CCRC. The CCRC contracts vary but are similar to buying an insurance policy. Proof of financial ability is required, and most offer a partial refund of the entrance fee – then the resident vacates. A refund is typically based on the entrance fee balance at the time of vacancy. In a rental community, there are no penalties nor long-term contracts, and lease agreements allow written notice to vacate within 30-60 days.

Rental Rates

Trammell Crow and Allegro developments feature best-in-class finishes, including stainless steel appliances, granite counters, walk-in closets, in-unit washers/dryers and balconies. The unit mix is proposed to include studios through two-bedroom units ranging from 445 square feet to 1,080 square feet. Rental rates for Independent Living range from approximately \$3,000 - \$6,000 per month. Assisted Living rates are approximately \$5,000 - \$8,500 per month, and Memory Care rates range from \$7,000 - \$8,500 per month depending on the acuity of care, meal plan, and unit location and size.

The market demand for the Project, as examined by the ProMatura Market Assessment, details the opportunity amongst all service levels and incomes segments is positive in 2020, and that market opportunity only increases over the next five years.

When assuming the Ryan Companies project in planning comes to fruition, the market for all segments tested remains favorable. On page six of the Market Study, it outlines the impact the Ryan Companies Development would have on the 5-Mile PMA (200-unit mix based off 07/22/20 CRPC staff report). The development would reduce the Independent Living market opportunity from 220 units to 121 units; Assisted Living market opportunity would reduce from 239 to 181 units, and the Memory Care market opportunity would reduce from 147 units to 109 units. The market assessment demonstrates that there is market absorption opportunity for both projects to proceed.

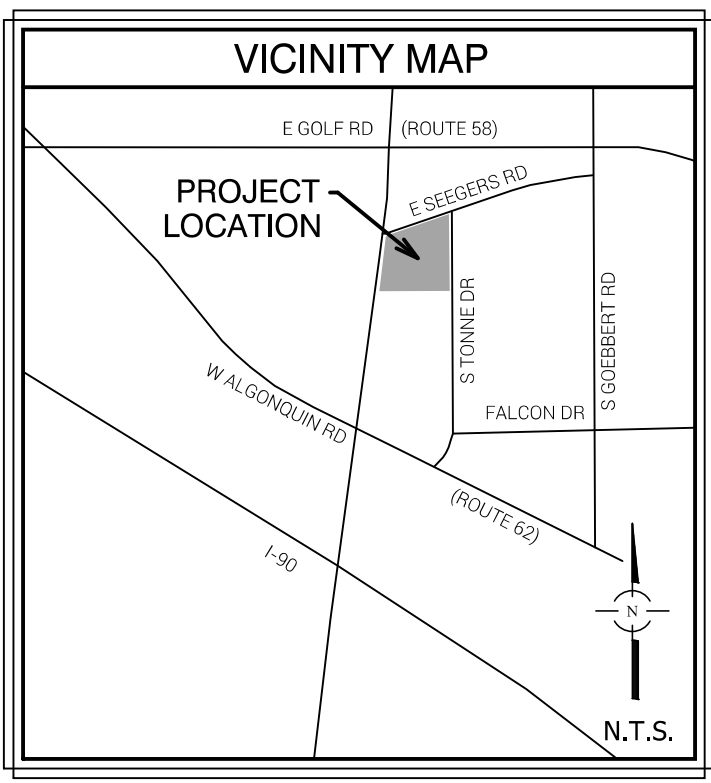
Market Study

The results of this study are positive and reveal favorable opportunity for the proposed development. While the market is not high-growth, it is growing. Based on analysis of supply and demand, there is opportunity for the proposed project, particularly based on the need for independent living and memory care. Additionally, these estimates are conservative and do not take into account specific attributes of the supply and assume that all competitors are full and would compete equally with the proposed project.

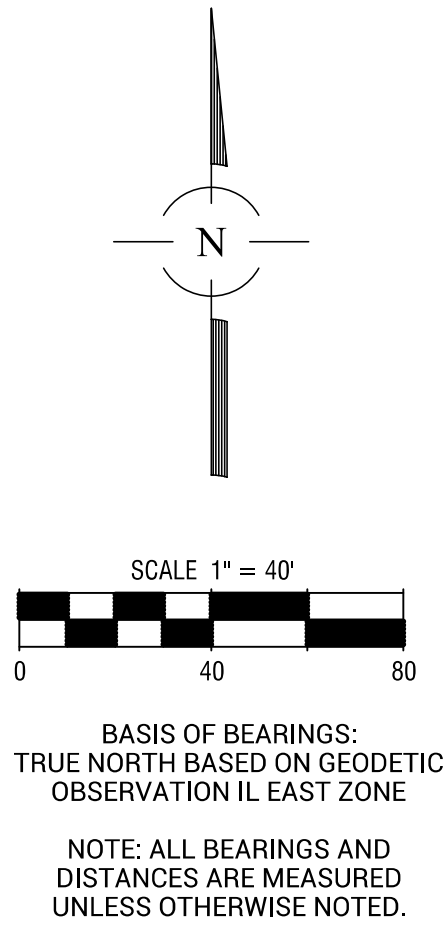
- **Demographic Characteristics:** Overall demographic conditions in the market are mixed. While the market does enjoy overall strong affluence, growth is primarily seen as a greying of the population rather than an influx of new population. Specific demographic characteristics include:
 - **Population:** There are estimated to be 252,859 people residing in the 5-mile PMA and 525,716 people in the 7-mile PMA. Over the next five years, the total population is projected to remain flat with no projected growth, which is similar to growth projections for the state.
 - **Adult Children:** The area enjoys a greater proportion of affluent households; 45-64 with \$100,000+ annual income. Over the next five years this segment will grow, but at a slower pace than seen for the state and nationally.
 - **75+ Households:** The proportion of households 75+ with \$50,000+ annual income is slightly stronger than both national and state proportions. Over the next five years, this segment is projected to have continued growth resulting in approximately 1,000 new target households in the 5-mile PMA and 2,000 in the 7-mile PMA.
- **Geographic Characteristics:** There are 3-4 ZIP code areas (that includes the subject ZIP code area) in and around Arlington Heights, Des Plaines and Mount Prospect that enjoys a significantly larger number of affluent adult children and households 75+ with \$50,000+ annual income.
- **Supply:** Within a 5-mile radius of the subject site, ProMatura identified 15 service-enriched communities (excluding freestanding skilled nursing).
- **Planning:** Utilizing the Dodge Data & Analytics Construction and Planning Dataset a single project was found to be in the formal stages of planning. Harbor Retirement has plans to open 78 assisted living units and 32 memory care units. The site is located at the former Motorola campus in Schaumburg, 3.7 miles from the proposed site. Information obtained through from the Village of Arlington Heights identified a development by Ryan Companies located 0.3 miles north of the subject site. Preliminarily the project is to include 102 independent living units, 60 assisted living units, and 38 memory care units.

Anticipated Timeline

Commencement of construction of the various phases is dependent upon Village of Arlington Heights' entitlements process milestones, financing arrangements and construction market considerations. It is anticipated construction will begin in summer of 2021 and end in spring 2023.

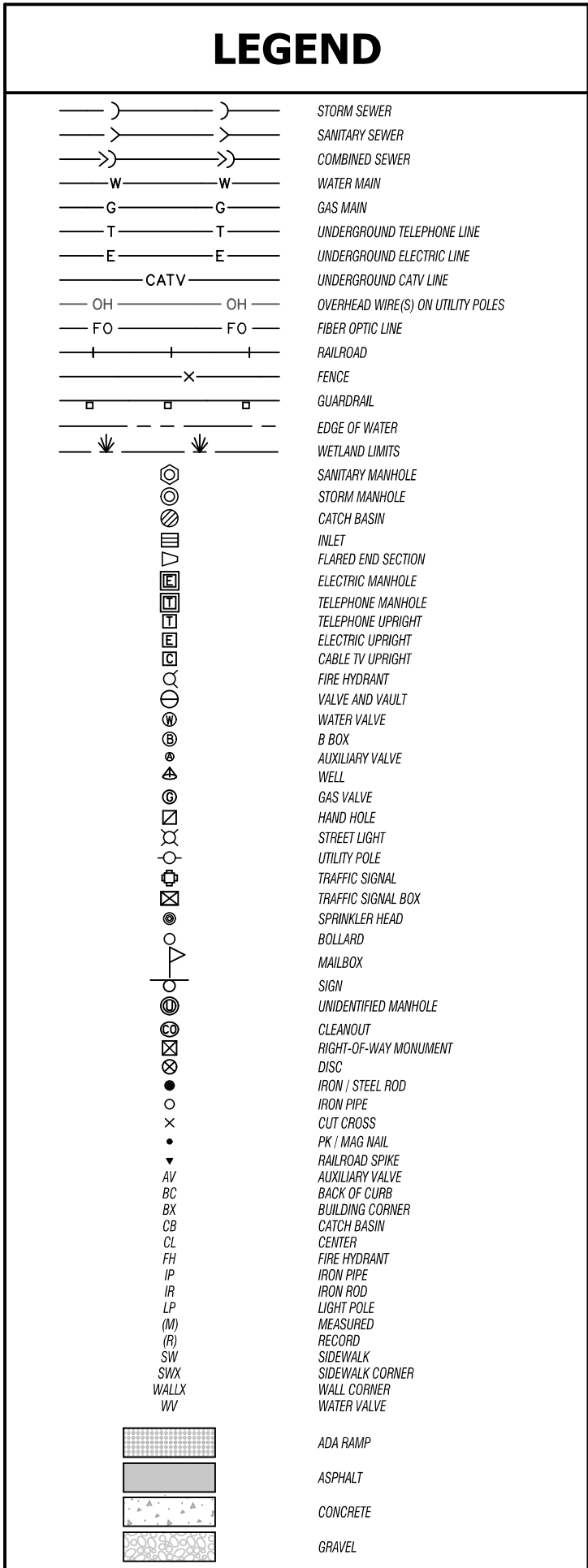
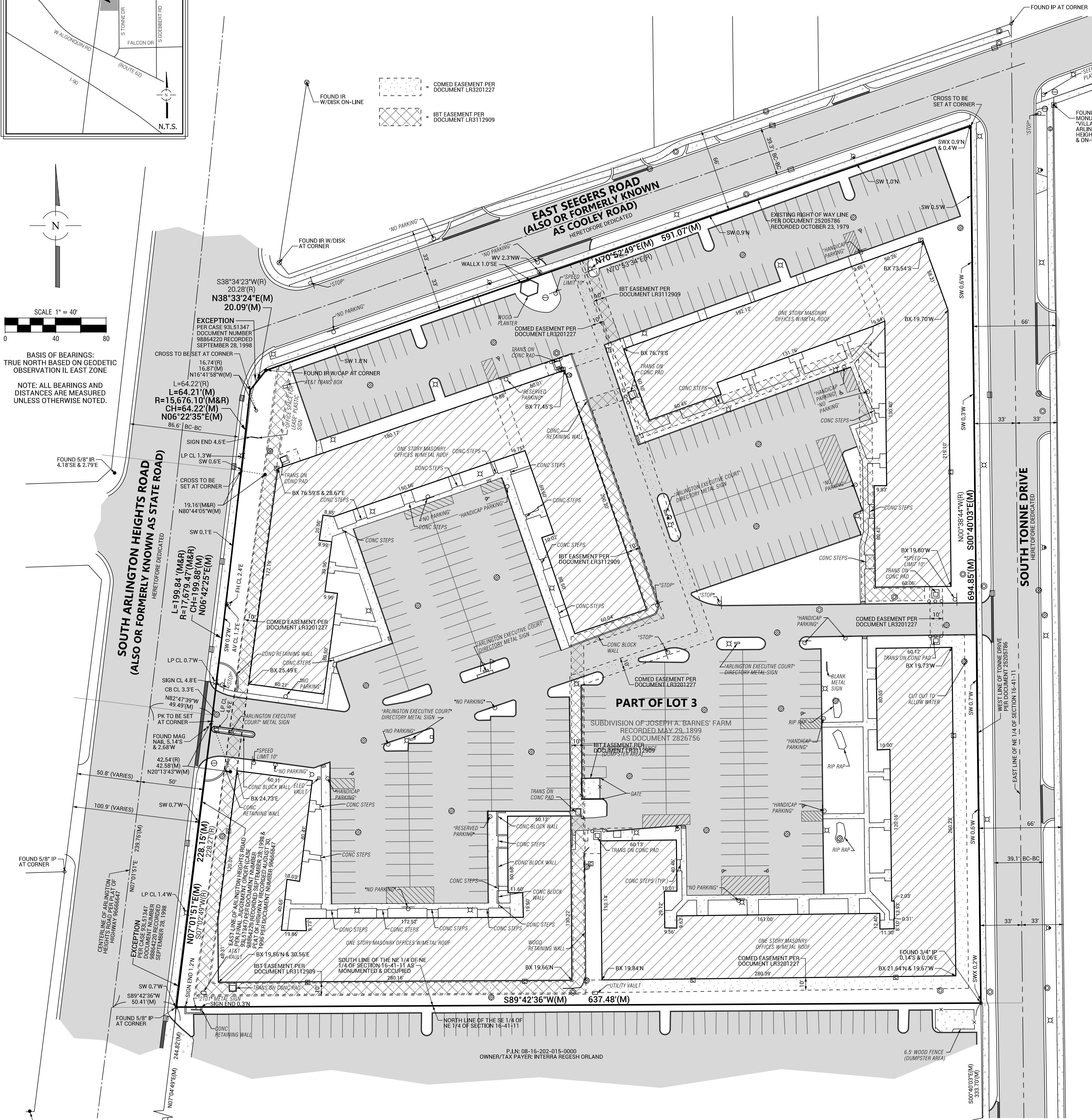


A.L.T.A. / N.S.P.S. LAND TITLE SURVEY



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

NOTE: ALL BEARINGS AND
DISTANCES ARE MEASURED
UNLESS OTHERWISE NOTED.



PROPERTY DESCRIPTION:

THAT PART OF LOT 3 IN THE SUBDIVISION OF JOSEPH A. BARNES FARM IN SECTION 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 77 OF PLATS, PAGES 38 AND 39 AS DOCUMENT 2826756 LYING SOUTH OF THE CENTER LINE OF SEEGER ROAD AND NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16 AFORESAID, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DEDICATED FOR ARLINGTON HEIGHTS ROAD, SEEGER ROAD AND TONNE DRIVE, ALSO EXCEPTING THAT PART TAKEN IN CASE NO. 93L51347 IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO./FILE NO.: NCS-1015186-MPLS WITH AN EFFECTIVE DATE OF JUNE 5, 2020.

AS REQUIRED UNDER THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EVIDENCE ON OR ABOVE THE SURFACE OF THE SURVEYED PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, WHICH EVIDENCE MAY INDICATE UTILITIES LOCATED ON, OVER OR BENEATH THE SURVEYED PROPERTY HAS BEEN SHOWN HEREON.

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

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

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

TAX P.L.N.s (PER TITLE COMMITMENT):
08-16-202-009-0000
08-16-202-010-0000

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

ADDRESS:
2015 - 2045 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005
(TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031C0211, A MAP WITH AN EFFECTIVE DATE/MAP REVISED OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) - AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED BY SAID F.I.R.M. MAP (TABLE A ITEM 3).

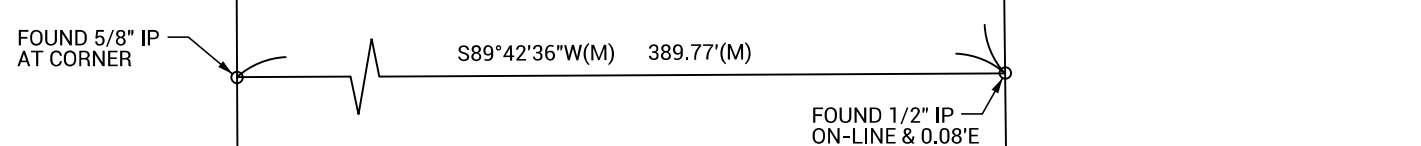
PROPERTY SURVEYED CONTAINS 357,772 SQUARE FEET, OR 8.213 ACRES, MORE OR LESS. (TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON, (TABLE A ITEM 5)

THERE ARE A TOTAL OF 384 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY, 9 OF WHICH ARE MARKED HANDICAPPED AND 375 OF WHICH ARE FOR REGULAR PARKING. (TABLE A ITEM 9)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY ASSESSOR'S WEBSITE ACCESSED ON JULY 9, 2020. (TABLE A ITEM 15)

AERIAL PHOTOGRAPHY PRODUCED BY SPACECO ON JUNE 23, 2020 UTILIZING POST-PROCESSED IMAGES AND ILLINOIS STATE PLANE COORDINATES VIA GNSS REAL TIME NETWORK (RELIANT) AND EXCEEDS RECOMMENDED ACCURACIES FOR FEATURE & TOPOGRAPHIC SITE PLANS & SPECS PER FEDERAL GEOGRAPHIC DATA COMMITTEE (FGDC TABLE A-3). SEE SHEET 2 OF 2, (TABLE A ITEM 15)



NOTES FROM TITLE COMMITMENT:

3. EASEMENT RECORDED AUGUST 20, 1979 AS DOCUMENT LR3112909 IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

4. ONSITE UTILITY MAINTENANCE AGREEMENT DATED AUGUST 30, 1979 AND RECORDED SEPTEMBER 14, 1979 AS DOCUMENT 25146818 AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)

5. AGREEMENT AND GRANT OF EASEMENT FOR PUBLIC IMPROVEMENT RECORDED AUGUST 13, 1980 AS DOCUMENT 25546524 AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)

6. EASEMENT GRANTED TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED FEBRUARY 3, 1981 AS DOCUMENT LR301227 AND THE TERMS AND PROVISIONS THEREIN CONTAINED.
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY AND IS SHOWN.)

7. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE ENTITLED AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND GRANTING A LAND USE VARIATION FOR A COMMERCIAL SCHOOL RECORDED AS DOCUMENT 97480794
(SURVEYOR'S NOTE: THIS EXCEPTION AFFECTS THE SURVEYED PROPERTY BUT IS NOT A PLOTTABLE ITEM.)

SURVEYOR'S COMMENT: DUE TO COVID 19 THE COOK COUNTY RECORDER'S OFFICE IS CLOSED, THE PLAT OF DEDICATION FOR TONNE AND SEEGER'S ROAD WAS UNAVAILABLE AT THE TIME OF THIS SURVEY. THE RIGHT OF WAYS WERE ESTABLISHED BASED ON OTHER DOCUMENTATION AND FOUND MONUMENTATION.

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: FIRST AMERICAN TITLE INSURANCE COMPANY
AND TO: TRAMMELL CROW CHICAGO DEVELOPMENT, INC., A DELAWARE CORPORATION
AND TO: ARLINGTON EXECUTIVE COURT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13 & 15 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 22, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF AUGUST, 2020 IN ROSEMONT, ILLINOIS.

Jerry P. Christoph
JERRY P. CHRISTOPH, I.P.L.S. NO. 035-3540
LICENSE EXPIRES: 11-30-2020
JCHRISTOPH@SPACECOINC.COM

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REVISIONS:
08/18/2020



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

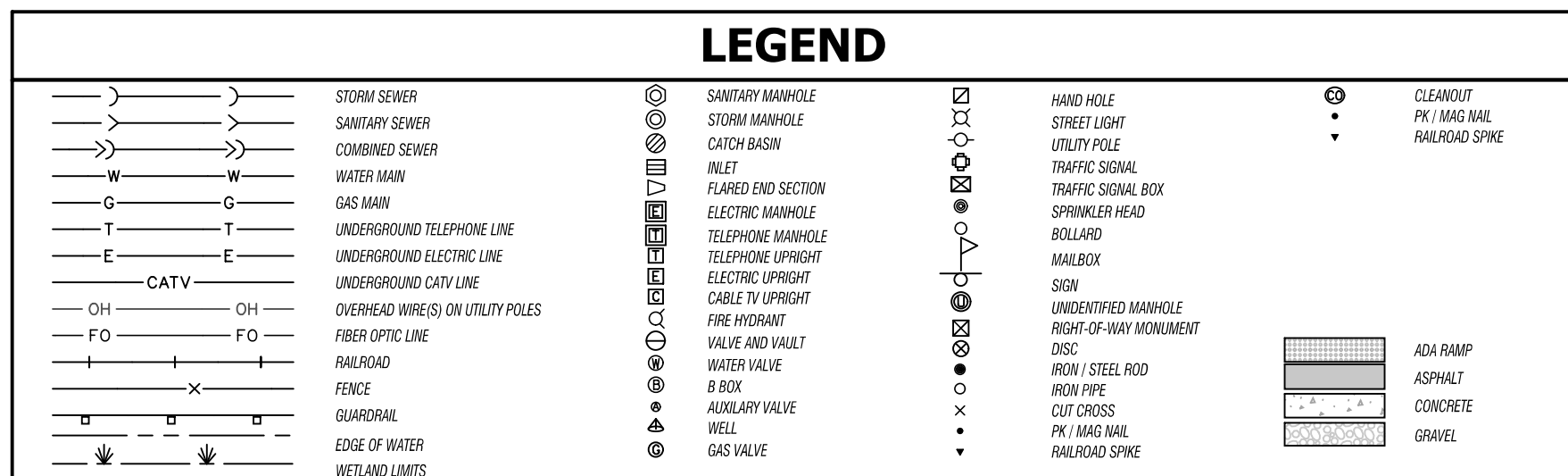
DATE: 07/10/2020
JOB NO: 11144
FILENAME: 11144ALTA-01
SHEET 1 OF 2

PREPARED FOR:
TRAMMELL CROW COMPANY
700 COMMERCIAL DRIVE, SUITE 455
OAK BROOK, IL 60523

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

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

DATE OF FLIGHT: 06-23-2020



08/18/2020

SPACEDU INC.



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

Justification to the Land Use Variations Criterion
(ALSO APPLIES TO ZONING CODE VARIATIONS)
2045 S. Arlington Heights Road

REVISED 11/19/2020

VARIATION FOR DENSITY

A variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet (8.21 acres) of land area, where 420,000 square feet is required. Per the Municipal Code regulations, 149 units are allowed on the site. A minimum lot size of 2,400 square feet (SF) per 1- or 2-bedroom dwelling unit is required. The project proposes a 175-unit facility and, thus, requires the variation.

Land Use Variation Criterion:

- 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The Project site is currently the Arlington Executive Court and consists of four, one-story commercial buildings and surface parking. There is a mix of existing uses nearby: to the north, a one-story restaurant, one-story auto use and one-and-a-half-story church (zoned B-2 and R-1); to the south, a one- to one-and-a-half-story office building (zoned O-T) and a six-story hotel; to the east, a two-story apartment complex (zoned R-6); to the west, various one-and-a-half- to three-story office buildings (zoned M-2 and B-2). The Project site is guided Mixed-Use by the Comprehensive Plan. The character of the area will be enhanced by the Project, and the proposed density of the senior-housing building will serve to fill a growing need in the Village of Arlington Heights.

Per the detailed market assessment by ProMatura, within a five- to seven-mile radius of the Project site, the proposed independent living, assisting living and memory care uses are a growing need within the next five years. 'With no projects under construction, market opportunity only increases over the next five years [2020-2025].'

A detailed traffic study prepared by KLOA has also been submitted.

The apartment complex directly adjacent to the east of the Project site is guided Moderate Density Multi-Family by the comprehensive plan. Per the Cook County map viewer tool, the Residences at Arlington Heights apartment complex adjacent to the east of the Project site contains approximately 1,679,650 SF of lot area. The apartment complex contains approximately 800 units, giving it an approximate density of 2,100 SF per dwelling unit (there are 1-, 2- and 3-bedroom units within this complex). If that apartment complex was proposed today, it would not meet the Village's current density regulations and would also require a density variation as R-6 zoning requires, at minimum, 2,500 SF per 2-bedroom (or less) dwelling unit, 3,500 SF per 3-bedroom dwelling unit and 4,000 SF per 4-bedroom dwelling unit. If that

site was re-zoned to Institutional District, under the current zoning ordinance, it would not meet the Village's density regulations in Section 5.1-8.1 of 2,400 SF per 1- and 2-bedroom dwelling unit.

In summary, the Project's proposed density of 2,044 SF per dwelling unit is compatible with both nearby uses and zoning as the surrounding area contains a mix of existing uses including a denser housing project to the east.

- 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.*

The Comprehensive Plan states 'Arlington Heights has and will continue to focus on redevelopment of underdeveloped property.' The Project's existing site is comprised of low-density commercial office buildings, and, given the Comprehensive Plan's guidance for redevelopment of underdeveloped property and aligning with current market demands, the proposed use and density will be a more sustainable use and also has been identified in the market assessment as a needed and growing use for Village of Arlington Heights.

- 3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

The proposed variation is in harmony with the spirit and intent of the Institutional District and Planned Unit Development chapters. The intent of the Institutional District is that it is reserved for institutional non-residential and institutional residential uses, and the Project is aligned with this intent. Any development in the Institutional District shall be considered in accordance with the Planned Unit Development requirements; therefore, the Project also meets the intent and requirements of Planned Unit Developments.

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

The variance requested is the minimum variance necessary to allow reasonable use of the property. The applicant is required to meet fire access drive aisle widths (26 FT minimum), configuration (i.e., all the way around the building) and fire access drive aisle setbacks (15 FT minimum to 30 FT maximum). In order to accommodate these sizable requirements, the site's remaining, usable development area is limited, and proposing a larger unit size is not reasonable. Given the 357,628 SF of site area, the proposed density of 2,044 SF per dwelling unit rather than the required 2,400 SF per dwelling unit is reasonable. The applicant is also limiting height to three stories when up to four stories, 45 feet, are allowed. If a four-story facility was proposed, the proposed density would be even greater an amount than allowed, and the applicant is respecting surrounding character through limiting height to three stories and providing ample setbacks on all sides of the building.

VARIATION FOR UNIT SIZE

A variation is required to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow studio/efficiency Assisted Living and Independent Living units to be 431 square feet (and studio/efficiency Memory Care units to be 334 square feet), where code requires a minimum size of 550 for study/efficiency units.

A variation is required to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow some of the one-bedroom Assisted Living and Independent Living units to be 646 square feet, where code requires a minimum size of 650 for one-bedroom units.

Land Use Variation Criterion:

- 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The dwelling unit types proposed are not general multiple-family dwelling units and are unique to the needs of the residents for which the proposed facility is designed. Zoning code language categorizes unit sizes to the 'multi-family dwellings' type, and the applicant is proposing independent living, assisted living and memory care dwelling unit types which have a smaller unit size and are consistent with market demands for these proposed uses. The units are designed efficiently and where a traditional multi-family dwelling unit might have an oversized kitchen island, the independent living units are designed with less eating space, as meals and multiple dining venues are provided. The property has over 30,000 SF of amenity space that act as an extension of the resident's unit. In assisting living units, full kitchens are not provided within the unit and in the memory care units, no kitchen is provided within the unit. All residents will be provided meals rather than being provided a full, typical kitchen within their type of dwelling unit (furthermore decreasing the size of unit necessary for assisted living and memory care residents).

The Project site is currently the Arlington Executive Court and consists of four, one-story commercial buildings and surface parking. There is a mix of existing uses nearby: to the north, a one-story restaurant, one-story auto use and one-and-a-half-story church (zoned B-2 and R-1); to the south, a one- to one-and-a-half-story office building (zoned O-T) and a six-story hotel; to the east, a two-story apartment complex (zoned R-6); to the west, various one-and-a-half- to three-story office buildings (zoned M-2 and B-2). The Project site is guided Mixed-Use by the Comprehensive Plan. The character of the area will be enhanced by the Project, and the proposed unit sizes of the senior-housing building will serve to fill a growing need in the Village of Arlington Heights.

Per the detailed market assessment by ProMatura, within a five- to seven-mile radius of the Project site, the proposed independent living, assisting living and memory care uses are a growing need within the next five years. 'With no projects under construction, market opportunity only increases over the next five years [2020-2025].'

- 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.*

The Comprehensive Plan states 'Arlington Heights has and will continue to focus on redevelopment of underdeveloped property.' The Project's existing site is comprised of low-density commercial office buildings, and, given the Comprehensive Plan's guidance for

redevelopment of underdeveloped property and aligning with current market demands, the proposed use and unit sizes will be a more sustainable use and also has been identified in the market assessment as a needed and growing use for Village of Arlington Heights.

3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

The proposed variation is in harmony with the spirit and intent of the Institutional District and Planned Unit Development chapters. The intent of the Institutional District is that it is reserved for institutional non-residential and institutional residential uses, and the Project and unit sizes proposed are aligned with this intent. Any development in the Institutional District shall be considered in accordance with the Planned Unit Development requirements; therefore, the Project also meets the intent and requirements of Planned Unit Developments.

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

The variance requested is the minimum variance necessary to allow reasonable use of the property. Given the 357,628 SF of site area, the proposed density of 2,044 SF per dwelling unit rather than the required 2,400 SF per dwelling unit is reasonable. Therefore, smaller unit sizes are also reasonable requests and meet typical market sizes for assisting living, independent living and memory care units. The applicant is also required to meet fire access drive aisle widths (26 FT minimum), configuration (i.e., all the way around the building) and fire access drive aisle setbacks (15 FT minimum to 30 FT maximum). In order to accommodate these sizable requirements, the site's remaining, usable development area is limited, and proposing a larger unit size is not reasonable.

VARIATION FOR ACCESSORY STRUCTURES AND/OR OBSTRUCTIONS

A variation to Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.

Land Use Variation Criterion:

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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The Project site is currently the Arlington Executive Court and consists of four, one-story commercial buildings and surface parking. There is a mix of existing uses nearby: to the north, a one-story restaurant, one-story auto use and one-and-a-half-story church (zoned B-2 and R-1); to the south, a one- to one-and-a-half-story office building (zoned O-T) and a six-story hotel; to the east, a two-story apartment complex (zoned R-6); to the west, various one-and-a-half- to three-story office buildings (zoned M-2 and B-2). The Project site is guided Mixed-Use by the Comprehensive Plan. The character of the area will be enhanced by the Project, and the proposed accessory structures of the senior-housing building will serve to provide the overall

site's community with attractive, outdoor accessory structures strategically located adjacent to their related interior building spaces.

- 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.*

The Comprehensive Plan states 'Arlington Heights has and will continue to focus on redevelopment of underdeveloped property.' The Project's existing site is comprised of low-density commercial office buildings, and, given the Comprehensive Plan's guidance for redevelopment of underdeveloped property and aligning with current market demands, the proposed accessory structures and their proposed locations not being restricted to the rear yard (Tonne Dr side) make sense for the proposed overall use and programming of the site.

In Village of Arlington Heights' accessory structure zoning code, structures on a site that are not part of the main building or attached to the main building are considered accessory structures and/or permitted obstructions (including items like decks, pergolas, arbors, outdoor living/kitchen space and more). Ground-mounted barbeque grills ('outdoor living/kitchen space') and fire pits are allowed as permitted obstructions, but only within the rear yard. The front yard is considered Arlington Heights Road, the side yards are considered E Seegers Rd and the south property boundary, and the rear yard is considered Tonne Dr. This site fronts a public street on three sides, so it is not a traditional lot with a traditional "rear yard" that would be appropriate for the primary location of these accessory structures and/or permitted obstructions.

- 3) *The proposed variation is in harmony with the spirit and intent of this Chapter.*

The proposed variation is in harmony with the spirit and intent of the Institutional District and Planned Unit Development chapters. The intent of the Institutional District is that it is reserved for institutional non-residential and institutional residential uses, and the Project and accessory structures proposed are aligned with this intent. Any development in the Institutional District shall be considered in accordance with the Planned Unit Development requirements; therefore, the Project and its accessory structures also meets the intent and requirements of Planned Unit Developments.

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

The variance requested is the minimum variance necessary to allow reasonable use of the property. As stated earlier, this site fronts a public street on three sides, so it is not a traditional lot with a traditional "rear yard" that would be appropriate for the primary location of these accessory structures and/or permitted obstructions. Strict application of the zoning code would result in limiting the location of the proposed fire pits, fireplace features, and a ground-mounted barbeque grilling station to the rear yard only. If strictly applied, the zoning code would essentially not allow for these adequate, outdoor accessory structures to be adjacent to where these items make the most sense and will be most usable – adjacent to their related interior spaces.

2045 S Arlington Heights Rd
Arlington Heights, IL 60005



DRAWING INDEX				
DRAWING NUMBER	DRAWING NAME	VILLAGE APP. 07/30/2020	DESIGN RE-SUBMIT 10/28/2020	PLAN RE-SUBMIT 11/19/2020
ARCHITECTURAL DESIGN APPLICATION				
A0-0	TITLE PAGE	•	•	•
A0-1	EXISTING SITE PHOTOS	•	•	•
A0-2	EXISTING SITE PHOTOS	•	•	•
A1-1	PLANS	•	•	•
A1-3	SITE DESIGN ELEMENTS	•	•	•
A1-5	ELEVATIONS (OVERALL)	•	•	•
A1-6	ELEVATIONS (PARTIAL)	•	•	•
A1-7	ELEVATIONS (PARTIAL)	•	•	•
A1-8	BUILDING SECTIONS	•	•	•
A1-9	PERSPECTIVE VIEWS	•	•	•
A1-10	PERSPECTIVE VIEWS	•	•	•
A1-11	PERSPECTIVE VIEWS	•	•	•
A1-12	PERSPECTIVE VIEWS	•	•	•
A1-13	PERSPECTIVE VIEWS	•	•	•
A1-14	PERSPECTIVE VIEWS	•	•	•
A1-15	EXTERIOR MATERIALS	•	•	•
A1-16	EXTERIOR MATERIALS	•	•	•
A1-17	EXTERIOR MATERIALS	•	•	•
AC1-1	CODE PLANS		•	•

OVERALL BUILDING METRICS					
	TOTAL GSF	COMMON GSF	INDEPENDENT LIVING GSF	ASSISTED LIVING GSF	MEMORY CARE GSF
LEVEL 1	71,461	24,689	22,972	8,787	15,013
LEVEL 2	59,553	7,777	30,194	21,582	0
LEVEL 3	59,553	6,950	30,194	22,409	0
	190,567	39,416	83,360	52,778	15,013
		UNITS	93	58	24
		GSF/UNIT	896	910	626
SURFACE STALLS	194			TOTAL UNITS	175
STALLS PER UNIT	1.11				

INDEPENDENT LIVING UNIT METRICS							
Level	1	2	3	TOTAL	%	Avg	Range
Studio	3	3	3	9	10%	9	445-431-452
1 Bedroom	12	18	18	48	52%	48	679-646-737
1 Bedroom + Den	6	8	8	22	24%	22	926-870-987
2 Bedroom	4	5	5	14	15%	28	1069-1068-1072
	25	34	34	93		107	774

ASSISTED LIVING UNIT METRICS							
Level	1	2	3	TOTAL	%	Beds	Avg Range
Studio	0	3	3	6	10%	6	431 431
1 Bedroom	5	12	12	29	50%	29	682 646-758
1 Bedroom + Den	2	5	4	11	19%	11	915 827-960
2 Bedroom	2	5	5	12	21%	24	1080 1068-1091
	9	25	24	58		70	782

MEMORY CARE UNIT METRICS								
Level	1	2	3	TOTAL	%	Beds	Avg	Range
Private Studio	16	0	0	16	67%	16	376	334-379
Companion Studio	8	0	0	8	33%	8	400	400
	24	0	0	24		24	384	

OWNER/DEVELOPER: Trammell Crow Company
700 Commerce Dr. Suite 455
Oak Brook, IL 60523
Ph: 630-990-1501

ARCHITECT: Elness Swenson Graham Architects, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508

CIVIL ENGINEER: SPACECO, Inc.
9575 W Higgins Road, Suite 700
Rosemont, IL 60018
Ph: 847-696-4060
Attn: Brett Duffy

LANDSCAPE ARCHITECT: Confluence
307 N Michigan Ave #601
Chicago, IL 60601
Ph: 312-663-5494
Attn: Craig Soncrant

CONTRACTOR: T.B.D.

STRUCTURAL ENGINEER: T.B.D.

MECHANICAL/PLUMBING ENGINEER: T.B.D.

ELECTRICAL ENGINEER: Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
Ph: 952-930-0050
Attn: Justin Artz

Legend for Section and Elevation Ref. symbols:

- SECTION AND ELEVATION REF
- INTERIOR ELEVATION REF
- DETAIL REF
- WALL TYPE
- WINDOW TYPE
- ELEVATION REF
- SPOT ELEVATION REF
- FLOOR FINISH TRANSITION REF
- EXTERIOR KEYNOTE REF
- ROOM NAME AND NUMBER
- DOOR NUMBER
- SECTION KEYNOTE REF
- REVISION NUMBER
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER - WALL MOUNTED

[illegible]Vicinity

Site Location

11/19/2020 11:28:04 AM



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Illinois

Signature _____

Typed or Printed Name

License #	Date
-----------	------

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CONSTRUCTION**

PLAN COMMISSION +
DESIGN REVIEW
APPLICATION
10/28/2020

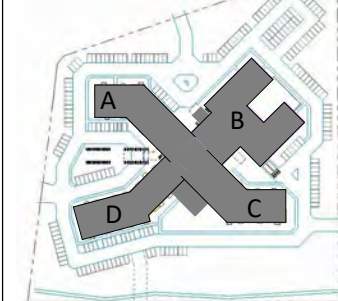
ORIGINAL ISSUE: 10/28/2020

REVISIONS		
No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

220601
PROJECT NUMBER

Author Checker
DRAWN BY CHECKED BY

KEY PLAN



Arlington Heights Senior

TITLE PAGE

A0-0



1 STREET VIEW - FROM SW CORNER, LOOKING NORTH



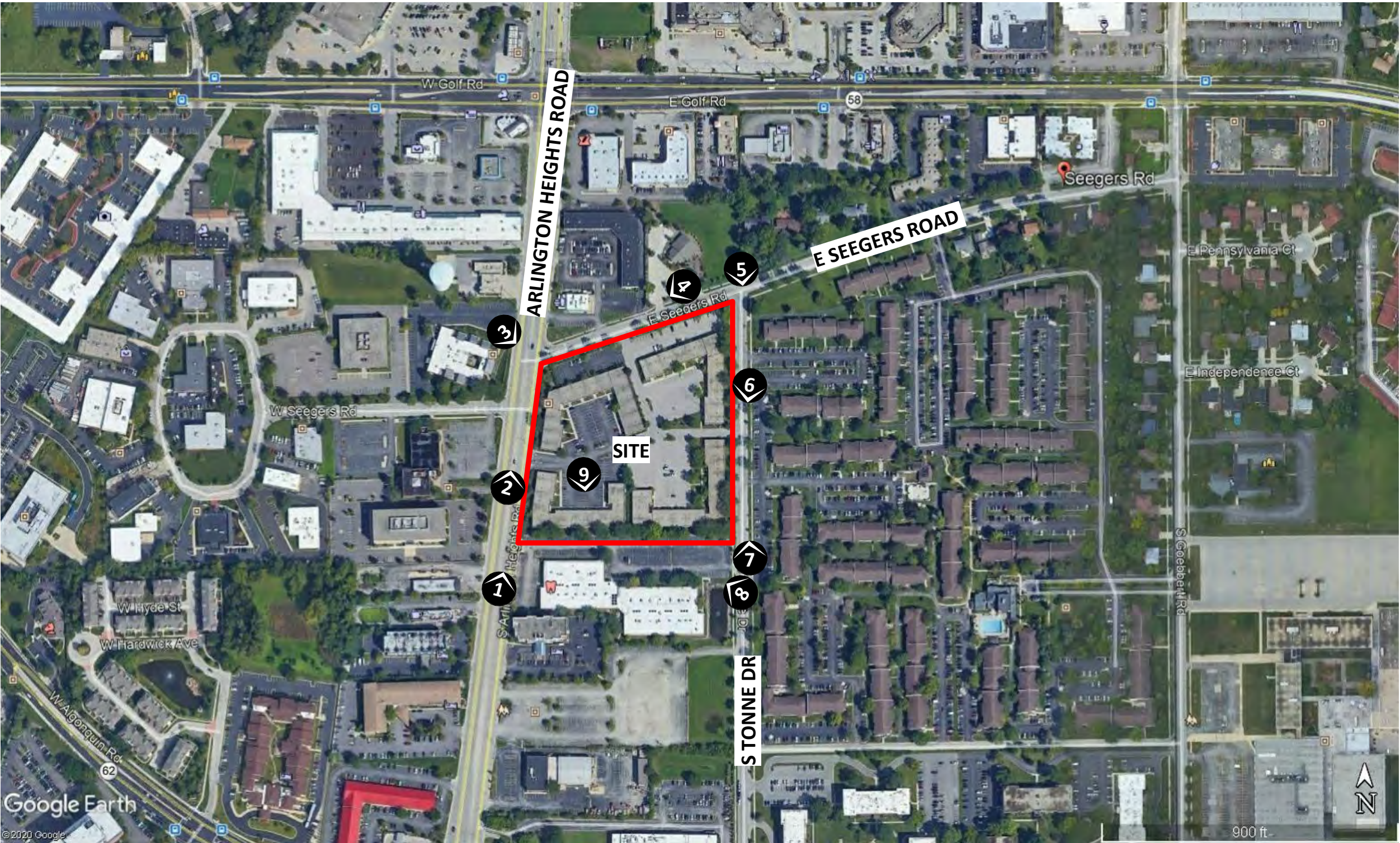
2 STREET VIEW - AT WEST CURB CUT, LOOKING NORTH



3 STREET VIEW - AT CORNER OF ARLINGTON HEIGHTS ROAD & E SEEGER ROAD, LOOKING SOUTHEAST



4 STREET VIEW - ON E SEEGER ROAD, LOOKING WEST



SITE PLAN



AERIAL PERSPECTIVE FROM THE NORTHEAST



AERIAL PERSPECTIVE FROM THE SOUTHWEST

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220601

PROJECT NUMBER

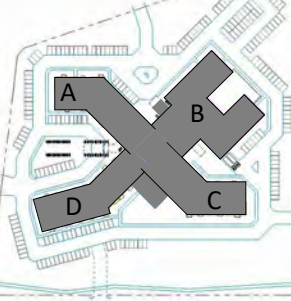
Author

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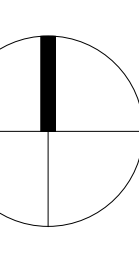
Checker

CHECKED BY

KEY PLAN



NORTH



Arlington Heights Senior

EXISTING SITE PHOTOS

A0-1



5 STREET VIEW - FROM NE CORNER, LOOKING SOUTH



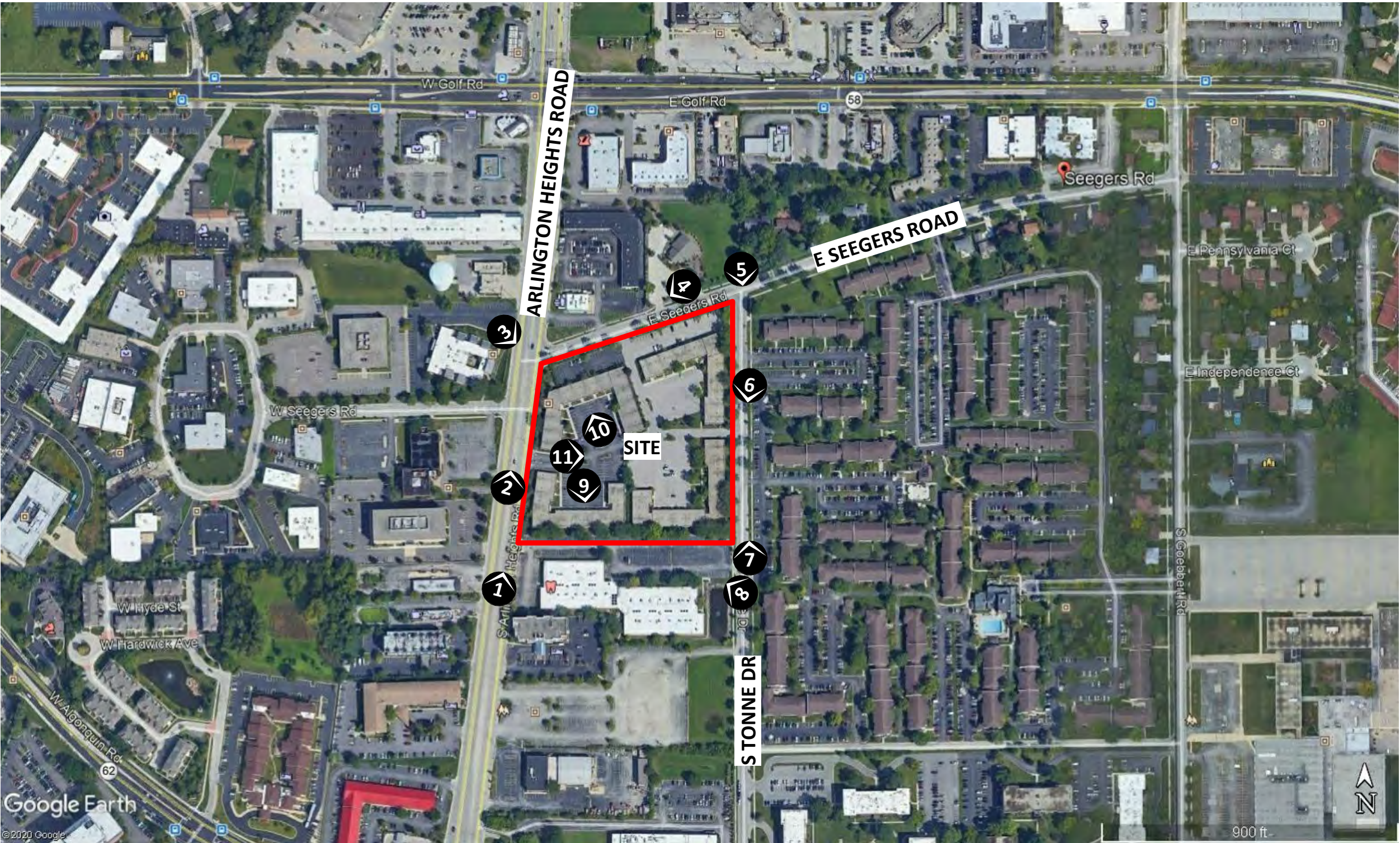
6 STREET VIEW - AT EAST CURB CUT



7 STREET VIEW - FROM SE CORNER, LOOKING NORTH



8 STREET VIEW - FROM SE CORNER, LOOKING WEST



SITE PLAN



9 STREET VIEW - INTERIOR OF PROPERTY



10 STREET VIEW - INTERIOR OF PROPERTY



11 STREET VIEW - INTERIOR OF PROPERTY

Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Illinois

Signature

Typed or Printed Name

License # Date

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220601

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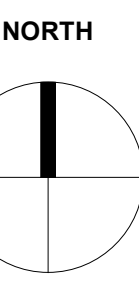
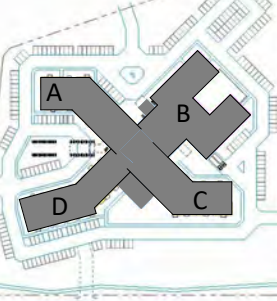
Author

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Arlington Heights Senior

EXISTING SITE PHOTOS

A0-2

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Illinois

Signature _____

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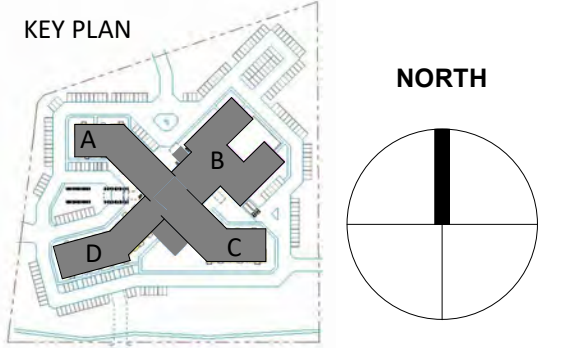
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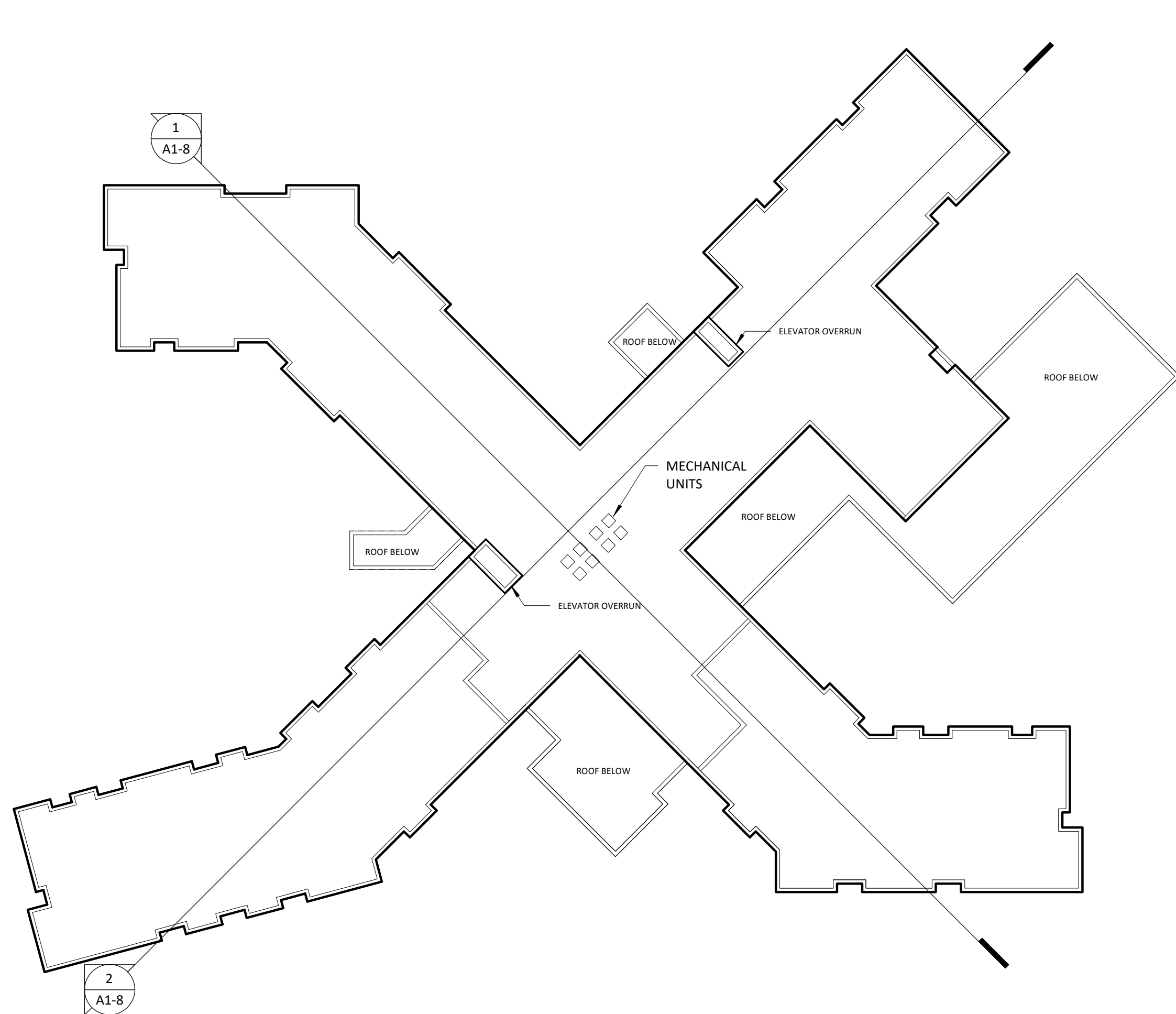
220601
PROJECT NUMBER
Author _____
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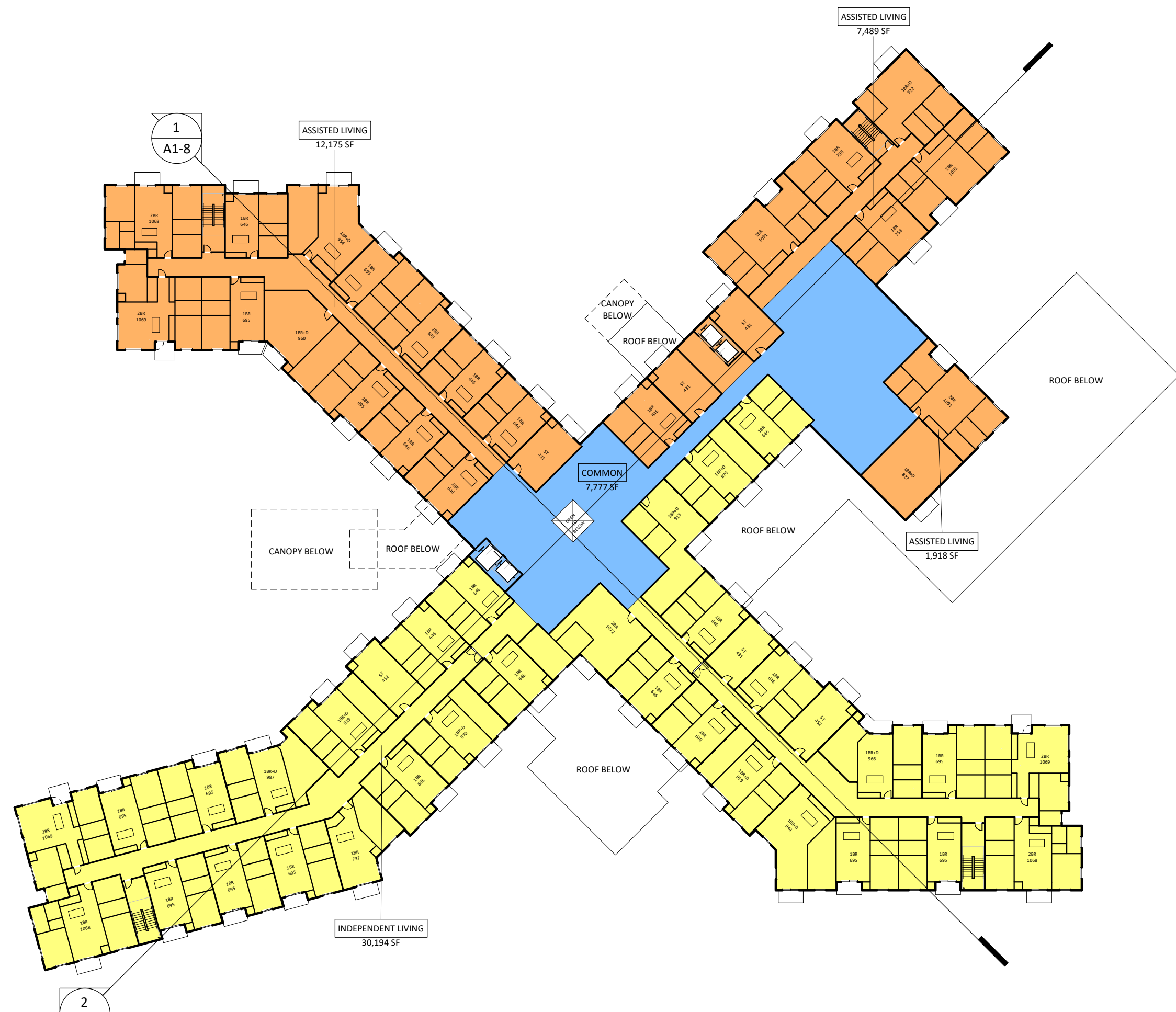


Arlington Heights Senior

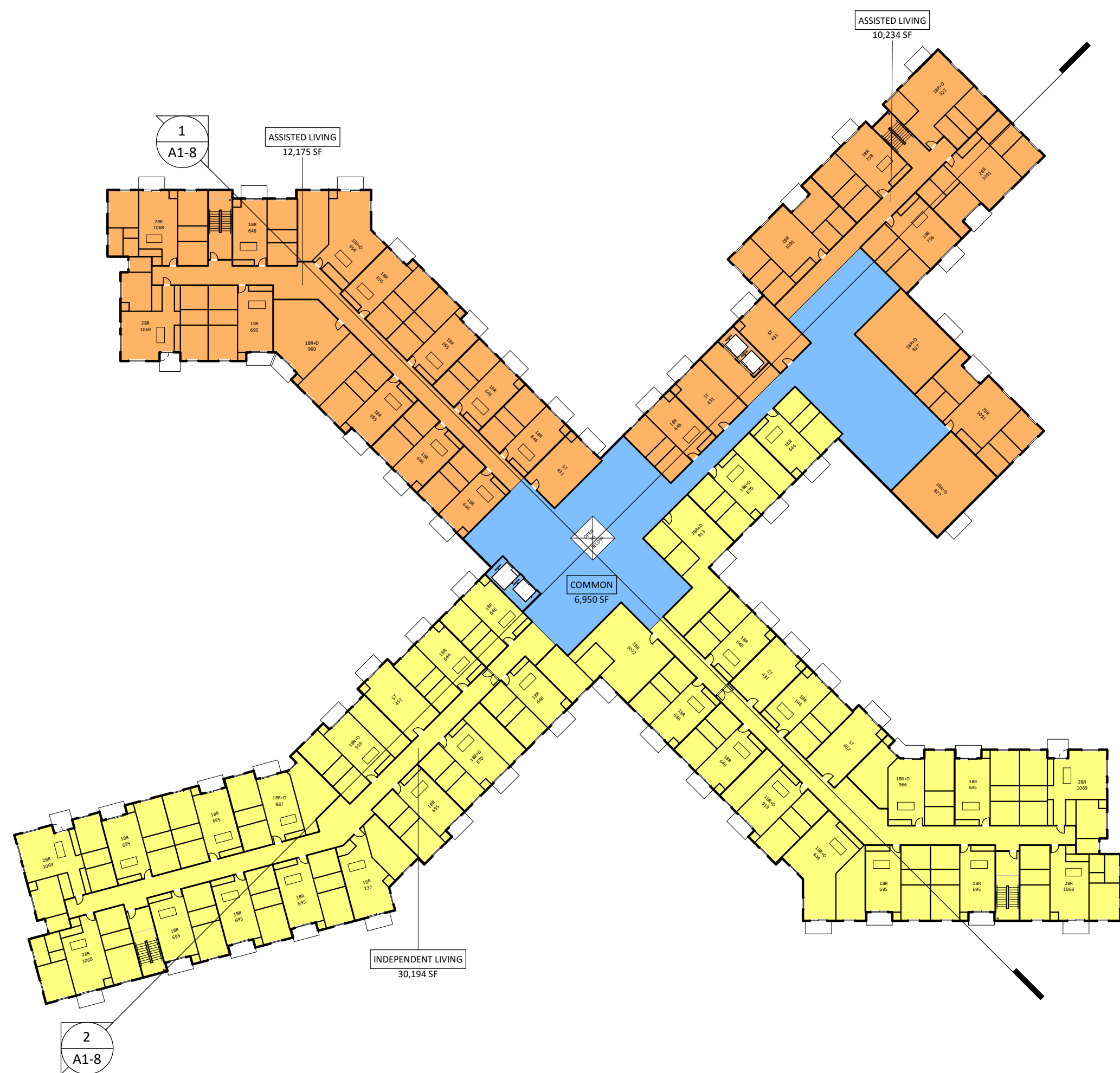
PLANS
A1-1



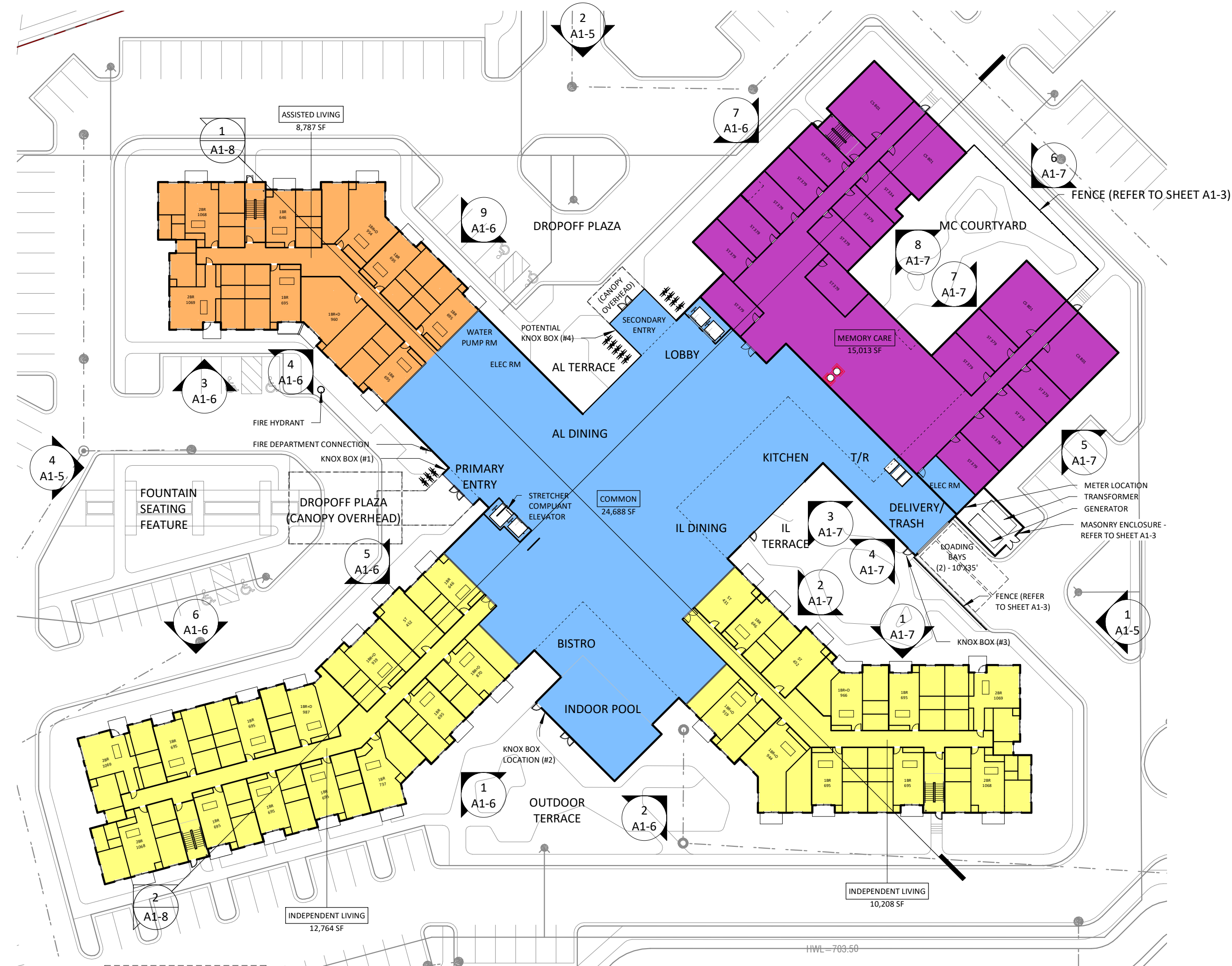
4 ROOF PLAN
A1-1 1" = 40'-0"



3 LEVEL 2 PLAN
A1-1 1" = 40'-0"



1 LEVEL 3 PLAN
A1-1 1" = 40'-0"



2 FIRST LEVEL FLOOR PLAN
A1-1 1" = 40'-0"

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Signature

Typed or Printed Name

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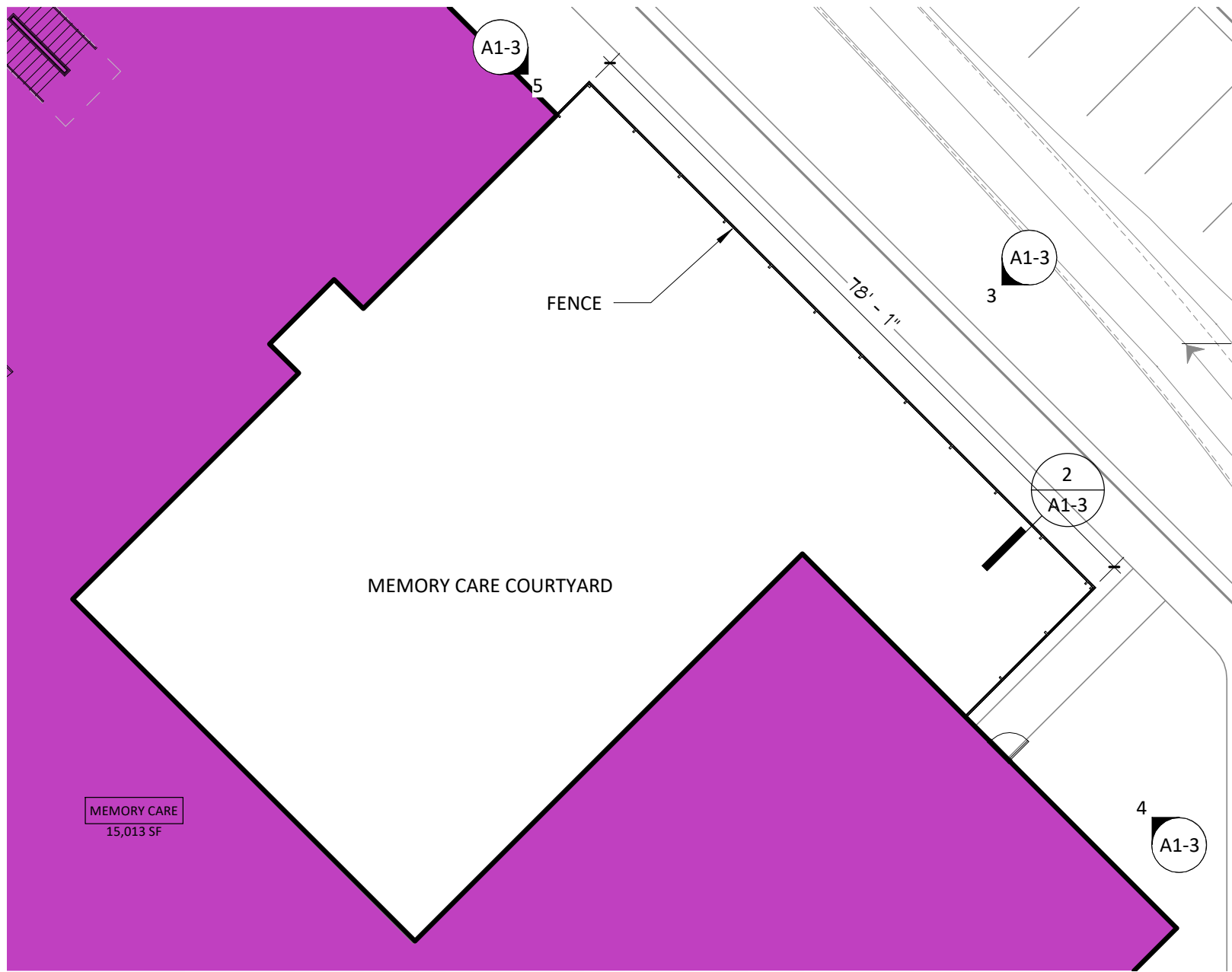
Checker
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KEY PLAN

Arlington Heights Senior

SITE DESIGN ELEMENTS

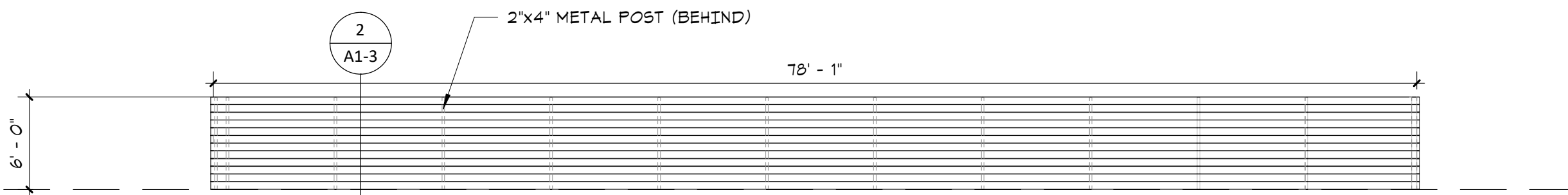
A1-3



1 MEMORY CARE FENCE - ENLARGED PLAN
A1-3 1/16" = 1'-0"



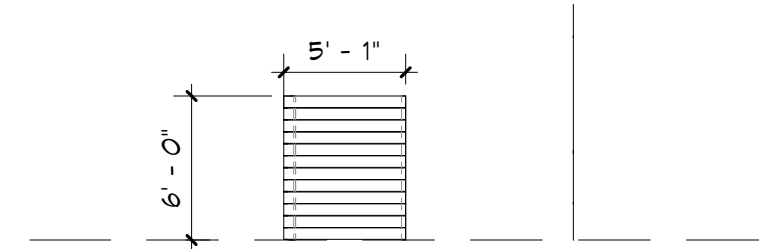
6 MEMORY CARE FENCE - ENLARGED PLAN
A1-3 1/16" = 1'-0"



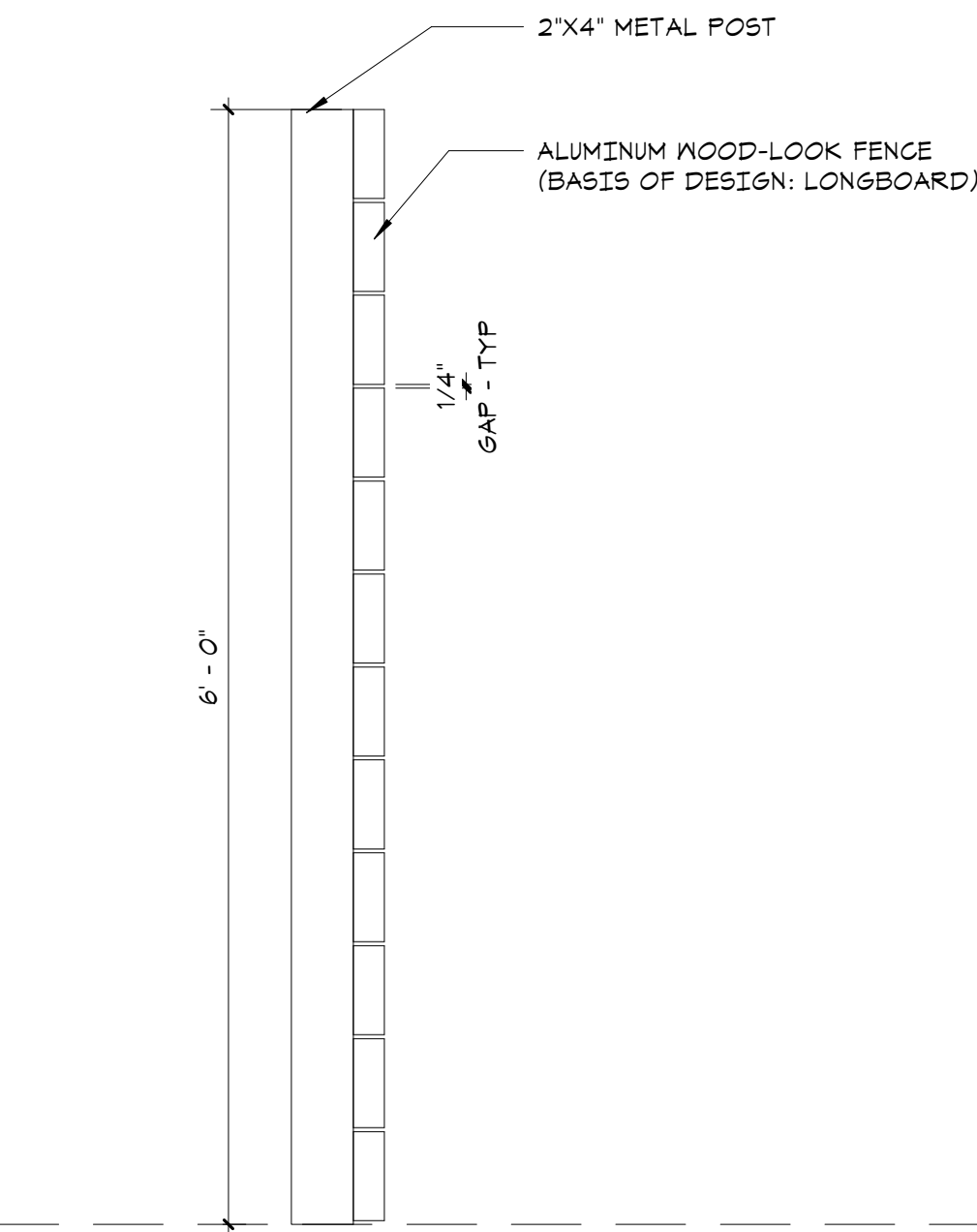
3 MEMORY CARE FENCE - ELEVATION 1
A1-3 1/8" = 1'-0"



4 MEMORY CARE FENCE - ELEVATION 3
A1-3 1/8" = 1'-0"



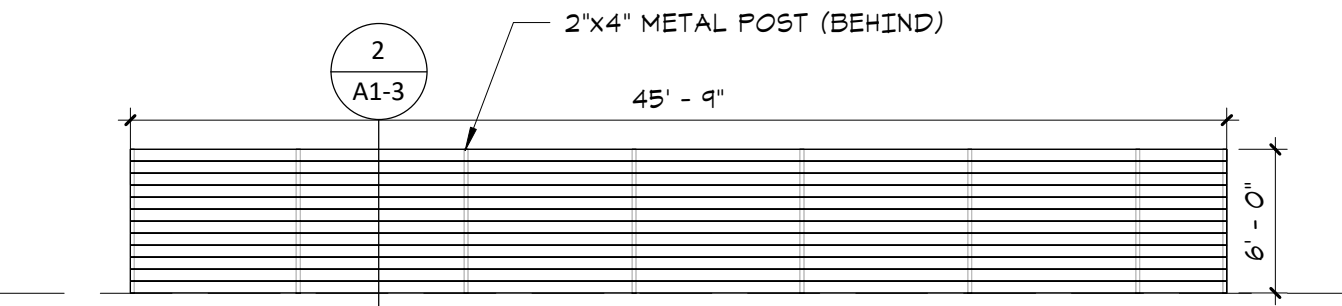
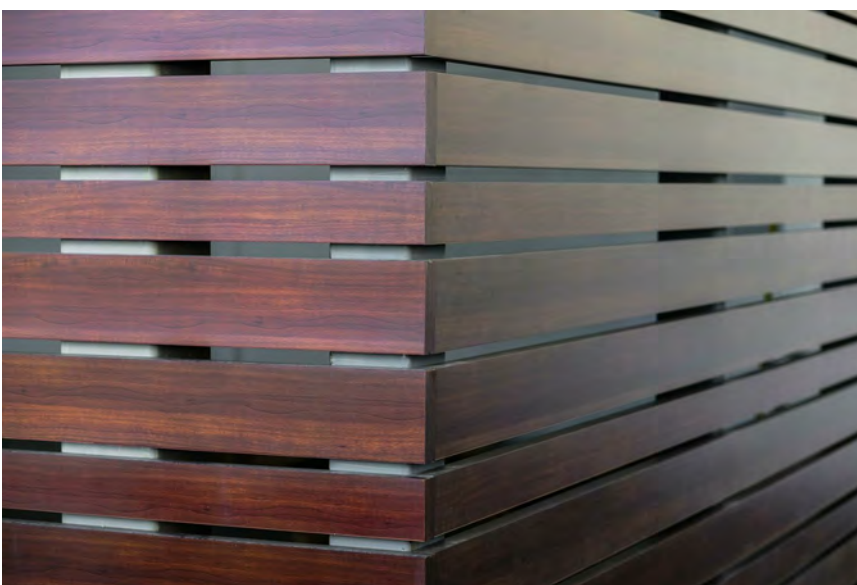
5 MEMORY CARE FENCE - ELEVATION 2
A1-3 1/8" = 1'-0"



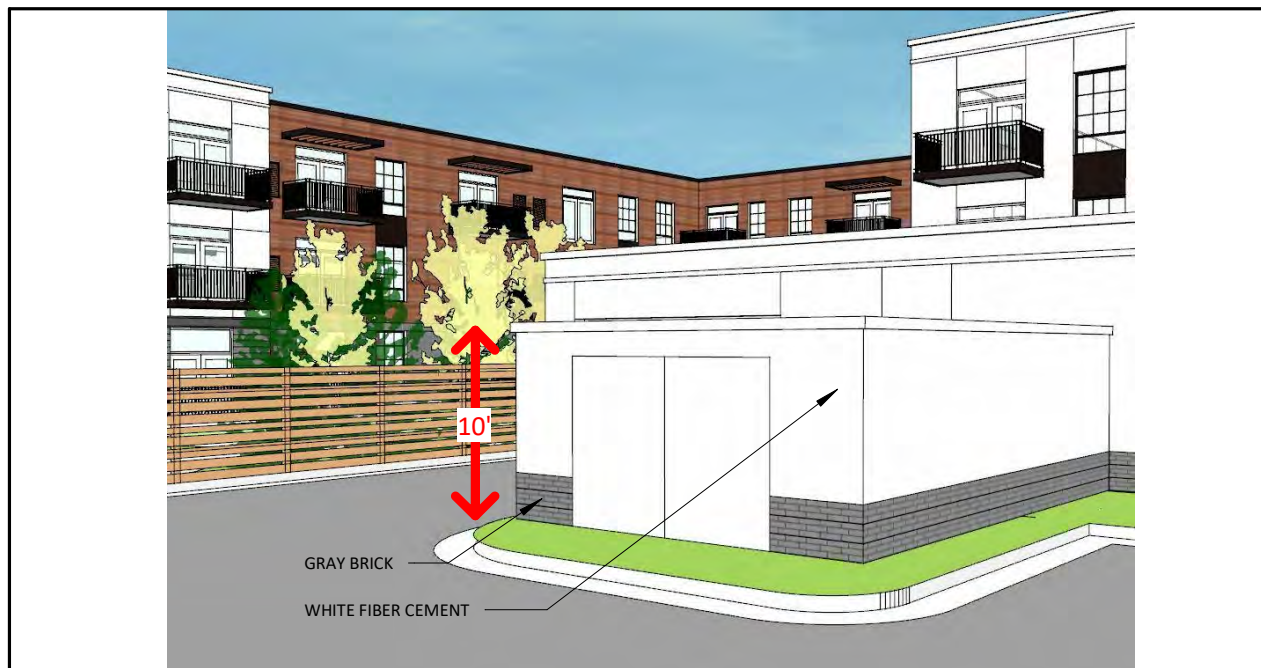
2 FENCE @ MEMORY CARE AND LOADING - SECTION
A1-3 1" = 1'-0"

FENCE MATERIAL

ALUMINUM WOOD-LOOK FENCE/SCREEN
(BASIS OF DESIGN: LONGBOARD, COLOR TO MATCH THE WOOD-LOOK LAP SIDING ON THE BUILDING)

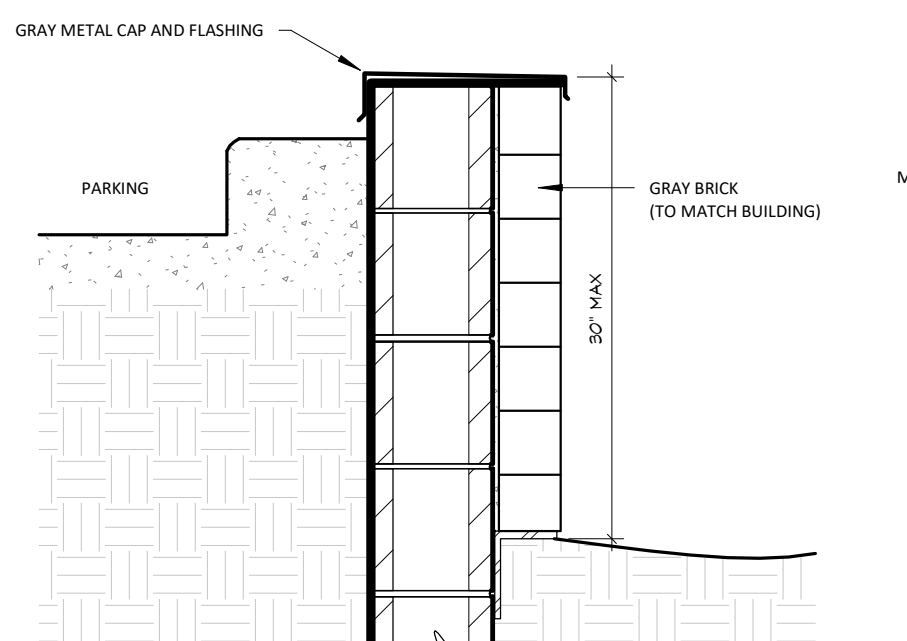


7 FENCE @ LOADING DOCK
A1-3 1/8" = 1'-0"

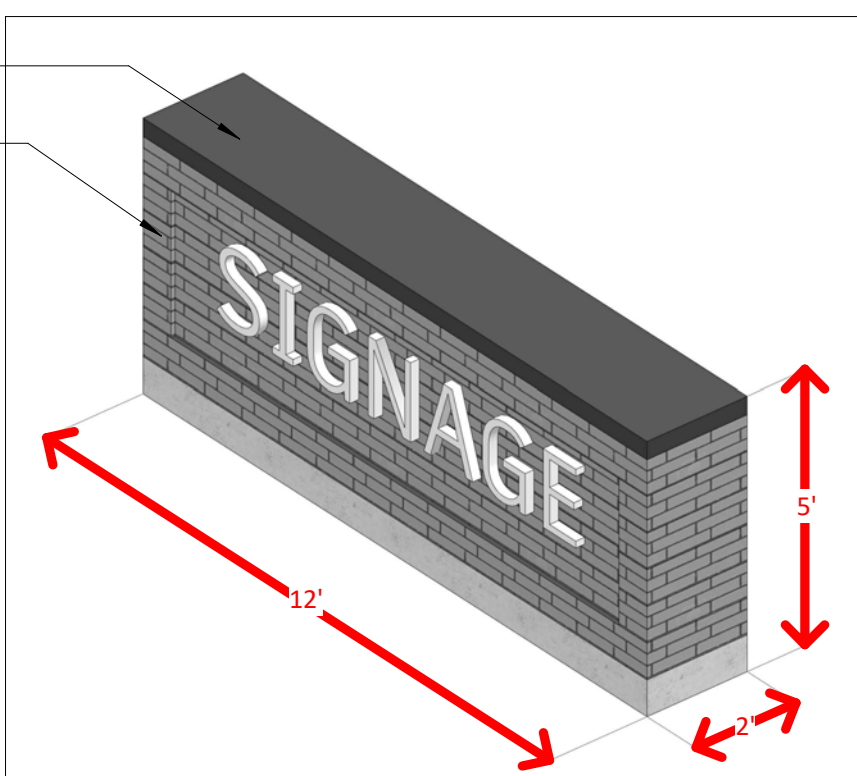


GENERATOR/TRANSFORMER ENCLOSURE

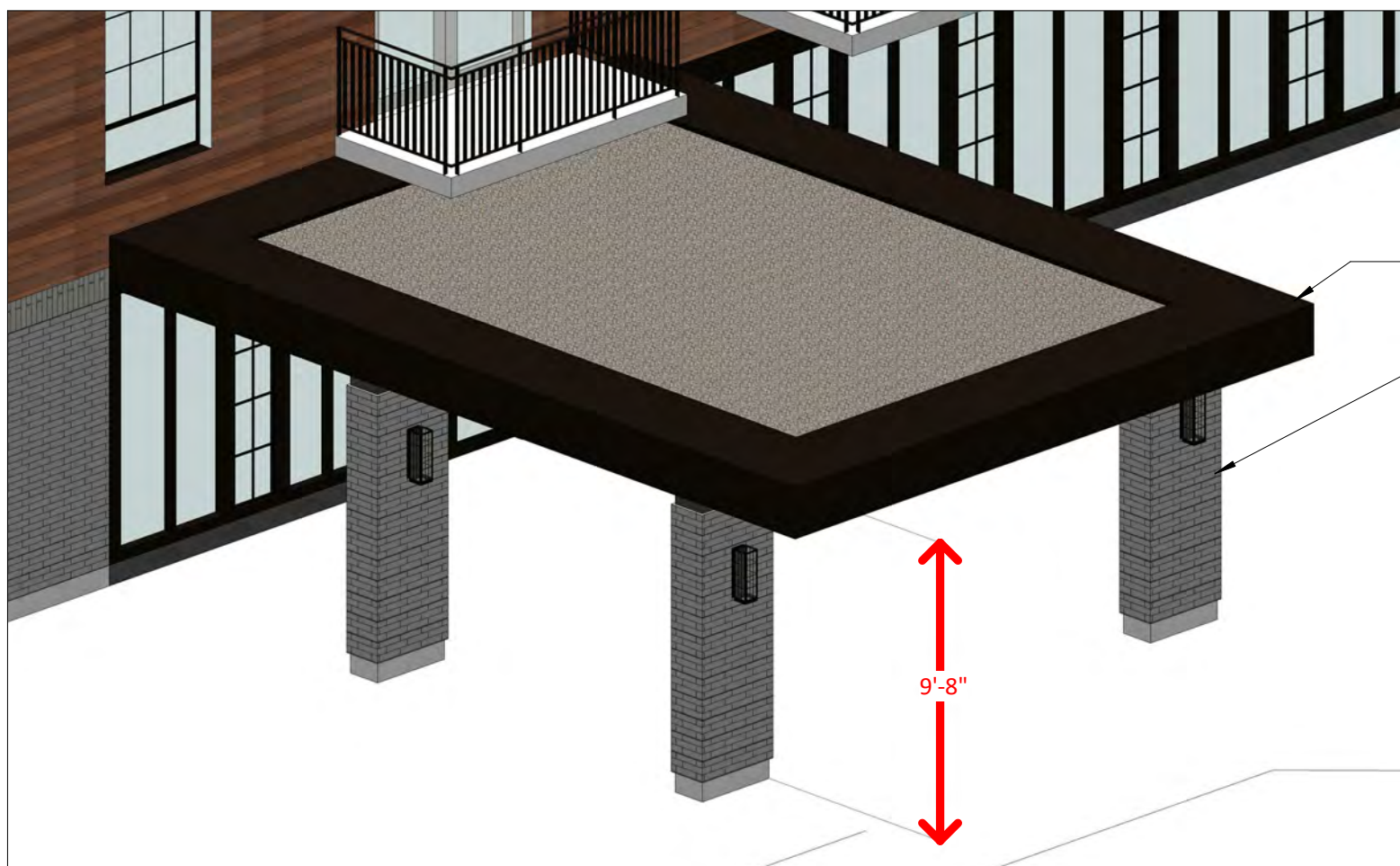
CMU enclosure with white fiber cement and gray brick exterior to match the building. Wall to extend the full height of the tallest equipment. Landscaping not shown for clarity.



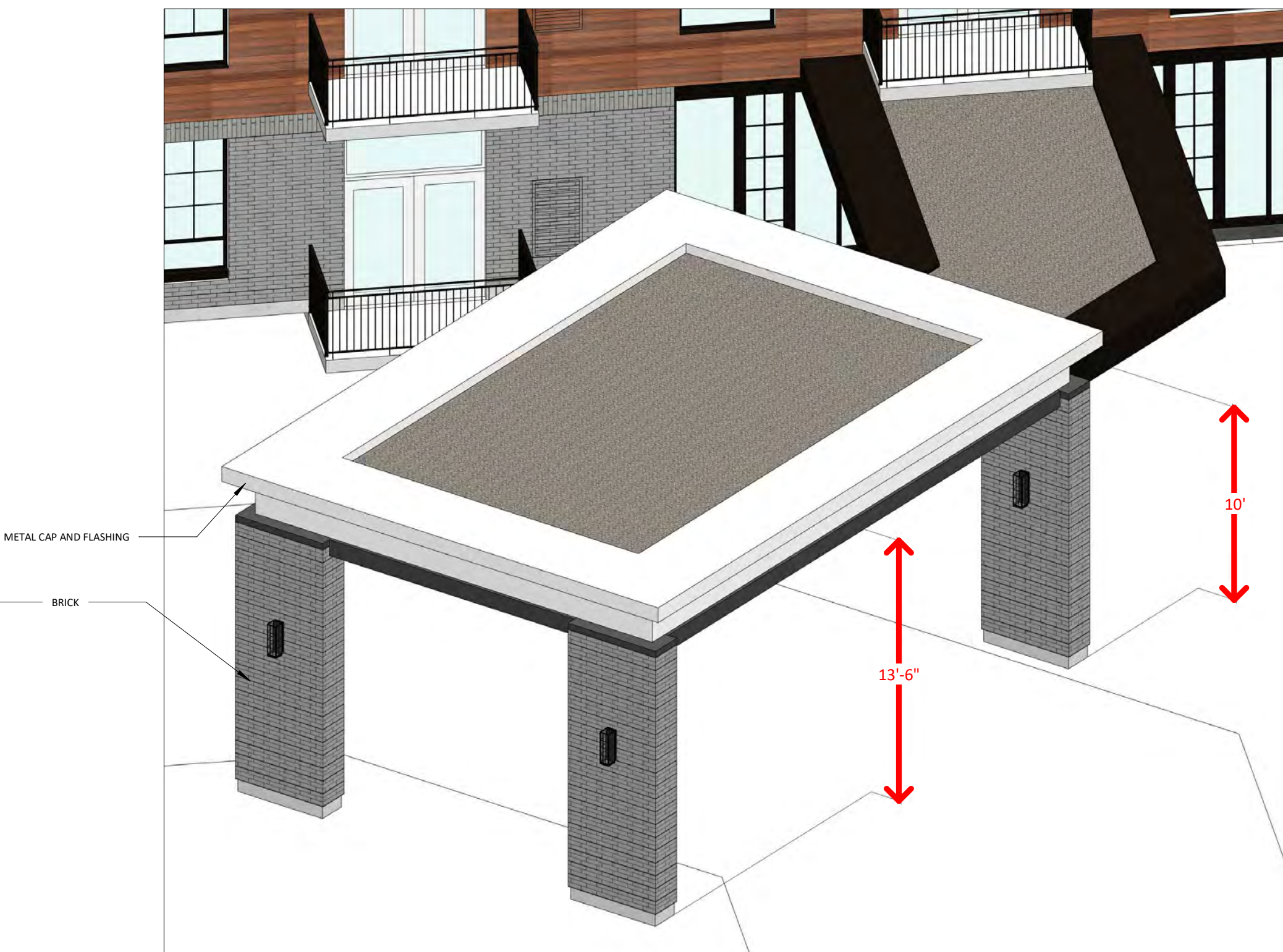
8 RETAINING WALL AT EAST END OF SITE
A1-3 1" = 1'-0"
REFER TO CIVIL PLANS FOR WALL LOCATION



MONUMENT SIGN DETAIL



SECONDARY ENTRY CANOPY DETAIL



PRIMARY DROPOFF CANOPY DETAIL

I hereby certify that this plan, specification, or
report was prepared by me or under my direct
supervision and that I am a duly licensed architect
under the laws of the State of Illinois

Signature _____

Typed or Printed Name _____

License # _____ Date _____

NOT FOR
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2	VILLAGE RESUBMIT	11/19

220601

PROJECT NUMBER

Author

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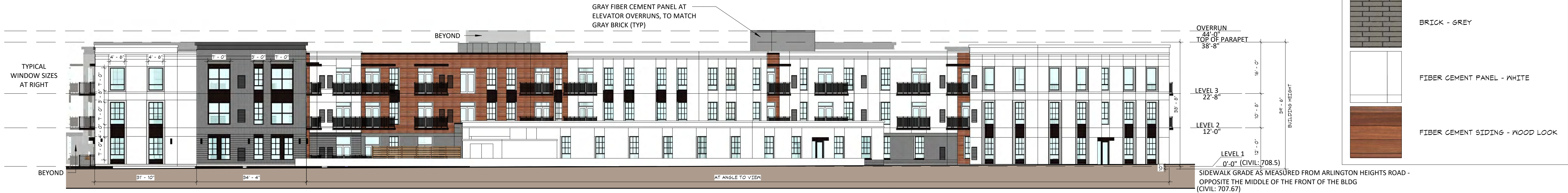
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KEY PLAN

Arlington Heights Senior

ELEVATIONS (OVERALL)

A1-5



1 EAST ELEVATION
A1-5 1/16" = 1'-0"



2 NORTH ELEVATION
A1-5 1/16" = 1'-0"



4 WEST ELEVATION
A1-5 1/16" = 1'-0"



3 SOUTH ELEVATION
A1-5 1/16" = 1'-0"

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Illinois

Signature _____

Typed or Printed Name _____

License # _____ Date _____

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CONSTRUCTION

PLAN COMMISSION +
DESIGN REVIEW
APPLICATION
10/28/2020

ORIGINAL ISSUE: 10/28/2020

REVISIONS		
No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

220601
PROJECT NUMBER

Author _____
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KEY PLAN

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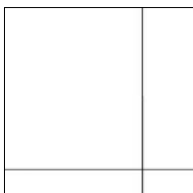
ELEVATIONS (PARTIAL)

A1-6

MATERIALS LEGEND



BRICK - GREY



FIBER CEMENT PANEL - WHITE



FIBER CEMENT SIDING - WOOD LOOK



9 NORTH - PARTIAL ELEVATION 3
A1-6 1/16" = 1'-0"



7 NORTH - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"



6 WEST - PARTIAL ELEVATION 4
A1-6 1/16" = 1'-0"



5 WEST - PARTIAL ELEVATION 3
A1-6 1/16" = 1'-0"



4 WEST - PARTIAL ELEVATION 2
A1-6 1/16" = 1'-0"



3 WEST - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"



2 SOUTH - PARTIAL ELEVATION 2
A1-6 1/16" = 1'-0"



1 SOUTH - PARTIAL ELEVATION 1
A1-6 1/16" = 1'-0"

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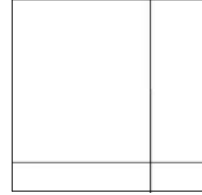
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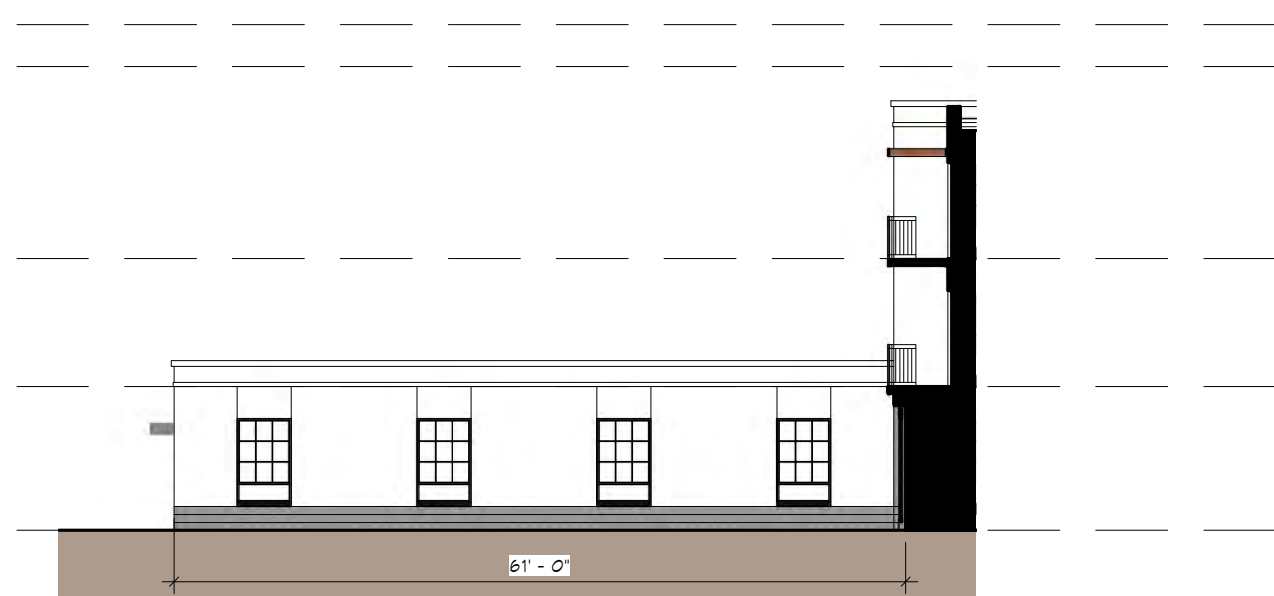
ELEVATIONS (PARTIAL)

A1-7

MATERIALS LEGEND	
	BRICK - GREY
	FIBER CEMENT PANEL - WHITE
	FIBER CEMENT SIDING - WOOD LOOK



8 NORTHEAST - PARTIAL ELEVATION 3
A1-7 1/16" = 1'-0"



7 NORTHEAST - PARTIAL ELEVATION 2
A1-7 1/16" = 1'-0"



6 NORTHEAST - PARTIAL ELEVATION 1
A1-7 1/16" = 1'-0"



5 EAST - PARTIAL ELEVATION 5
A1-7 1/16" = 1'-0"



4 EAST - PARTIAL ELEVATION 4
A1-7 1/16" = 1'-0"



3 EAST - PARTIAL ELEVATION 3
A1-7 1/16" = 1'-0"



2 EAST - PARTIAL ELEVATION 2
A1-7 1/16" = 1'-0"



1 EAST - PARTIAL ELEVATION 1
A1-7 1/16" = 1'-0"



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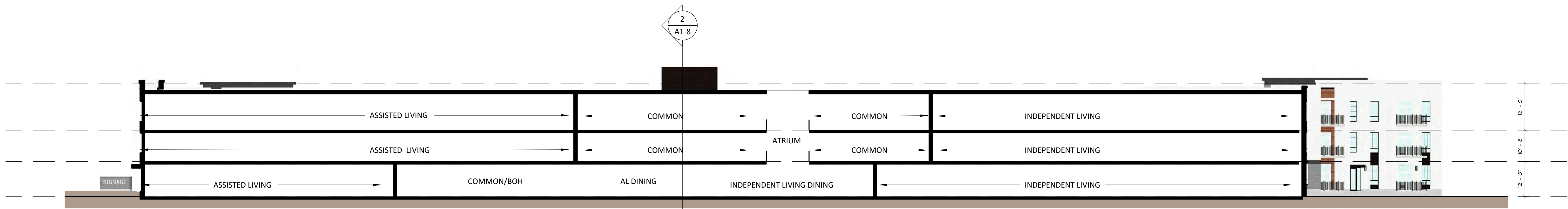
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KEY PLAN

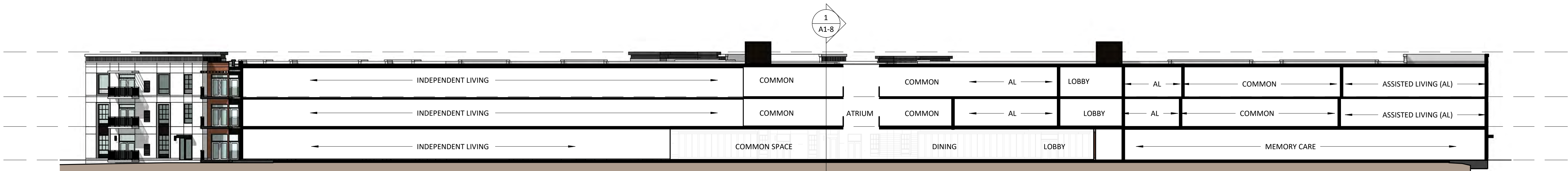
Arlington Heights Senior

BUILDING SECTIONS

A1-8



1 Building Section 1
A1-8 1" = 20'-0"



2 Building Section 2
A1-8 1" = 20'-0"

BIRDSEYE VIEW AT MAIN ENTRY ALONG ARLINGTON HEIGHTS RD



PEDESTRIAN VIEW APPROACHING MAIN ENTRY



PEDESTRIAN VIEW AT FRONT PLAZA



PEDESTRIAN VIEW AT MAIN ENTRY

10/28/2020

esg

Arlington Heights Senior
2045 S Arlington Heights Rd
Arlington Heights, IL 60005

PERSPECTIVE VIEWS

BIRDSEYE VIEW AT NORTHWEST CORNER AT ARLINGTON HEIGHTS RD AND SEEGER RD



PEDESTRIAN VIEW AT NORTHWEST CORNER



BIRDSEYE VIEW AT SECONDARY ENTRY ALONG SEEGER RD



PEDESTRIAN VIEW AT SECONDARY ENTRY

10/28/2020



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Arlington Heights, IL 60005

PERSPECTIVE VIEWS

PEDESTRIAN VIEW AT SECONDARY (NORTH) ENTRY



BIRDSEYE VIEW AT NORTHEAST CORNER ALONG SEEGRS RD NEAR TONNE DR



PEDESTRIAN VIEW AT NORTHEAST CORNER



BIRDSEYE VIEW ALONG TONNE DR AT NORTHEAST CORNER

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Arlington Heights, IL 60005

PERSPECTIVE VIEWS

BIRDSEYE VIEW AT MEMORY CARE GARDEN



PEDESTRIAN VIEW IN MEMORY CARE GARDEN



BIRDSEYE VIEW ALONG TONNE DR



PEDESTRIAN VIEW ALONG TONNE DR

10/28/2020

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PERSPECTIVE VIEWS

PEDESTRIAN VIEW IN INDEPENDENT LIVING COURTYARD



BIRDSEYE VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



BPEDESTRIAN VIEW ALONG SOUTH FACADE AT SOUTHEAST CORNER



BIRDSEYE VIEW AT POOL TERRACE AND LAWN

10/28/2020



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Arlington Heights, IL 60005

PERSPECTIVE VIEWS

PEDESTRIAN VIEW IN POOL TERRACE AND LAWN



PEDESTRIAN VIEW AT POOL TERRACE AND LAWN



BIRDSEYE VIEW AT SOUTHWEST CORNER ALONG ARLINGTON HEIGHTS RD



PEDESTRIAN VIEW AT SOUTHWEST CORNER

10/28/2020

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Arlington Heights, IL 60005

PERSPECTIVE VIEWS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

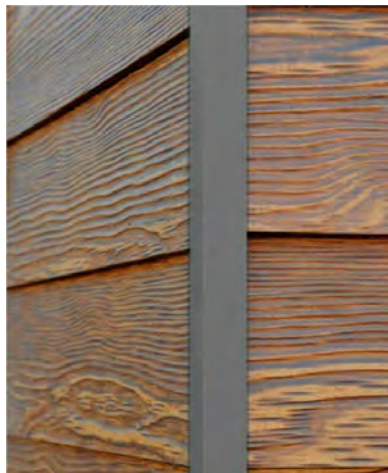
BRICK - GRAY
ENDICOTT MANGANESE
IRONSPOT VELOUR, OR EQUAL -
NORMAN



**FIBER CEMENT SIDING
PANEL - WHITE**
HARDIE PANEL VERTICAL
SIDING, OR EQUAL - SMOOTH -
WHITE



**FIBER CEMENT LAP
SIDING -
WOOD LOOK**
WOODTONE RUSTIC SERIES, OR
EQUAL - OLD CHERRY FINISH



10/28/2020



Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

EXTERIOR MATERIALS

MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

WINDOW FRAMES

PELLA IMPERVIA SERIES, OR
EQUAL (FIXED AND
AWNING) - FIBERGLASS -
BLACK



BALCONY DOOR + TRANSOM

PELLA IMPERVIA SLIDING PATIO
DOOR, OR EQUAL - FIBERGLASS -
WHITE



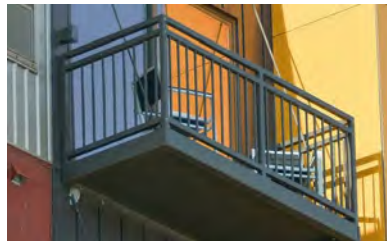
PEERLESS SWING DOOR, OR
EQUAL - ALUMINUM - WHITE



BALCONY DESIGN

ALUMADECK METAL
RAILINGS, OR EQUAL - BLACK

ALUMADECK METAL
FASCIA/SOFFITS, OR EQUAL -
BLACK FASCIA, GRAY SOFFIT



RAILING STYLE



GRAY SOFFIT, BLACK FASCIA



10/28/2020

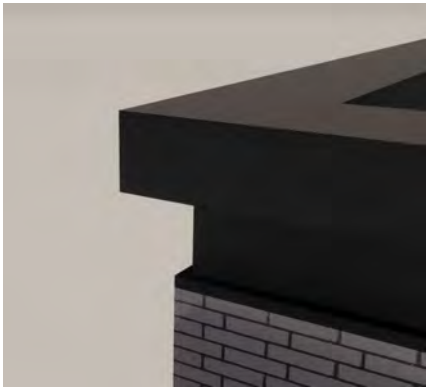
MATERIAL NAME

CLOSE-UP IMAGE OF MATERIAL

PRECEDENT IMAGE OF MATERIAL

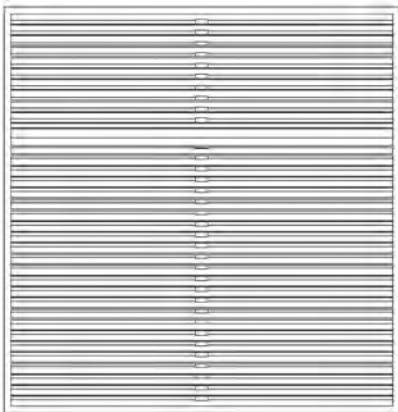
ROOF EDGE FASCIA AND PARAPETS

SHEET METAL -
BLACK AT GRAY BRICK AND
WOOD LOOK,
WHITE AT WHITE SIDING



MECHANICAL LOUVER

MAGIC-PAK ALVRAL 1 LOUVER,
OR EQUAL - PAINTED TO MATCH
EXTERIOR MATERIAL



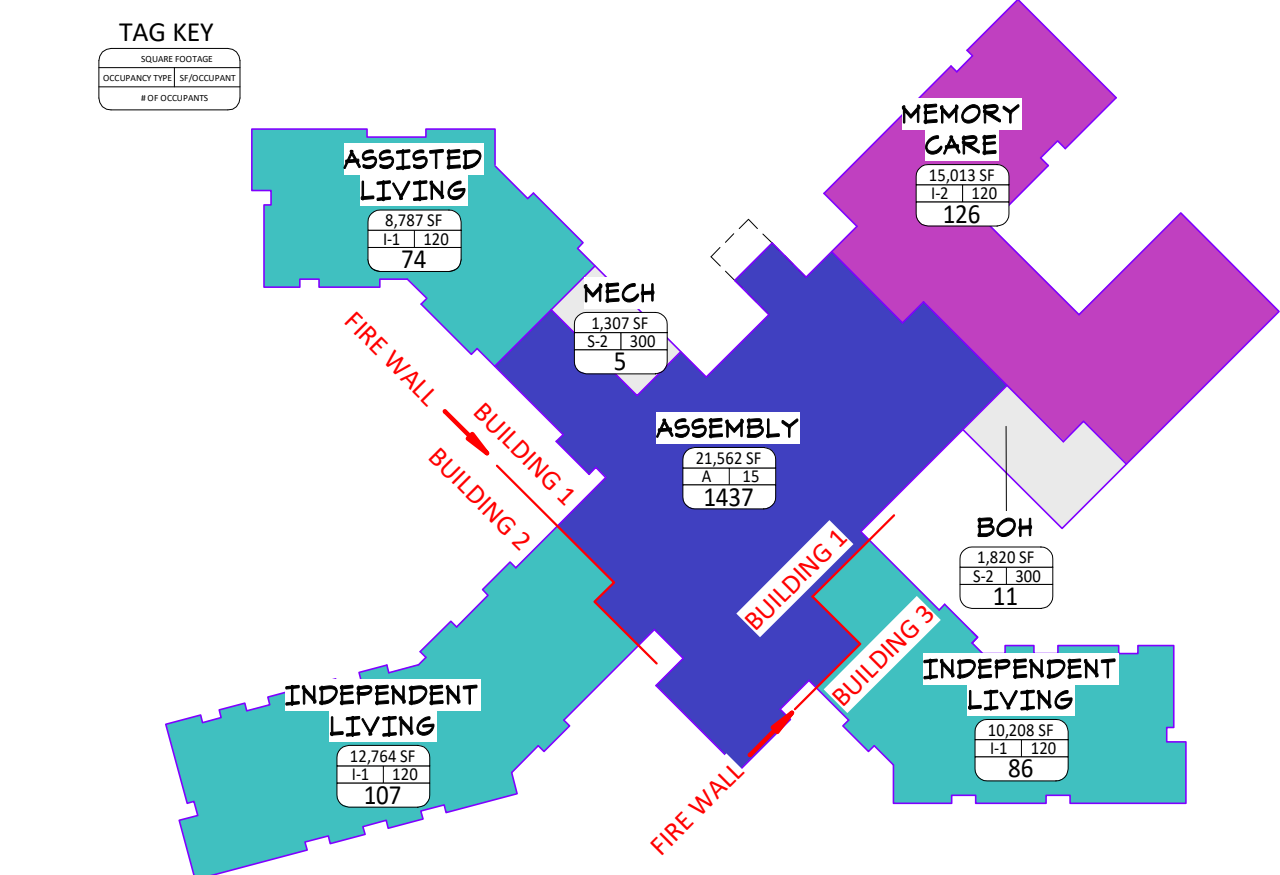
10/28/2020



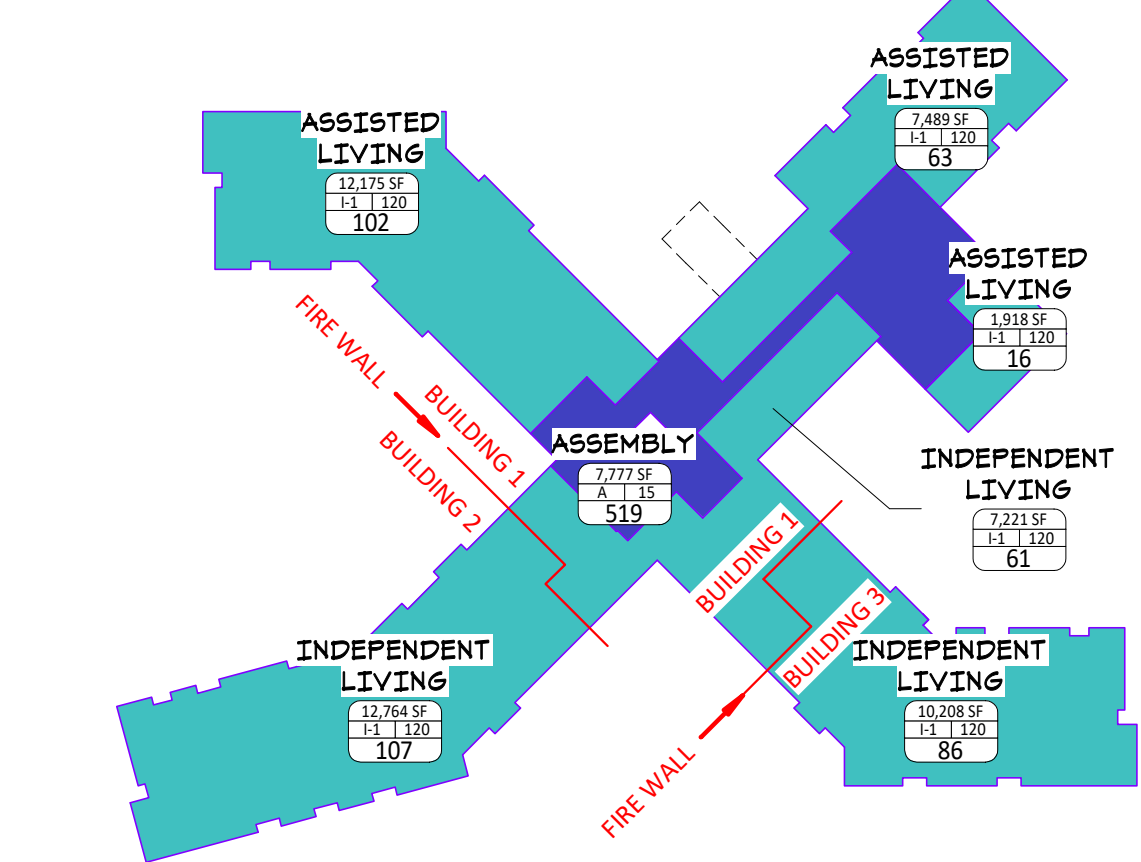
Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005

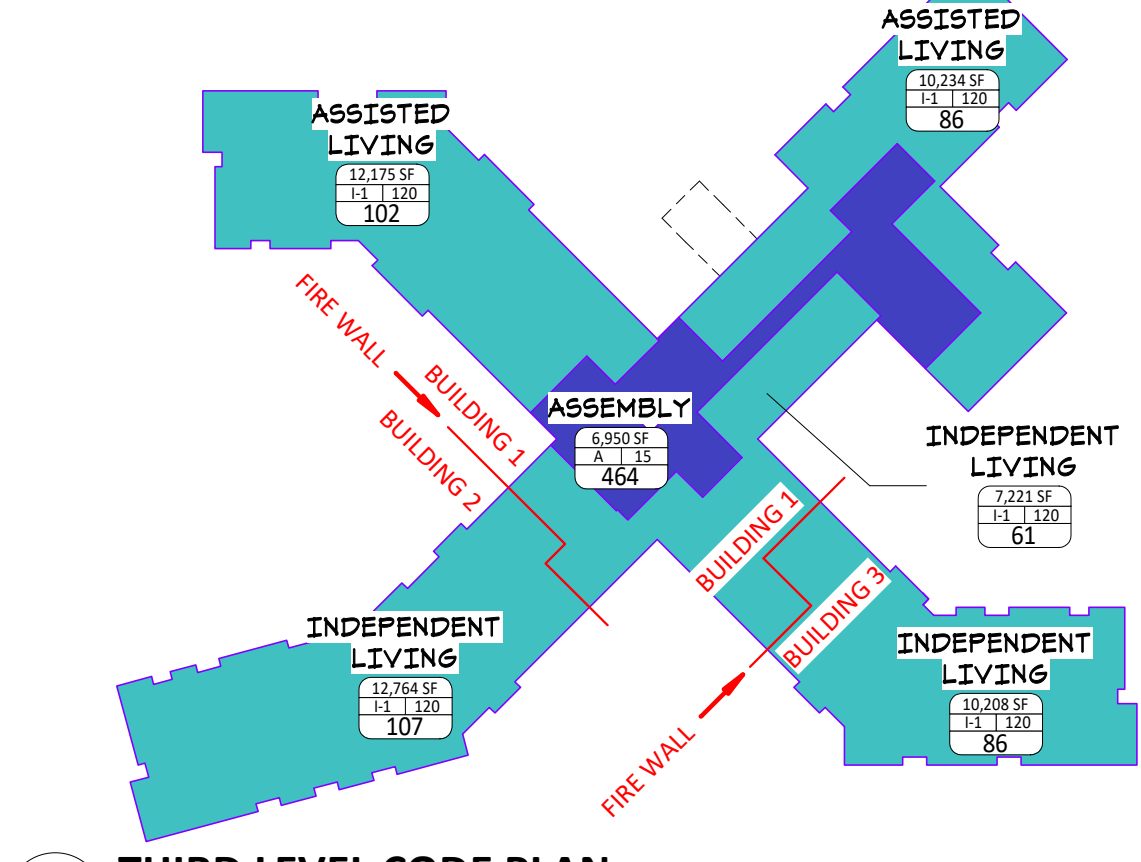
EXTERIOR MATERIALS



1 FIRST LEVEL CODE PLAN
AC1-1 1" = 80'-0"



2 SECOND LEVEL CODE PLAN
AC1-1 1" = 80'-0"



3 THIRD LEVEL CODE PLAN
AC1-1 1" = 80'-0"

Building Areas (Chapter 5)

BUILDING 1			
LEVEL 1			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
ASSISTED LIVING	I-1	8,781	8,781
MEMORY CARE	I-2	15,120	15,120
ASSEMBLY	A	11,157	11,157
MECHANICAL	S	1,807	1,409
BOH	N	1,120	1,120
		SUBTOTAL	49,772
LEVEL 2			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
ASSISTED LIVING	I-1	12,175	28,895
ASSISTED LIVING	I-1	9,480	
INDEPENDENT LIVING	I-1	7,221	
ASSEMBLY	A	1,120	
		SUBTOTAL	36,580
LEVEL 3			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
ASSISTED LIVING	I-1	12,175	29,630
ASSISTED LIVING	I-1	10,206	
INDEPENDENT LIVING	I-1	7,221	
ASSEMBLY	A	6,961	6,961
		SUBTOTAL	36,580
		TOTAL	122,931

BUILDING 2			
LEVEL 1			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
INDEPENDENT LIVING	I-1	12,764	12,764
LEVEL 2			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	12,764	12,764
LEVEL 3			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	12,764	12,764
		TOTAL	38,292

BUILDING 3			
LEVEL 1			
NAME	OCCUPANCY TYPE	AREA (SF)	ACTUAL SF
INDEPENDENT LIVING	I-1	10,206	10,206
LEVEL 2			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	10,206	10,206
LEVEL 3			
NAME	OCCUPANCY TYPE	AREA	ACTUAL SF
INDEPENDENT LIVING	I-1	10,206	10,206
		TOTAL	30,624

BUILDING 1: TYPE III-A		
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	ADJUSTED ALLOWABLE SF PER LEVEL (Aa values)
A, B, SM	40500	11,157
I-1, NS	40500	11,157
I-1, SM	40500	60351
I-1, NS	36500	
I-2, SM	36500	11,157
I-2, NS	36500	11,157
S-2, SM	127000	1,409
S-2, NS	39000	

IBC 506.2.4: Aa = [At + NS x I]		
	P	1543
	P	1700
	W	30
	N	0.64
IBC 506.2.1: I _a = [P/P - 0.25]W/30		

BUILDING 2: TYPE III-A		
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	ADJUSTED ALLOWABLE SF PER LEVEL (Aa values)
I-1, SM	40500	60351
I-1, NS	36500	
IBC 506.2.4: Aa = [At + NS x I]		
	P	555
	P	625
	W	30
	N	0.64
IBC 506.2.1: I _a = [P/P - 0.25]W/30		

BUILDING 3: TYPE III-A		
OCCUPANCY CLASSIFICATION	ALLOWABLE AREA FACTORS FROM TABLE 506.2 (At and NS values)	ADJUSTED ALLOWABLE SF PER LEVEL (Aa values)
I-1, SM	40500	59202
I-1, NS	36500	
IBC 506.2.4: Aa = [At + NS x I]		
	P	450
	P	527
	W	30
	N	0.59
IBC 506.2.1: I _a = [P/P - 0.25]W/30		

Project Summary:

The project is a new 3-story senior housing facility in Arlington Heights, IL. The program consists of independent living, assisted living, and memory care. The building will be framed in wood, except at the memory care wing and some common spaces which will be framed in steel. There are no below grade levels. Parking is surface parking. The entire building shall have an automatic sprinkler system compliant with NFPA 13. This summary is intended to illustrate highlights of requirements to be met and is not intended to illustrate all requirements to be met.

Applicable codes and regulations:

- 2018 IBC
- 2018 Illinois Accessibility Code
- Village of Arlington Heights Amendments
- Illinois Department of Health

Federal Fair Housing Act Safe Harbor:

- HUD Fair Housing Act Design Manual

Occupancy Classification (Chapter 3):

Independent Living (IL) and related spaces: I-1, Condition 2
Assisted Living (AL) and related spaces: I-1, Condition 2
Memory Care (MC) and related spaces: I-2, Condition 1
Amenity spaces:
less than 50 occupants B
if 50 occupants or more A

Occupancy Separation Requirements (Table 508.4):

Occupancy:	A	I-1	I-2	S-2
A	N	1	2	N
I-1	-	N	2	1
I-2	-	-	N	2
S-2	-	-	-	N

Height and Area (Chapter 5):

Building 1:

Construction Type III-A

Occupancy Class:	I-1 Condition 2,	I-2 Condition 1,	A
Allowable Height:	85'	65'	85'
Allowable # of Stories:	4	1	4

OK. Building is one story of I-2 and three stories of I-1 and A. Building height is less than 65'.

Building 2:

Construction Type III-A

Occupancy Class:	I-1, Condition 2
Allowable Height:	85'
Allowable # of Stories:	4

OK. Building is three stories of I-1. Building height is less than 65'.

Building 3:

Construction Type III-A

Occupancy Class:	I-1, Condition 2
Allowable Height:	85'
Allowable # of Stories:	4

OK. Building is three stories of I-1. Building height is less than 65'.

Refer to tables below for allowable areas for each building. Firewalls as shown on code plans to the left.

Fire Walls (Table 706.4):

Occ. Group	Fire-Resistance Rating (hours)
A, I	3

Vertical Continuity (706.6, Exception 4): In buildings of Types III, IV, and V construction, fire walls shall be permitted to terminate at the underside of combustible roof sheathing or decks, provided that all of the following requirements are met:

- Roof openings are not less than 4' from the fire wall
- The roof is covered with a minimum Class B roof covering
- The roof sheathing or deck is constructed of fire-retardant-treated wood for a distance of 4' on both sides of the wall or the roof is protected with 5/8" Type X gypsum board directly beneath the underside of the roof sheathing or deck, supported by not less than 2" nominal ledgers attached to the sides of the roof framing members for a distance of not less than 4' on both sides of the fire wall.

Special Detailed Requirements Based on Occupancy and Use - Chapter 4

407.2 Corridors Continuity and Separation. Corridors in occupancies in Group I-2 shall be continuous to the exits and shall be separated from other areas. Waiting areas can be open to the corridor provided that the open space is protected by an automatic fire detection system installed in accordance with Section 907; and the corridors onto which the spaces open are protected by an automatic fire detection system installed in accordance with Section 907, or the smoke compartment in which the spaces are located is equipped throughout with quick response sprinklers in accordance with Section 903.3.2.

407.4.4 Group I-2 Care Suites
407.4.4.1 Exit access through care suites: exit access from all other portions of a building not classified as a care suite shall not pass through a care suite.
407.4.4.2 Separation: Care suites shall be separated from other portions of the building, including other care suites, by a smoke partition complying with Section 710.

407.4.4.5 Care suites containing sleeping room areas: Sleeping rooms shall be permitted to be grouped into care suites where one of the following criteria is met:
3. An automatic smoke detection system is provided in the sleeping rooms and installed in accordance with NFPA 72.

407.5 Smoke Barriers: Smoke barriers shall be provided to subdivide every story used by persons receiving care, treatment or sleeping into not fewer than two smoke compartments. Smoke barriers shall be provided to subdivide other stories with an occupant load of 50 or more persons, into not fewer than two smoke compartments. The smoke barrier shall be in accordance with Section 709.

407.5.3 / 420.6.1.1 Refuge Area: For I-1, refuge areas shall be provided within each smoke compartment.
420.7 Group I-1 Assisted Living Housing Units: In Group I-1 occupancies, where a fire-resistance corridor is provided in areas where assisted living residents are housed, shared living spaces, group meeting or multipurpose therapeutic spaces open to the corridor shall be in accordance with all of the following criteria:
1. The wall and ceilings of the space are constructed as required for corridors.

Construction Type Fire Resistive Ratings: (IBC Tables 601 & 602)

Construction Type III-A

Primary Structural Frame	1 hr
Exterior Bearing Walls	2 hr***
Interior Bearing Walls	1 hr
Exterior Non-bearing Walls	0***, except 1 hr when less than 30 feet from property line
Interior Non-bearing Walls	0**, except not less than req'd by other Code sections
Floor Construction	1 hr
Roof Construction	1 hr

** Interior non-bearing walls separating dwelling units shall have a minimum 1/2 hour fire resistive rating.

Note: Although a 30 minute rating is the minimum requirement, all corridor and demising walls shall be constructed as one hour fire resistant walls, and all penetrations shall meet this requirement.

*** Exterior walls shall be of non-combustible material, utilizing fire retardant treated wood framing permitted by IBC 602.3

Fire-Resistance Rating for Exterior Walls Based on Fire Separation Distance:

(IBC Table 602)

Less than 5'	1 hr (for all occupancies/construction types)
5' to 10'	1 hr (for all occupancies/construction types)
10' to 30'	0 hr (for type II-B); 1 hr (for II-A)
Greater than 30'	0 hr (for all occupancies/construction types)

Maximum Area of Exterior Wall Openings (Table 705.8)

	0' to 3'	3' to < 5'	5' to < 10'	10' to < 15'	15' to < 20'	20' and over
Unprotected Sprinklered:	Not Permitted	15%	25%	45%	75%	No Limit

Opening Protective Fire Protection Ratings (Table 716.1)

Type of Assembly	Req'd Assembly Rating	Min. Opening Protection
------------------	-----------------------	-------------------------

Fire Wall and Fire Barriers having a required fire-resistive rating greater than 1 hr	4	3
	3	3
	2	1 1/2
	1 1/2	1 1/2

Shafts, Exit Enclosure and Exit passageway walls	2	1 1/2
Fire Barriers having a required fire-resistance rating of 1 hr:	1	1
Enclosures for shafts, exit access stairways, exit access ramps, interior exit ramps and exit passageway walls		
Other Fire Barriers	1	3/4
Fire Partitions:	1	1/3
Corridor Walls	0.5	1/3
Other Fire Partitions	1	3/4
	0.5	1/3
Exterior Walls	3	1 1/2
	2	1 1/2
	1	3/4
Smoke Barriers	1	1/3

Shafts in both construction types (713.4):
Connecting less than 4 stories: 1 hour fire resistive rating

Interior Finishes - Chapter 8

Flame Spread Classification per 803.1.1:

Class	Flame Spread Index	Smoke Developed Index
A	0-25	0-450
B	26-75	0-450
C	76-200	0-450

Interior Wall and Ceiling Finish Requirements by Occupancy - Table 803.9:

Occupancy Group	Exit Enclosures and Passageways	Corridors	Rooms and Enclosed Spaces
I-1	B	C	C
I-2	B	B	B
A-2	B	B	C
S	C	C	C

Note: Requirements based on fully sprinklered building.

Fire Protection Systems (Chapter 9)

Group "I" (903.2.6): An automatic sprinkler system shall be provided throughout buildings with a group "I" fire area. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.

Group A-3 Amenity Areas (903.2.1.3): An automatic sprinkler system is required.

Other areas where automatic sprinkler systems are required (As required by IFC 903.2.13.):
Rubbish and linen chutes (903.2.11.2)
Commercial cooking operations (903.2.11.5)

Additional Required Suppression Systems (Table 903.2.11.6)
Atriums (Section 404.3)
Group I-2 (Section 407.7)

Installation Requirements: In accordance with NFPA 13 (903.3)

Standpipe Systems: Class I standpipes required per 905.3.1 Exception 1.

Fire Alarm and Detection Systems: Required as per IBC and NFPA 72 (Section 907)

907.2.6 Group I-1: A manual fire alarm system that activates the occupant notification systems in accordance with Section 907.5 shall be installed in Group I occupancies. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be provided in accordance with Sections 907.2.6.1, 907.2.6.2 and 907.2.6.3.3

907.2.6.1 Group I-1: An automatic smoke detection system shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. The system shall be activated in accordance with Section 907.5.

907.2.6.1.1 Smoke Alarms: Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.10

907.2.6.2 Group I-2: An automatic smoke detection system shall be installed in corridors in Group I-2, Condition 1 facilities and spaces permitted to be open to the corridors by Section 407.2. The system shall be activated in accordance with Section 907.4.

907.2.10 Single- and multiple-station smoke alarms. Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.10.1 through 907.2.10.7 and NFPA 72.

907.2.10.6 - Power source. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system in accordance with Section 2707. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

Carbon Monoxide Alarms:

In each dwelling unit, provide one carbon monoxide alarm within 10 feet of each room lawfully used for sleeping.

Means of Egress and Occupant Load (Chapter 10). See code / exiting plans for additional information.

Occupant Load (Table 1004.5)

Assembly (unconcentrated) 15 s.f. net per person
Institutional Areas (sleeping areas) 120 s.f. gross per person
Accessory Storage, Mechanical 300 s.f. gross per person

Egress Width

Corridor width (1020.2)
Group I-2 in areas where required for bed movement: 96"
Within a dwelling unit: 36"
Elsewhere: 44"

Stairway width
0.2 inches/occupant* for I-1 and A occupancies; 0.3 inches/occupant for I-2

Other egress components
0.15 inches/occupant* at I-1 and A occupancies; 0.2 inches/occupant at I-2

*Egress Width Exceptions allowed in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

1009.3.3 Stairways, Exception 2. Areas of refuge are not required at stairways in buildings equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1009.4 Elevators, Exception 2. Areas of refuge are not required in buildings and facilities equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1009.8 Two-way communication. A two-way communication system shall be provided at the elevator landing on each accessible floor that is one or more stories above or below the story of exit discharge.

1006.2.1 Egress based on occupant load and common path of egress travel distance: Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in table 1006.2.1.

Table 1006.2.1 Common Path of Egress Travel

Occupancy With Sprinkler System

A	75'
I-1	75'
I-2	75'

Table 1017.2 Exit Access Travel Distance

Occupancy With Sprinkler System

I-1	250'
I-2	200'
A	250'

1018.4 Dead End Corridors not to exceed 20' in length

Exception 2. In occupancies in Groups B, E, F, I-1, M, R-1, R-2, R-4, S, and U, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the length of the dead-end corridors shall not exceed 50'.

Accessibility:

2018 Illinois Accessibility Code replaces Chapter 11 of the IBC

206 Accessible Routes

206.2.1 Site Arrival Points: At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

206.2.3 Multi-Story Building and Facilities: At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities. All public use areas serving residential dwelling units are on an accessible route, complying with 809.2-809.4.

206.4.2 Spaces and Elements: At least one accessible route shall connect accessible building entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility which are otherwise connected by a circulation path. An accessible route shall also connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

206.4.1 Public Entrances Exception: In multi-story housing covered by 233.6, at least 50% of all public entrances shall comply with 404.

208 Parking Spaces

Total vehicle parking spaces provided is 194, thus 6 are required as accessible stalls (Table 208.2)

209 Passenger Loading Zones and Bus Stops

209.3 Medical Care and Long-Term Care Facilities: At least one passenger loading zone complying with 503 shall be provided at an accessible entrance to licensed medical care and licensed long-term care facilities where the period of stay exceeds 24 hours.

223 Medical Care and Long-Term Care Facilities

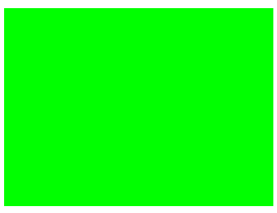
223.3 Long-Term Care Facilities: In licensed long-term care facilities, at least 50% of each type of resident sleeping room shall provide mobility features complying with 805.

233: Residential Facilities

233.7. Assisted Living Facilities: Dwelling units in assisted living facilities, not including facilities that are owned or financed by governmental entities, shall comply with the requirements for transient lodging guest rooms in sections 224 and 806.

224.2: Guest rooms with mobility features: Guest rooms with mobility features complying with 806.2 shall be provided in accordance with Table 224.2

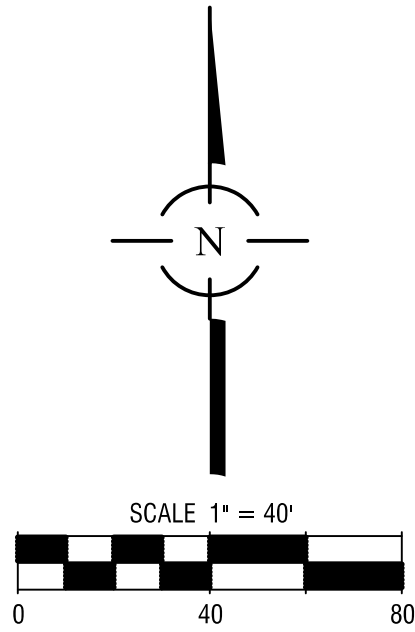
224.4: Guest rooms with communication features: Guest rooms with communication features complying with 806.3 shall be provided in accordance with Table 224.4



Construction
Parking Area



Construction
Staging Area



SITE DATA:

PROPERTY AREA = 8.21 AC.
BUILDING AREA = 72,374 SF.
FAR= 57.2%
AUTO PARKING PROVIDED = 186 STALLS
ADA PARKING PROVIDED = 6 STALLS
TOTAL PARKING PROVIDED = 192 STALLS

NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDING.

LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- DECORATIVE PAVEMENT - SEE LANDSCAPE PLAN
- DEPRESSED CURB & GUTTER

S ARLINGTON HEIGHTS ROAD

E SEEGER ROAD

S TONNE DRIVE

PRELIMINARY GEOMETRIC PLAN

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (647) 696-4060 Fax: (647) 696-4065



FILENAME:
11144-P-GM
DATE:
08/19/20
JOB NO.
11144
SHEET
P-GM
3 OF 4

DRAFT
FOR REVIEW
PURPOSES ONLY
10/27/2020

TRAMMELL CROW COMPANY
700 COMMERCE DRIVE, SUITE 455
OAK BROOK, IL 60523
(630) 481-1599

ESG ARCHITECTURE & DESIGN
500 WASHINGTON AVENUE SOUTH
MINNEAPOLIS, MN 55415
(612) 339-5508

CONFLUENCE
307 N MICHIGAN AVENUE, SUITE 601
CHICAGO, IL 60601
(312) 663-5494

COUNTY COOK
CITY, TOWNSHIP ARLINGTON HEIGHTS, ELK GROVE
SEC. & ¼ SEC. NO. SEC 16, T41N, R11E

INDEX

[illegible]

ARLINGTON HEIGHTS SENIOR

**2045 S. ARLINGTON HEIGHTS ROAD
VILLAGE OF ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS
PROJECT NO:11144**

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

LOCATION MAP

The map illustrates the project location within the Arlington Heights area. Key features include:

- Project Location:** Indicated by a black rectangle at the intersection of South Arlington Heights Road and East Golf Road.
- Surrounding Landmarks:** The International Plaza Shopping Center is located to the north of the project site.
- Streets:** Major roads shown include South Arlington Heights Road, East Golf Road, South Seeger's Road, East Seeger's Road, East Falcon Drive, and East Algonquin Road.
- Highways:** IL 58 and IL 62 are marked on the map.
- Orientation:** A north arrow is located in the bottom right corner, pointing towards the top of the map.
- Scale:** The text "N.T.S." (Not To Scale) is present in the bottom right corner.

KEY MAP

PROJECT LOCATION

SEEGEERS ROAD

ARLINGTON HEIGHTS ROAD

TONNE DRIVE

N

N.T.S.

ORIGINAL PLAN DATE:	AUGUST 19, 2020
---------------------	-----------------

[illegible]

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER



**ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS**

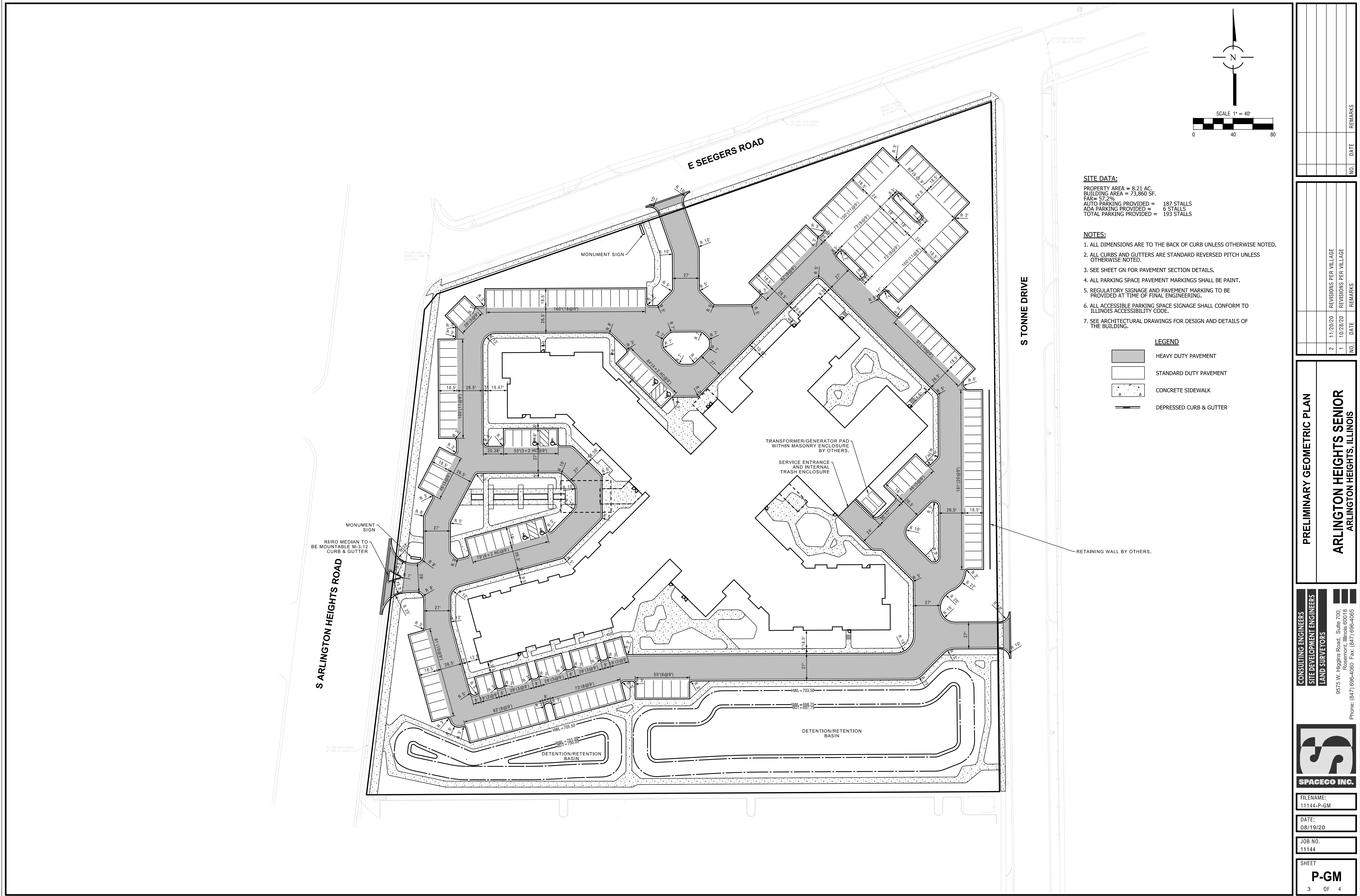
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

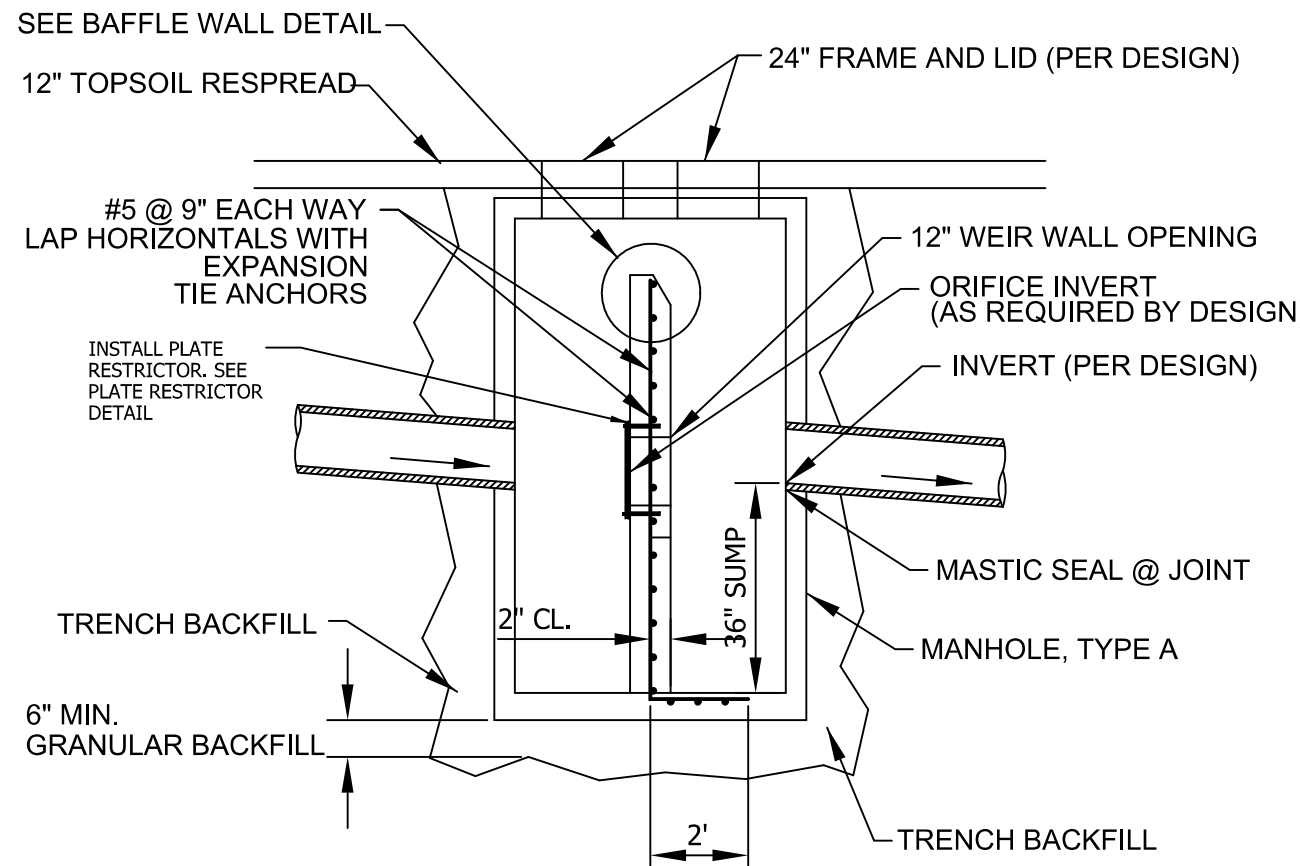
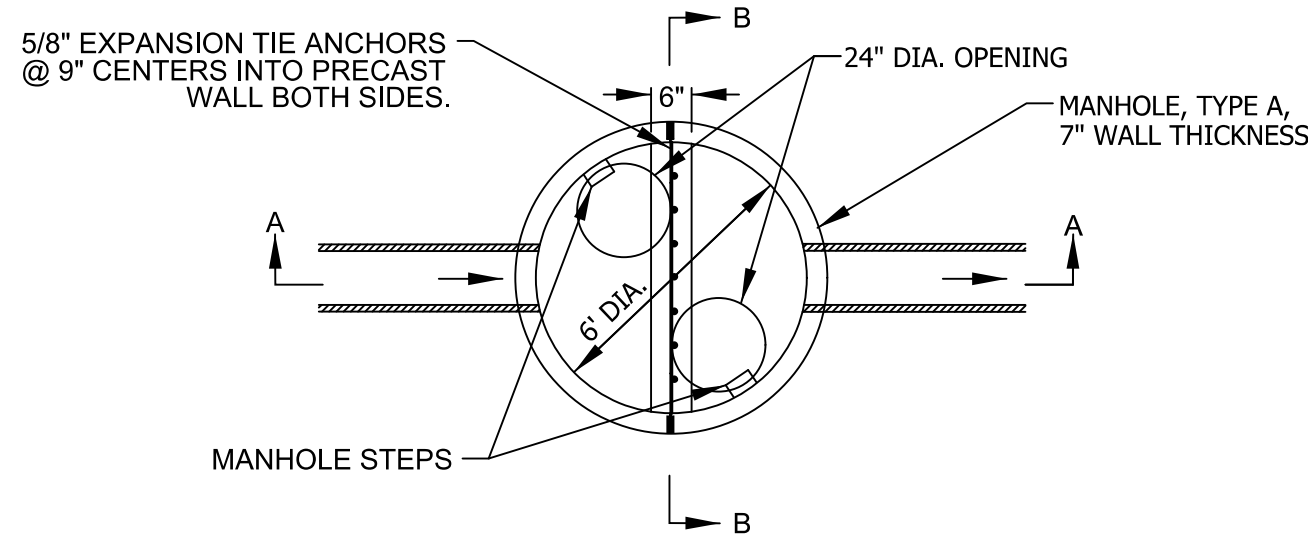


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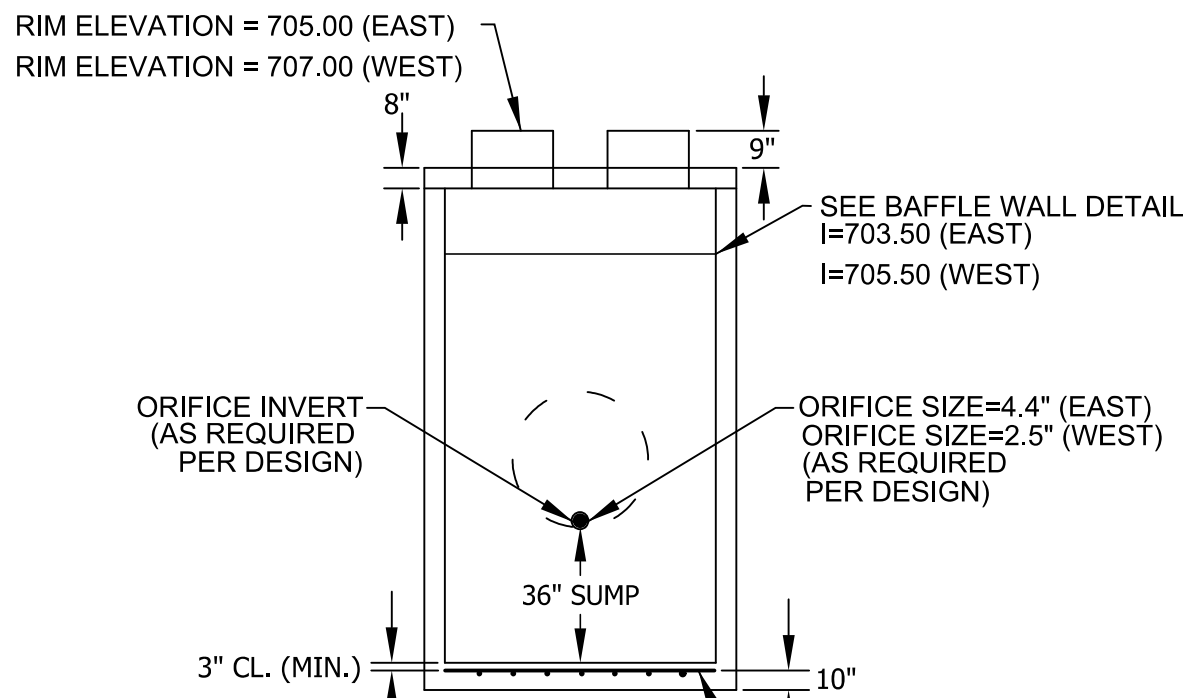
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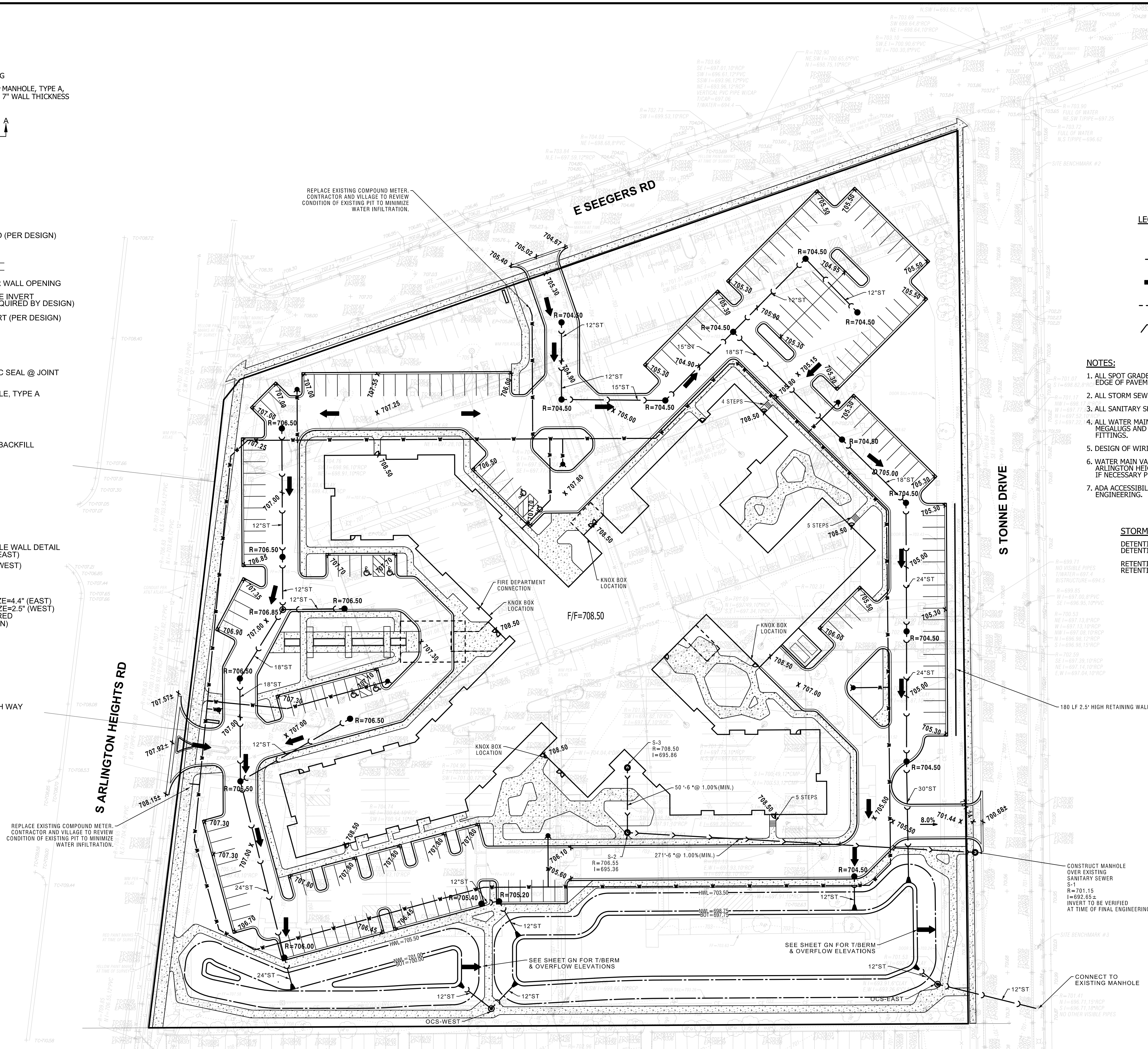
OUTLET CONTROL STRUCTURE DETAIL



SECTION A-A FOR OCS-1



SECTION B-B FOR OCS-1



LEGEND

- F/F FINISHED FLOOR
- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- LOCAL DRAINAGE DIVIDE
- TOP OF CURB
- EDGE OF PAVEMENT

NOTES:

- ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
- ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
- ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
- DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
- WATER MAIN VALVES FOR WATER CONNECTIONS TO SEEGERS AND ARLINGTON HEIGHTS ROAD SHALL BE TESTED/REPLACED IN A VAULT IF NECESSARY PRIOR TO INSTALLATION OF WATER MAIN.
- ADA ACCESSIBILITY DETAILS TO BE ADDRESSED AT TIME OF FINAL ENGINEERING.

STORMWATER MANAGEMENT DATA:

DETENTION REQUIRED = 2.68 A.F.
DETENTION PROVIDED = 3.03 A.F.
RETENTION REQUIRED = 0.41 A.F.
RETENTION PROVIDED = 0.41 A.F.

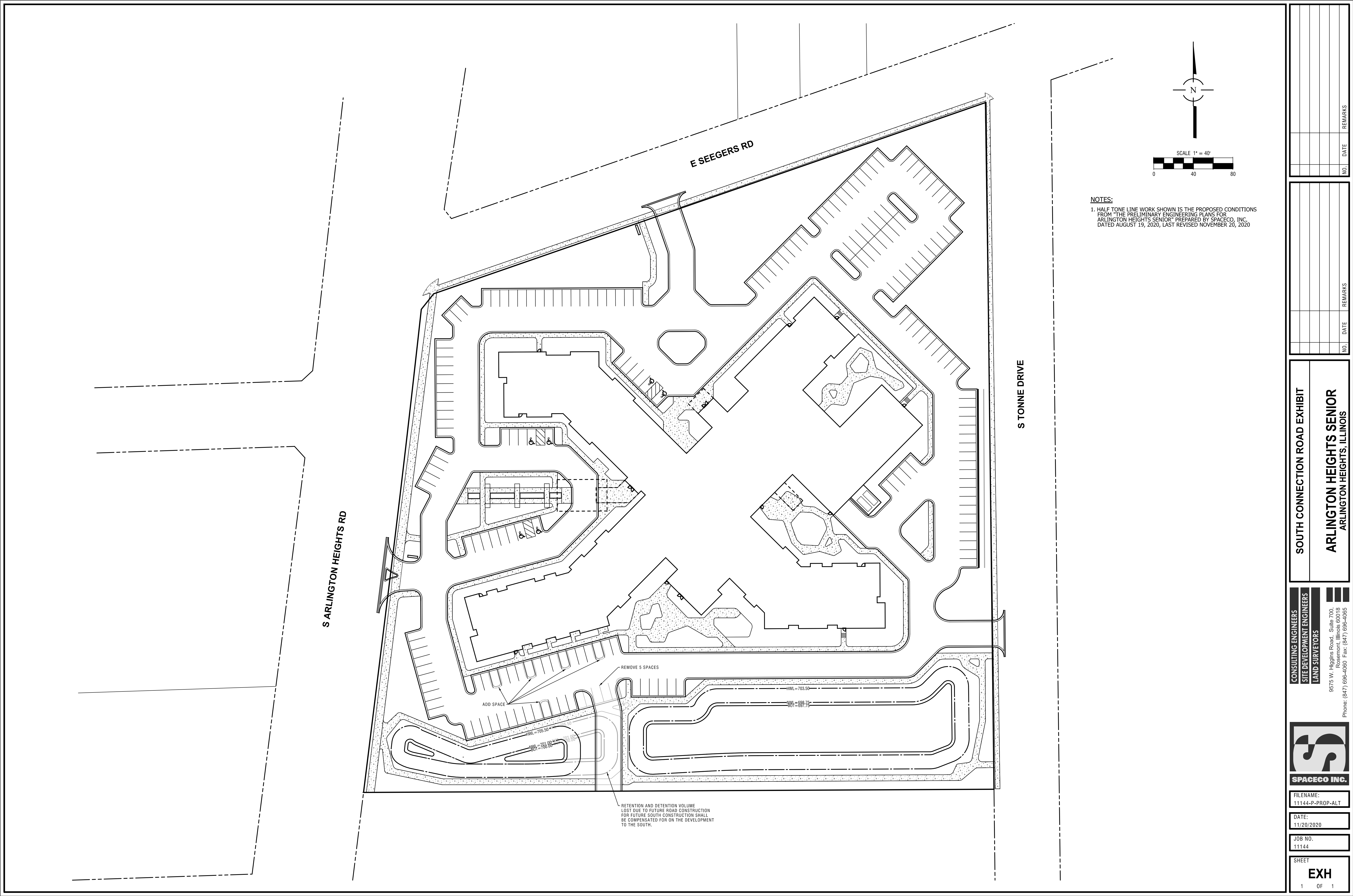
PRELIMINARY GRADING AND UTILITY

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

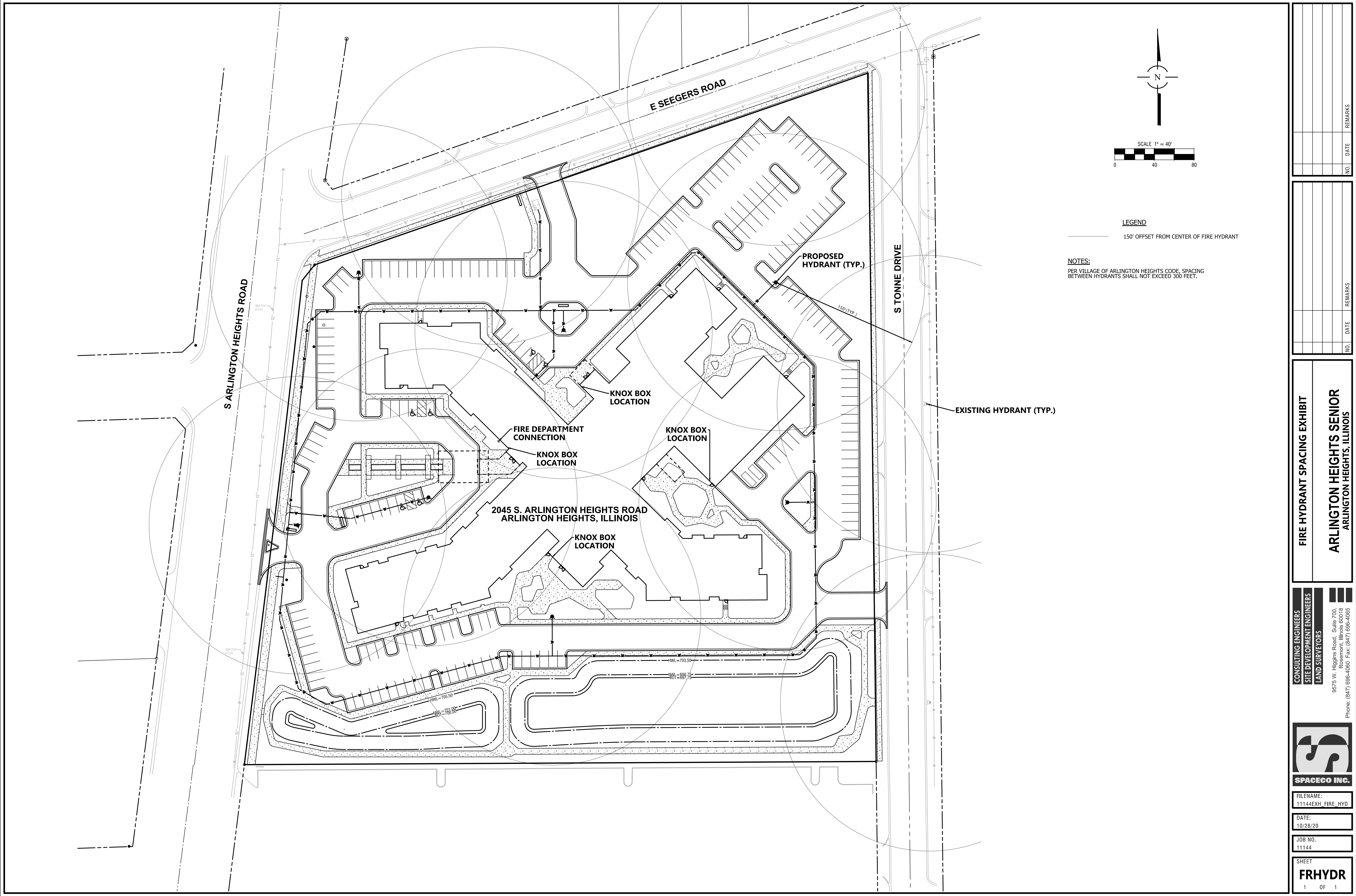
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
11144-P-GRUT
DATE:
08/19/20
JOB NO.
11144
SHEET
P-GRUT
4 OF 4



CONSULTING ENGINEERS		SOUTH CONNECTION ROAD EXHIBIT	
SITE DEVELOPMENT ENGINEERS		ARLINGTON HEIGHTS SENIOR	
LAND SURVEYORS		ARLINGTON HEIGHTS, ILLINOIS	
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (847) 696-4060 Fax: (847) 696-4065			
		FILENAME: 11144-P-PROP-ALT	
DATE: 11/20/2020		DATE: 11/20/2020	
JOB NO. 11144		JOB NO. 11144	
SHEET EXH		SHEET EXH	
1 OF 1		1 OF 1	



NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRE HYDRANT SPACING EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

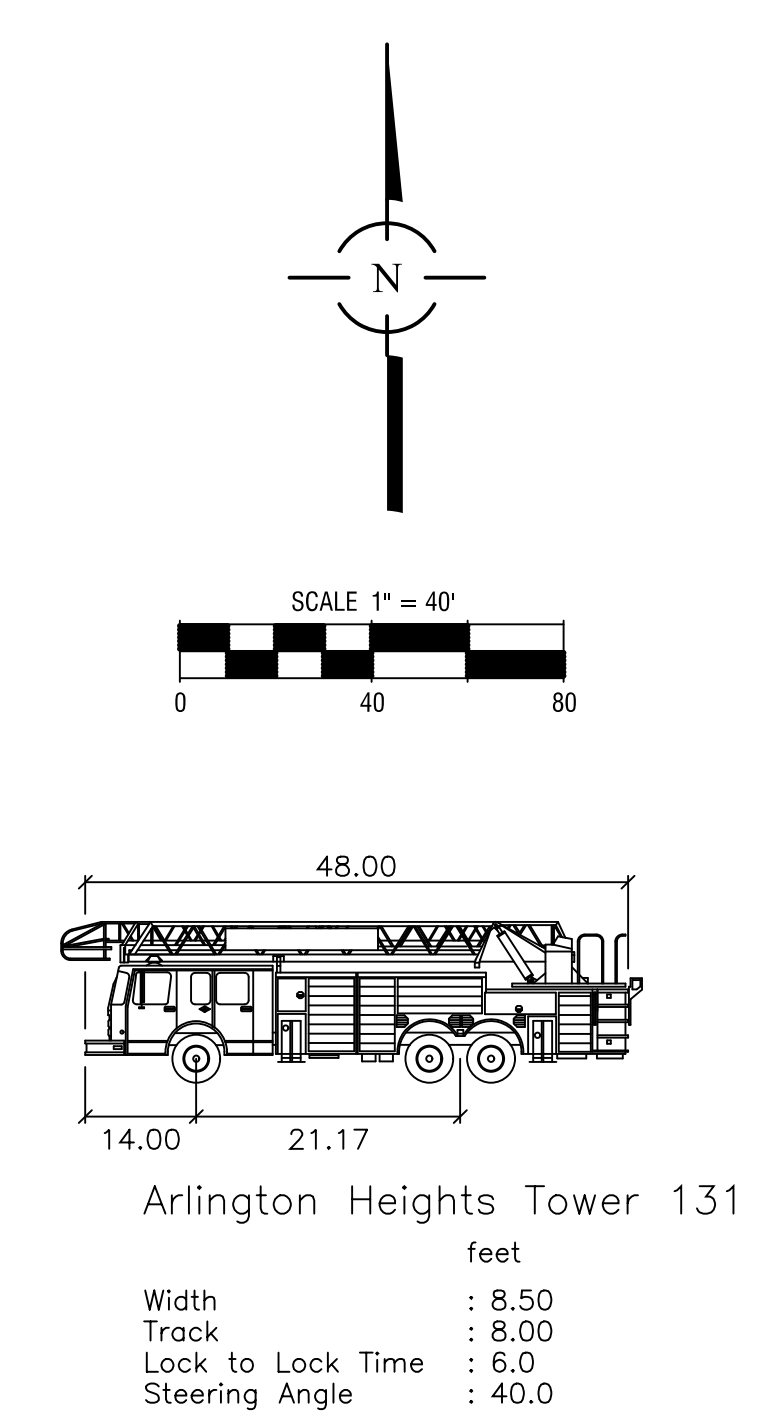
SPACECO INC.

FILENAME:
11144EXH_FIRE_HYD

DATE:
10/28/20

JOB NO.
11144

SHEET
FRHYDR
1 OF 1



VEHICLE ENVELOPES

----- FRONT TIRE PATH

- - - - - REAR TIRE PATH

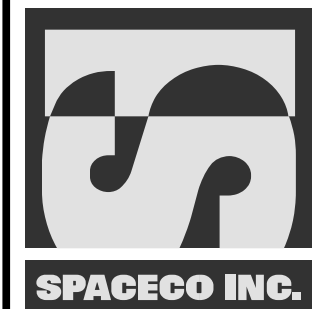
————— VEHICLE BODY ENVELOPE

FIRETRUCK EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4080 Fax: (847) 696-4085

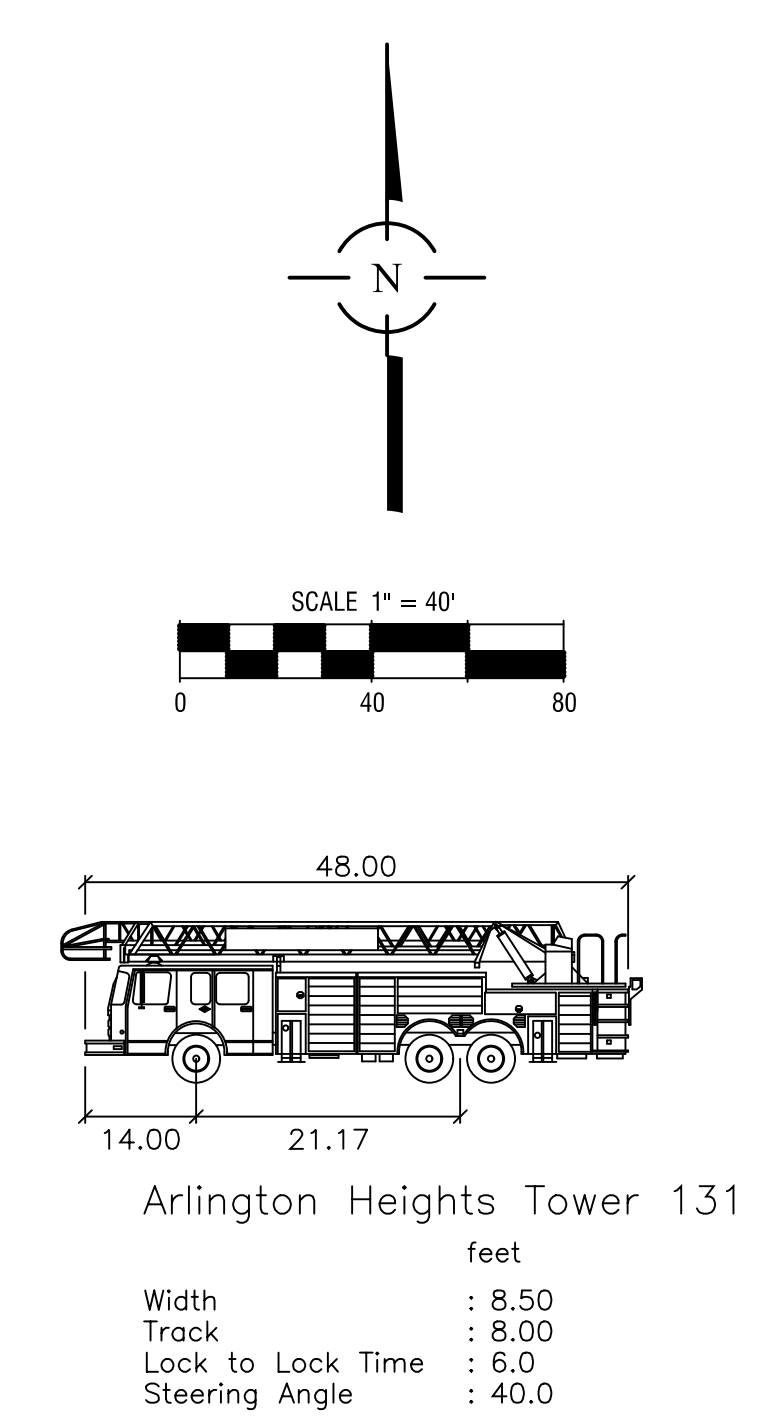


FILENAME:
11144EXH_FIRETRUCK

DATE:
10/28/20

JOB NO.
11144

SHEET
FRTRCK
1 OF 3



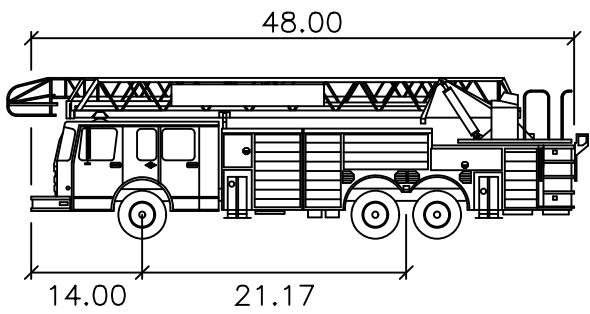
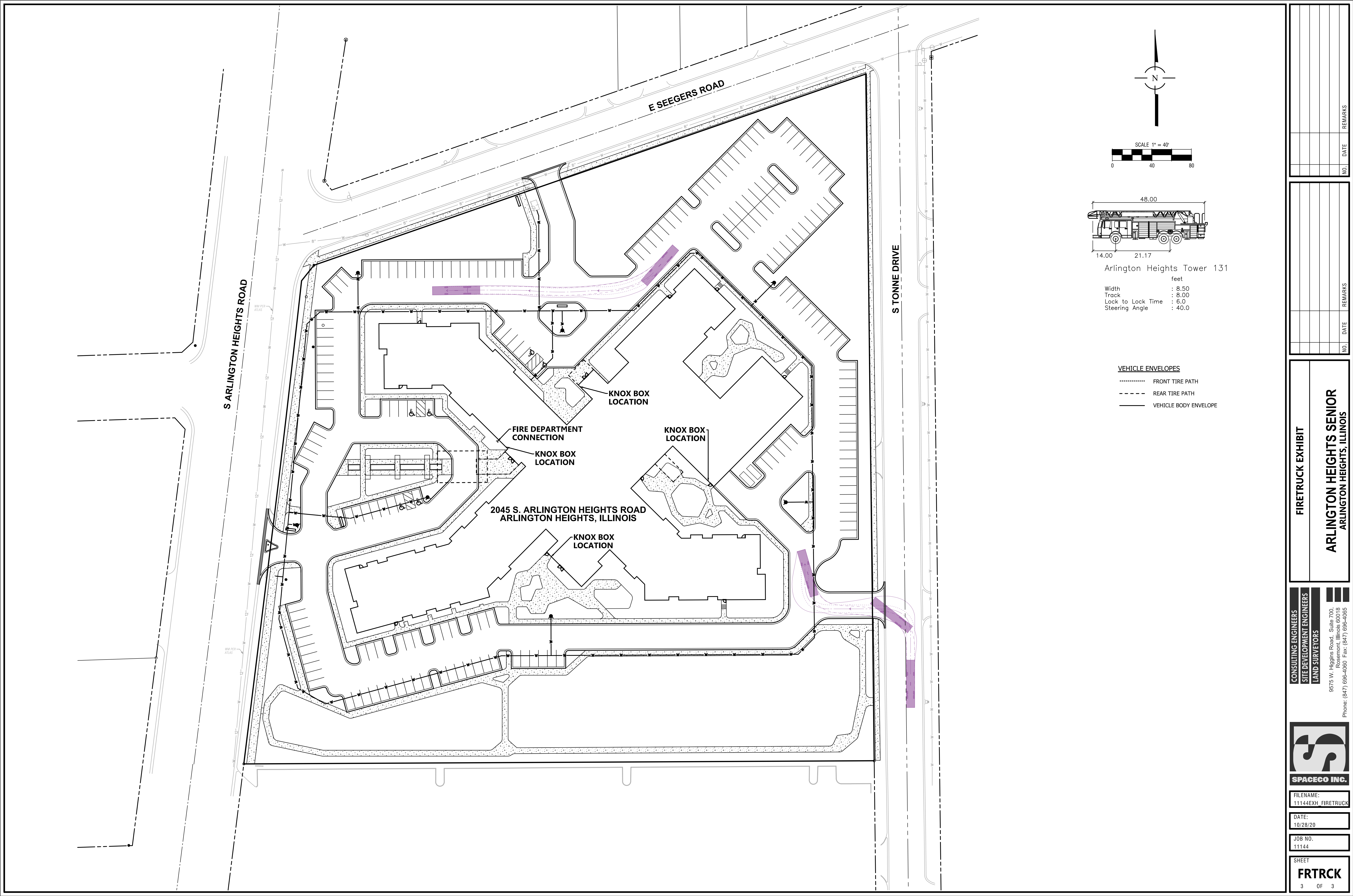
VEHICLE ENVELOPES

..... FRONT TIRE PATH

- - - - - REAR TIRE PATH

———— VEHICLE BODY ENVELOPE

CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS		9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018 Phone: (647) 696-4060 Fax: (647) 696-4065	
FILENAME: 11144EXH_FIRETRUCK		DATE: 10/28/20	
JOB NO. 11144		SHEET FRTTRCK	
2 OF 3		NO. DATE REMARKS	



Arlington Heights Tower 131
feet
Width : 8.50
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 40.0

VEHICLE ENVELOPES

- FRONT TIRE PATH
- - - - - REAR TIRE PATH
- VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

FIRETRUCK EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
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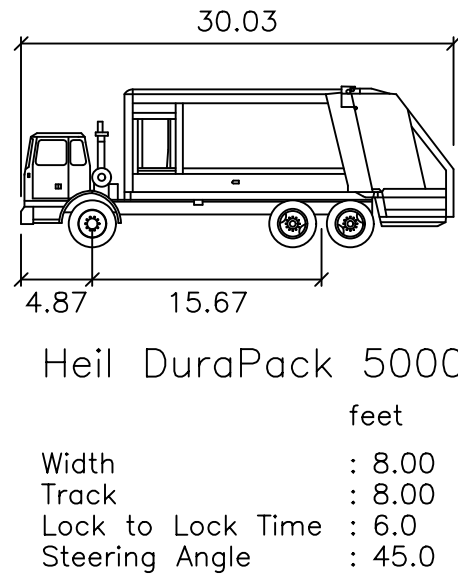
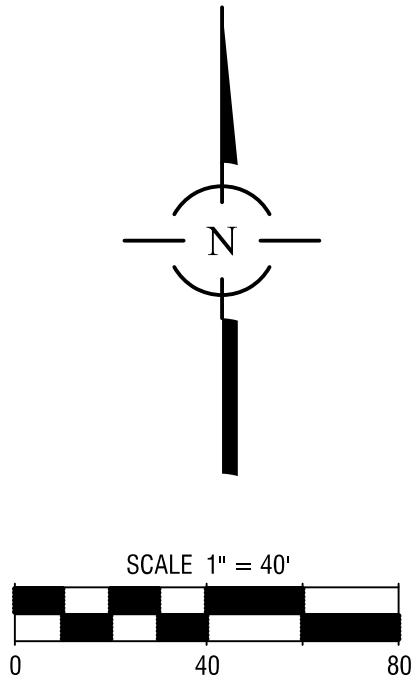
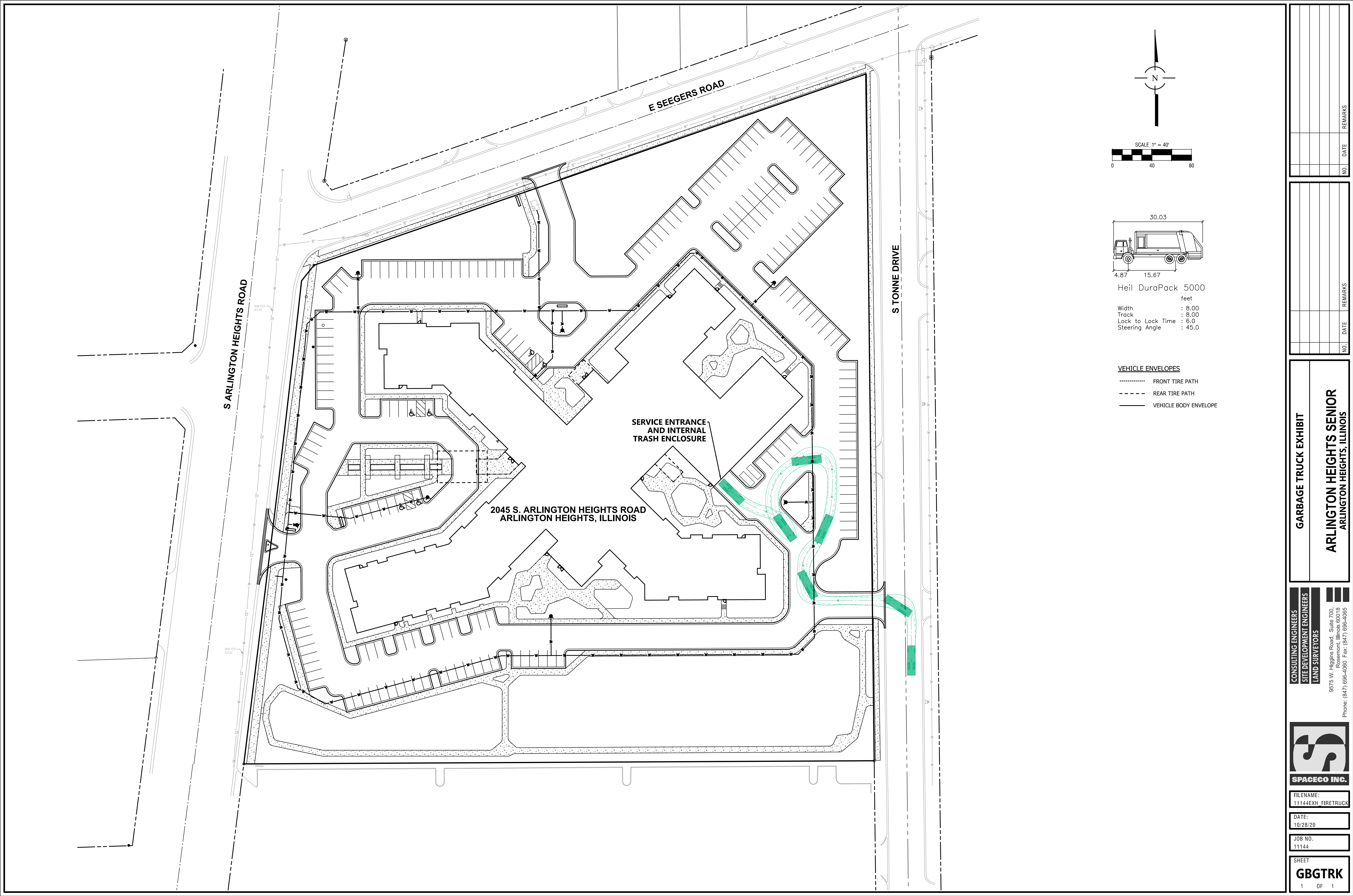

SPACECO INC.

FILENAME:
11144EXH_FIRETRUCK

DATE:
10/28/20

JOB NO.
11144

SHEET
FRTRCK
3 OF 3



- VEHICLE ENVELOPES
- FRONT TIRE PATH
 - - - - - REAR TIRE PATH
 - VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GARBAGE TRUCK EXHIBIT

ARLINGTON HEIGHTS SENIOR
ARLINGTON HEIGHTS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

SPACECO INC.

FILENAME:
11144EXH_FIRETRUCK

DATE:
10/28/20

JOB NO.
11144

SHEET
GBGTRK

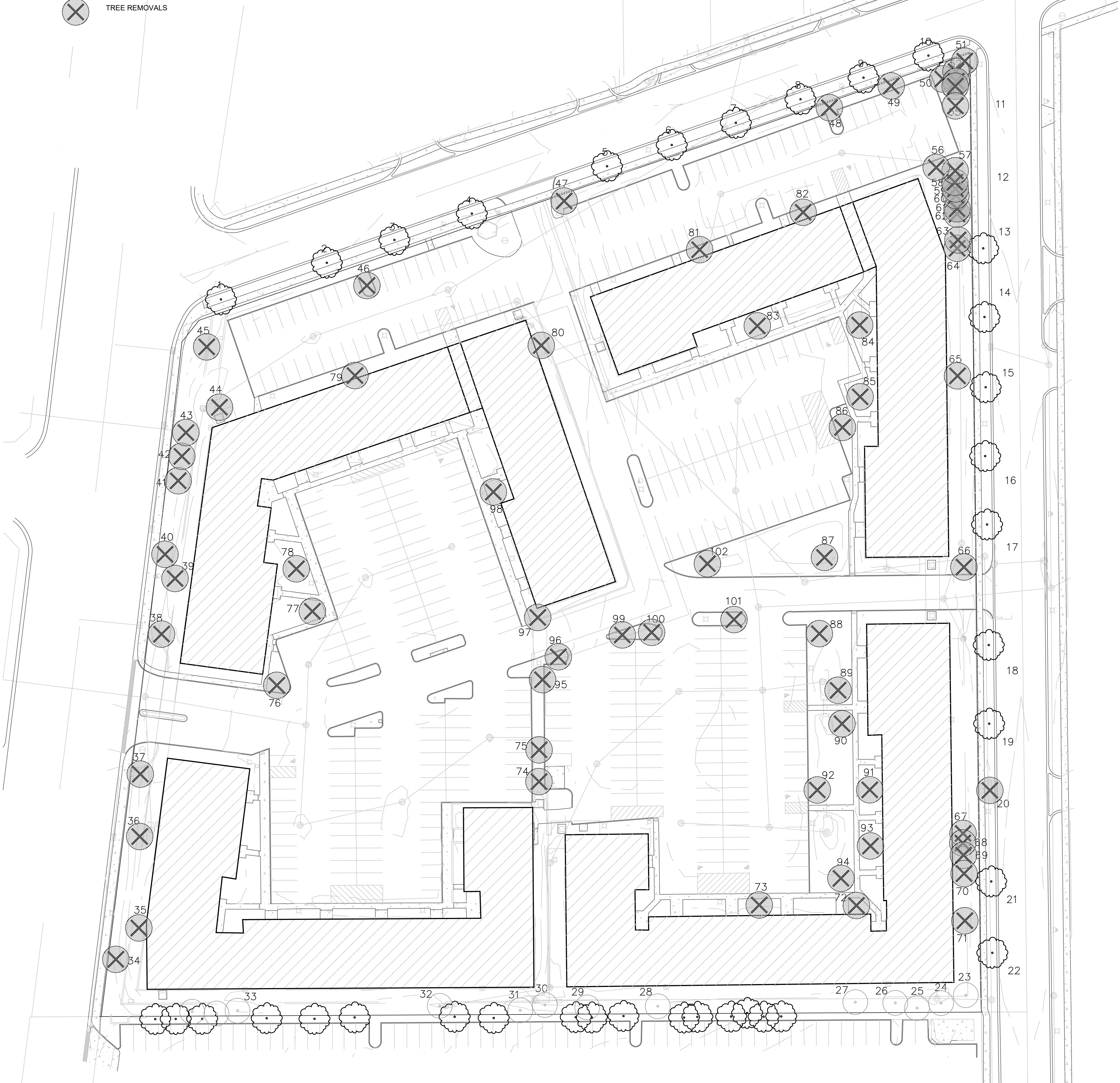
1 OF 1

#	SPECIES	CAL.	Preserved / Removed
1	Honey Locust	17	P
2	Honey Locust	11	P
3	Honey Locust	13	P
4	Honey Locust	8	P
5	Honey Locust	13	P
6	Honey Locust	13	P
7	Honey Locust	12	P
8	Honey Locust	12	P
9	Honey Locust	10	P
10	Honey Locust	10	P
11	Honey Locust	3	P
12	Honey Locust	3	P
13	Honey Locust	8	P
14	Honey Locust	12	P
15	Honey Locust	9	P
16	Honey Locust	15	P
17	Honey Locust	13	P
18	Honey Locust	15	P
19	Honey Locust	10	P
20	Honey Locust	15	R
21	Honey Locust	10	P
22	Honey Locust	10	P
23	Honey Locust	22	P
24	Honey Locust	14	P
25	Honey Locust	9	P
26	Honey Locust	19	P
27	Honey Locust	18	P
28	Honey Locust	17	P
29	Maple	14	P
30	Maple	12	P
31	Honey Locust	19	P
32	Maple	19	P
33	Honey Locust	17	P
34	Serbian Spruce	9	R
35	Maple	9	R
36	Serbian Spruce	12	R
37	Serbian Spruce	12	R
38	Serbian Spruce	11	R
39	Crabapple	3x3	R
40	Honey Locust	12	R
41	Crabapple	4x3	R
42	Crabapple	3x3	R
43	Serbian Spruce	10	R
44	Serbian Spruce	20	R
45	Serbian Spruce	9	R
46	Maple	10	R
47	Maple	6	R
48	Maple	15	R
49	Maple	11	R
50	Mulberry	4x5	R
51	Serbian Spruce	10	R

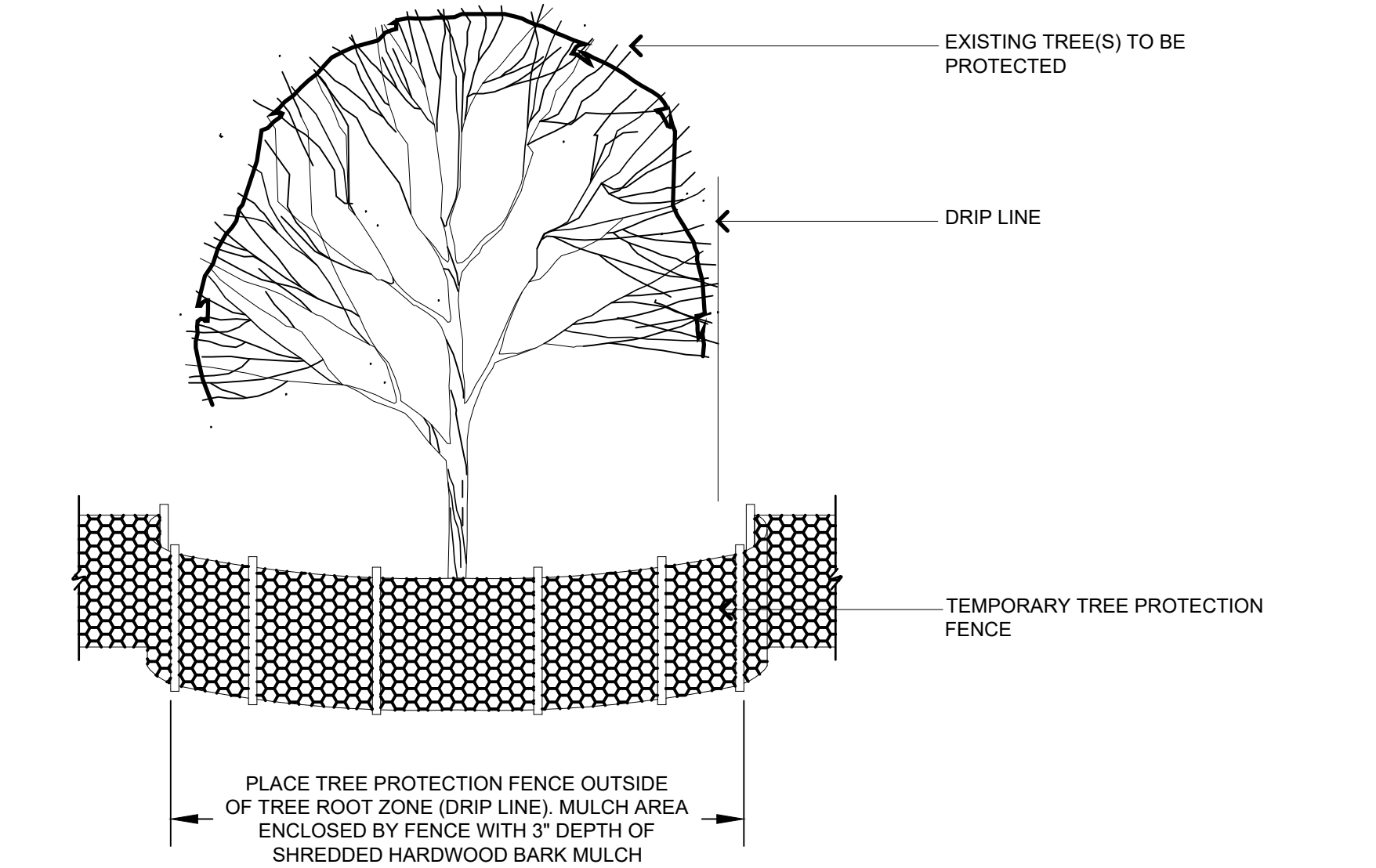
52	Honey Locust	7	R
53	Honey Locust	13	R
54	Honey Locust	7	R
55	Honey Locust	17	R
56	Honey Locust	12	R
57	Honey Locust	11	R
58	Honey Locust	13	R
59	Honey Locust	13	R
60	Honey Locust	11	R
61	Honey Locust	11	R
62	Honey Locust	12	R
63	Honey Locust	13	R
64	Honey Locust	13	R
65	Honey Locust	14	R
66	Maple	12	R
67	Honey Locust	13	R
68	Honey Locust	11	R
69	Honey Locust	8	R
70	Honey Locust	14	R
71	Honey Locust	19	R
72	Honey Locust	6	R
73	Honey Locust	6	R
74	Serbian Spruce	19	R
75	Honey Locust	9	R
76	Honey Locust	12	R
77	Honey Locust	10	R
78	Honey Locust	9	R
79	Maple	6	R
80	Maple	14	R
81	Honey Locust	6	R
82	Oak	6	R
83	Honey Locust	14	R
84	Honey Locust	9	R
85	Honey Locust	8	R
86	Honey Locust	14	R
87	Honey Locust	13	R
88	Honey Locust	13	R
89	Honey Locust	16	R
90	Honey Locust	5x3	R
91	Honey Locust	9	R
92	Honey Locust	15	R
93	Honey Locust	13	R
94	Honey Locust	15	R
95	Honey Locust	9	R
96	Honey Locust	9	R
97	Maple	10	R
98	Honey Locust	13	R
99	Honey Locust	7	R
100	Honey Locust	6	R
101	Honey Locust	7	R
102	Honey Locust	13	R

TREE LEGEND

- PRESERVED TREES (WITHIN PROPERTY)
- PRESERVED TREES (OUTSIDE OF PROPERTY LINE)
- TREE REMOVALS

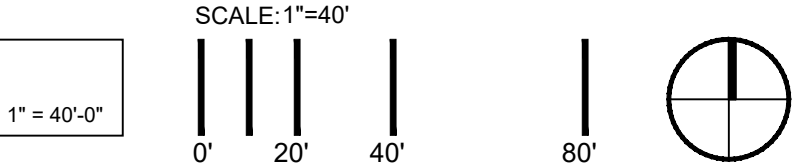


03 L1-0 EXISTING TREE LIST N.T.S.



01 L1-0 TREE PRESERVATION DETAIL N.T.S.

02 L1-0 TREE PRESERVATION PLAN



Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005



LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVENUE #601
CHICAGO, IL 60601
PH: (312) 663-5494
www.thinkconfluence.com



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed landscape architect under the laws of the State of Illinois

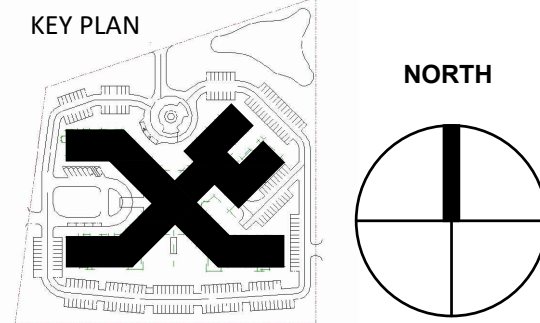
Signature
Typed or Printed Name
License # Date

NOT FOR CONSTRUCTION

PLAN COMMISSION + DESIGN REVIEW APPLICATION 10/28/2020

ORIGINAL ISSUE:		
REVISIONS		
No.	Description	Date

20286
PROJECT NUMBER
JC CS
DRAWN BY CHECKED BY



Arlington Heights Senior

TREE PRESERVATION PLAN
L1-0

Arlington Heights Senior

2045 S Arlington Heights Rd
Arlington Heights, IL 60005



LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVENUE #601
CHICAGO, IL 60601
PH: (312) 663-5494
www.thinkconfluence.com



500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed landscape architect under the laws of the State of Illinois

Signature

Typed or Printed Name

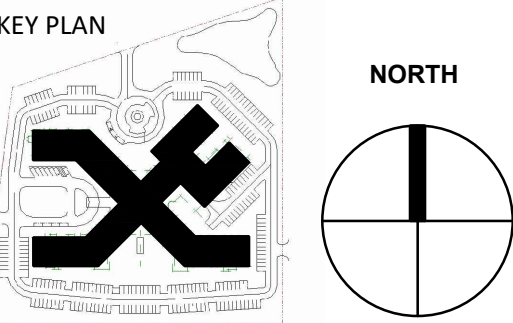
License # Date

NOT FOR CONSTRUCTION

PLAN COMMISSION + DESIGN REVIEW APPLICATION
10/28/2020

ORIGINAL ISSUE:		
REVISIONS		
No.	Description	Date

20286
PROJECT NUMBER
JC CS
DRAWN BY CHECKED BY



Arlington Heights Senior

LANDSCAPE PLAN
L1-1

FURNISHING KEYNOTE LEGEND:

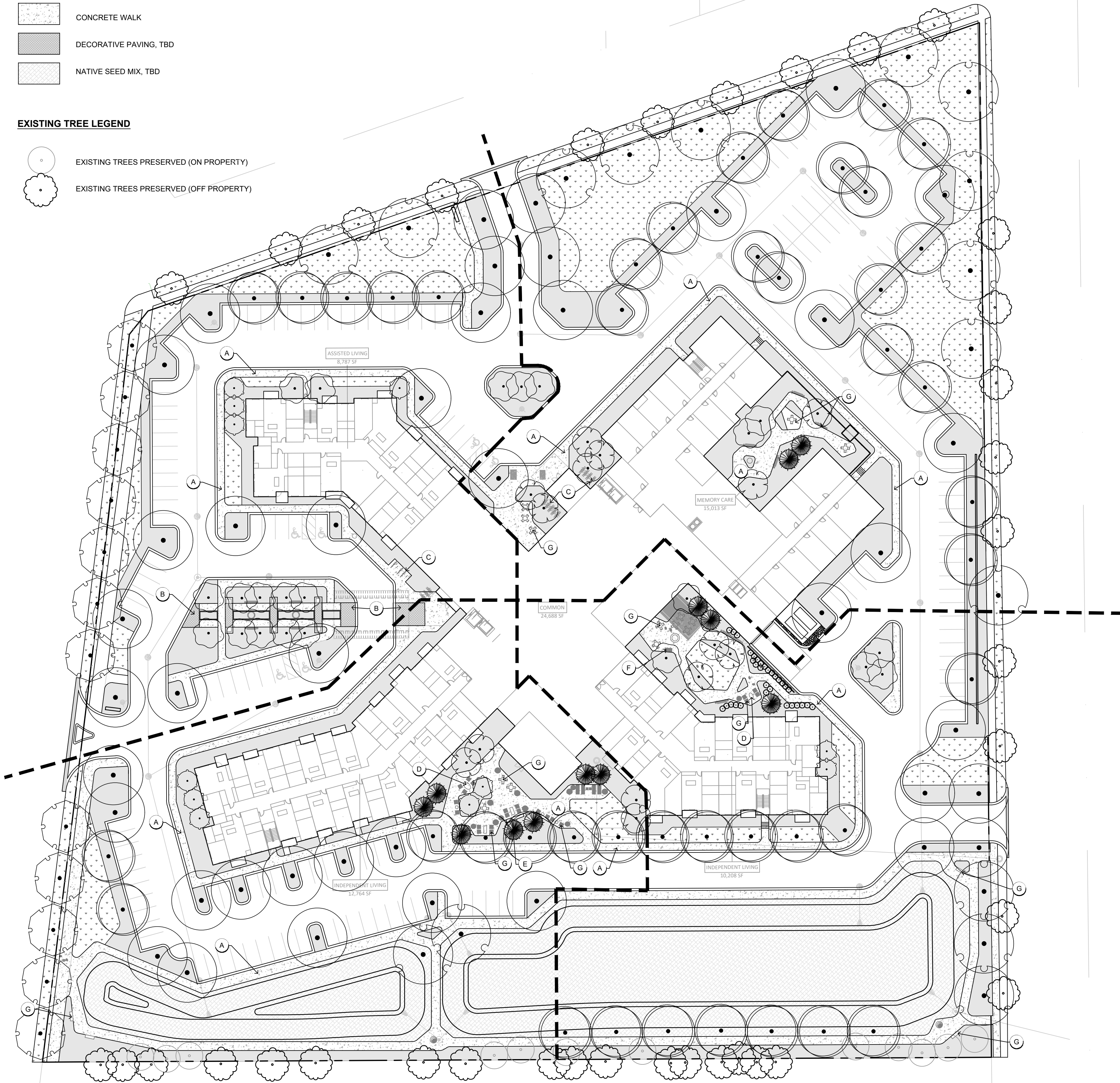
- A CONCRETE WALK
- B DECORATIVE PAVEMENT
- C BIKE RACK
- D FIRE PIT FEATURE
- E FIRE PLACE FEATURE
- F GRILL STATION
- G SITE FURNITURE

HATCH LEGEND:

- TURF SOD
- SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
- CONCRETE WALK
- DECORATIVE PAVING, TBD
- NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

- EXISTING TREES PRESERVED (ON PROPERTY)
- EXISTING TREES PRESERVED (OFF PROPERTY)

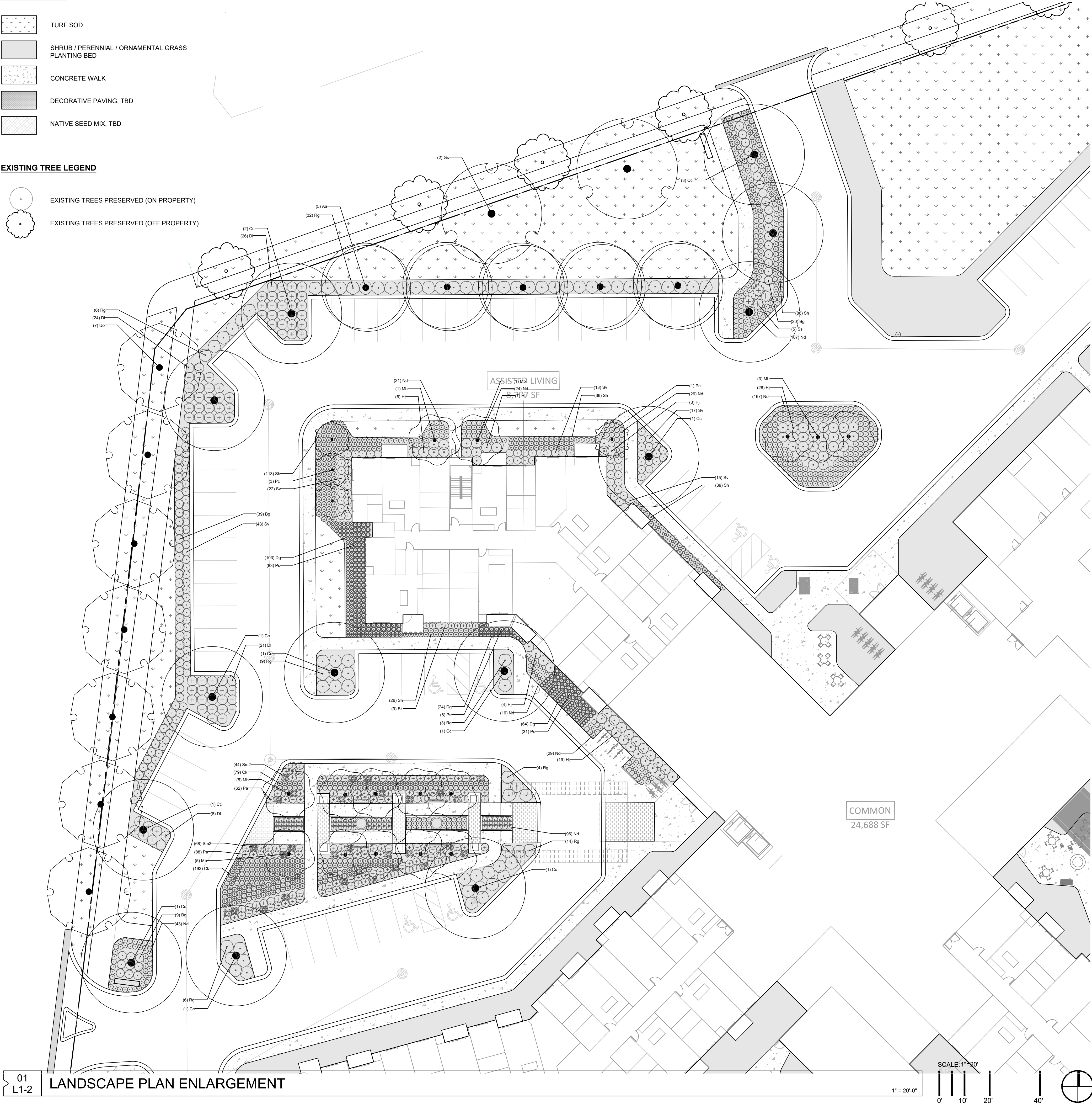


HATCH LEGEND:

	TURF SOD
	SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
	CONCRETE WALK
	DECORATIVE PAVING, TBD
	NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

	EXISTING TREES PRESERVED (ON PROPERTY)
	EXISTING TREES PRESERVED (OFF PROPERTY)



PLANT SCHEDULE PLANTING PLAN L1-2

TREES	QTY	COMMON / BOTANICAL NAME	CONT
	5	Autumn Blaze Freeman Maple / <i>Acer x freemanii</i> 'Jeffsred' TM	B & B, 4" Cal
	13	Chicagoland Common Hackberry / <i>Celtis occidentalis</i> 'Chicagoland'	B & B, 4" Cal
	2	Skyline Honey Locust / <i>Gleditsia triacanthos</i> 'Skyline'	B & B, 4" Cal
	4	Cleveland Select Pear / <i>Pyrus calleryana</i> 'Cleveland Select'	B & B, 4" Cal
	7	Triumph Elm / <i>Ulmus carpinifolia</i> 'Morton Glossy'	B & B, 4" Cal
ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT
	15	Beverly Crabapple / <i>Malus x 'Beverly'</i>	8'
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT
	68	Chicagoland Green Boxweed / <i>Buxus x 'Glencoe'</i> TM	5 gal
	79	Dwarf Bush Honeysuckle / <i>Diervilla lonicera</i>	5 gal
	67	Little Lime Hydrangea / <i>Hydrangea paniculata</i> 'Jane' TM	5 gal
	74	Gro-Low Fragrant Sumac / <i>Rhus aromatica</i> 'Gro-Low'	5 gal
	115	Matcha Ball Ash Leaf Spirea / <i>Sorbaria sorbifolia</i> 'Levgreen' TM	5 gal
	5	Sem Ash Leaf Spirea / <i>Sorbaria sorbifolia</i> 'Sem'	5 gal
	9	Blue Kazoo Double Play Spirea / <i>Spiraea media</i> 'SMSMBK' TM	5 gal
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT
	272	Karl Foerster Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 gal
	191	Gold Dew Tufted Hair Grass / <i>Deschampsia cespitosa</i> 'Goldtau'	1 gal
	122	Shenandoah Switch Grass / <i>Panicum virgatum</i> 'Shenandoah'	1 gal
	303	Prairie Dropseed / <i>Sporobolus heterolepis</i>	1 gal
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT
	539	Catmint / <i>Nepeta x 'Walkers Low'</i>	1 gal
	150	Russian Sage / <i>Perovskia atriplicifolia</i>	1 gal
	112	Maynight Salvia / <i>Salvia nemorosa</i> 'Mainacht'	1 gal

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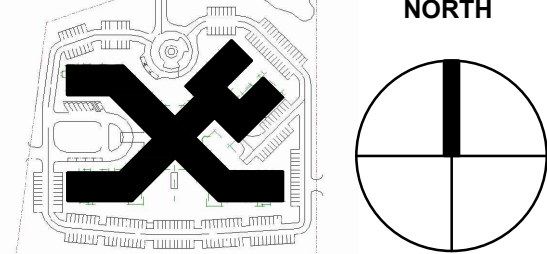
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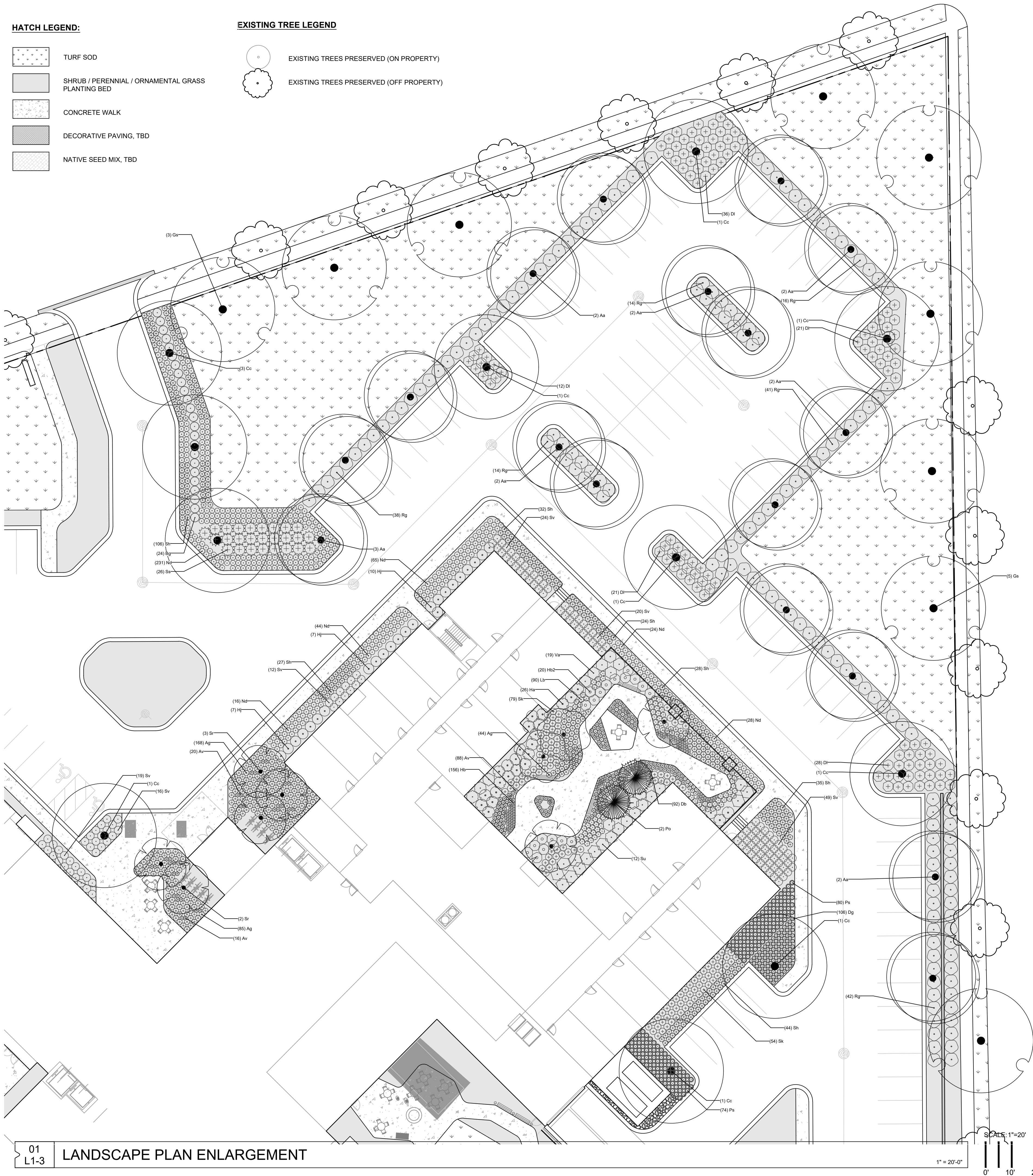
KEY PLAN



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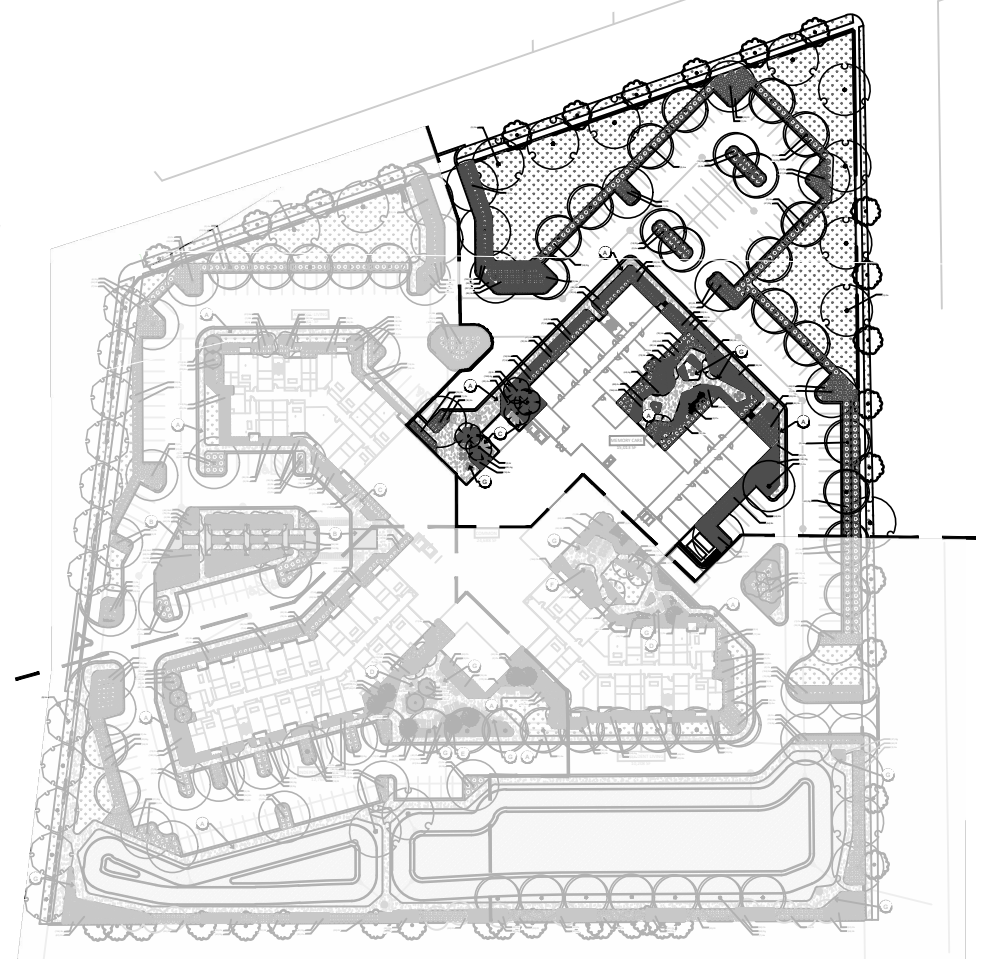
LANDSCAPE PLAN
ENLARGEMENT

L1-2



PLANT SCHEDULE PLANTING PLAN L1-3

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	17	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffersred' TM	B & B, 4" Cal	
	11	Chicagoland Common Hackberry / Celtis occidentalis 'Chicagoland'	B & B, 4" Cal	
	9	Skyline Honey Locust / Gleditsia triacanthos 'Skyline'	B & B, 4" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	2	Serbian Spruce / Picea omorika	B & B	8'
ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	2	Beverly Crabapple / Malus x 'Beverly'	8'	
	7	Japanese Tree Lilac / Syringa reticulata	8'	
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
	24	Chicagoland Green Boxweed / Buxus x 'Glencoe' TM	5 gal	
	118	Dwarf Bush Honeysuckle / Diervilla lonicera	5 gal	
	26	Incrediball Hydrangea / Hydrangea arborescens 'Abetwo'	5 gal	
	43	Invincibelle Wee White Hydrangea / Hydrangea arborescens 'NCHA5'	5 gal	
	24	Little Lime Hydrangea / Hydrangea paniculata 'Jane' TM	5 gal	
	165	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal	
	140	Matcha Ball Ash Leaf Spirea / Sorbaria sorbifolia 'Levgreen' TM	5 gal	
	26	Sem Ash Leaf Spirea / Sorbaria sorbifolia 'Sem'	5 gal	
	133	Blue Kazoo Double Play Spirea / Spiraea media 'SMSMBK' TM	5 gal	
	12	Bloomerang Dark Purple / Syringa x 'SMSJBP7'	5 gal	
	19	Blue Muffin Arrowwood Viburnum / Viburnum dentatum 'Christom' TM	5 gal	
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	
	106	Gold Dew Tufted Hair Grass / Deschampsia cespitosa 'Goldtau'	1 gal	
	154	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	1 gal	
	296	Prairie Dropseed / Sporobolus heterolepis	1 gal	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	
	36	Vision in Red Astilbe / Astilbe chinensis 'Vision in Red'	1 gal	
	124	Vision in White Chinese Astilbe / Astilbe chinensis 'Vision in White'	1 gal	
	297	Ghost Painted Fern / Athyrium x 'Ghost'	1 gal	
	92	Autumn Fern / Dryopteris erythrosora 'Brilliance'	1 gal	
	156	Blue Mouse Ears Hosta / Hosta x 'Blue Mouse Ears'	1 gal	
	20	Blueberry Muffin Plantain Lily / Hosta x 'Blueberry Muffin'	1 gal	
	90	Bleeding Heart / Lamprocapnos spectabilis	1 gal	
	431	Catmint / Nepeta x 'Walkers Low'	1 gal	



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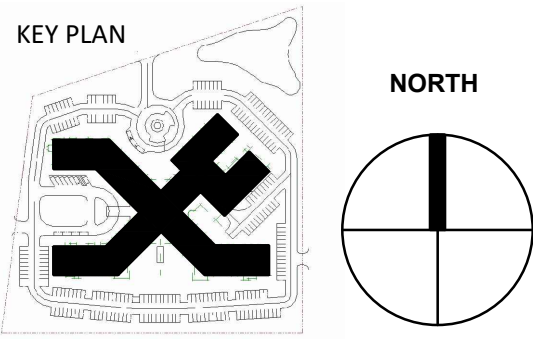
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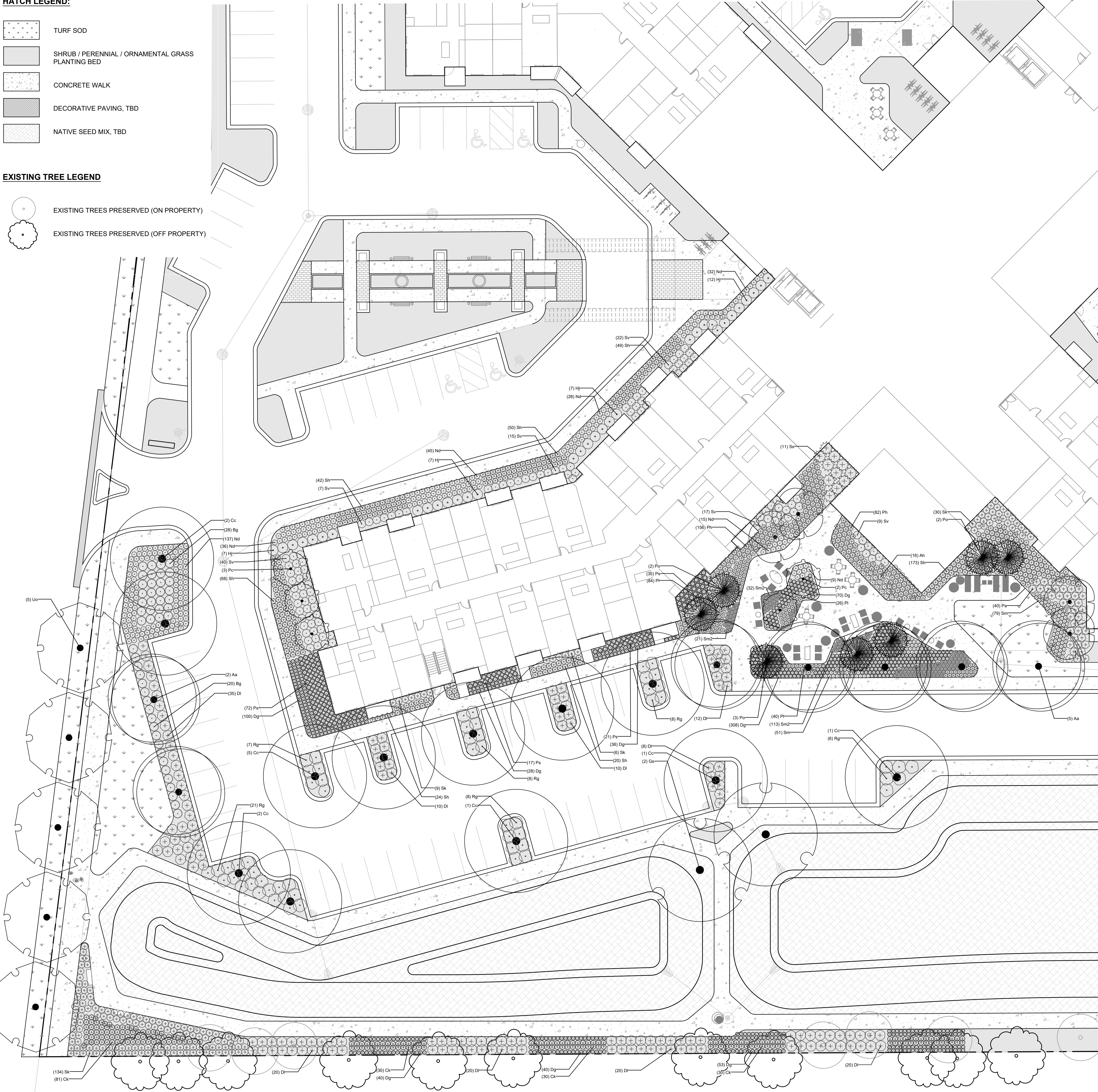
L1-3

HATCH LEGEND:

	TURF SOD
	SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
	CONCRETE WALK
	DECORATIVE PAVING, TBD
	NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

	EXISTING TREES PRESERVED (ON PROPERTY)
	EXISTING TREES PRESERVED (OFF PROPERTY)



PLANT SCHEDULE PLANTING PLAN L1-4

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	7	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffersred' TM	B & B, 4" Cal	
	12	Chicagoland Common Hackberry / Celtis occidentalis 'Chicagoland'	B & B, 4" Cal	
	2	Skyline Honey Locust / Gleditsia triacanthos 'Skyline'	B & B, 4" Cal	
	5	Cleveland Select Pear / Pyrus calleryana 'Cleveland Select'	B & B, 4" Cal	
	5	Triumph Elm / Ulmus carpinifolia 'Morton Glossy'	B & B, 4" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	7	Serbian Spruce / Picea omorika	B & B	8'
ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	4	Japanese Tree Lilac / Syringa reticulata	8'	
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
	48	Chicagoland Green Boxweed / Buxus x 'Glencoe' TM	5 gal	
	155	Dwarf Bush Honeysuckle / Diervilla lonicera	5 gal	
	33	Little Lime Hydrangea / Hydrangea paniculata 'Jane' TM	5 gal	
	58	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal	
	111	Matcha Ball Ash Leaf Spirea / Sorbaria sorbifolia 'Levgreen' TM	5 gal	
	11	Sem Ash Leaf Spirea / Sorbaria sorbifolia 'Sem'	5 gal	
	179	Blue Kazoo Double Play Spirea / Spiraea media 'SMSMBK' TM	5 gal	
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	
	189	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal	
	723	Gold Dew Tufted Hair Grass / Deschampsia cespitosa 'Goldtau'	1 gal	
	145	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	1 gal	
	238	Hamel Fountain Grass / Pennisetum alopecuroides 'Hamel'	1 gal	
	425	Prairie Dropseed / Sporobolus heterolepis	1 gal	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	
	16	Arkansas Bluestar / Amsonia hubrichtii	1 gal	
	302	Catmint / Nepeta x 'Walkers Low'	1 gal	
	35	Russian Sage / Perovskia atriplicifolia	1 gal	
	150	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'	5 gal	
	166	Maynight Salvia / Salvia nemorosa 'Mainacht'	1 gal	
	130	Matrona Sedum / Sedum x 'Matrona'	1 gal	

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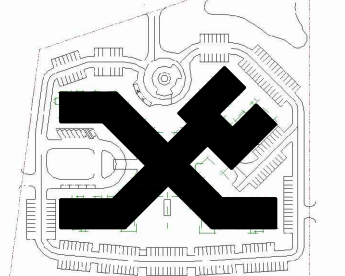
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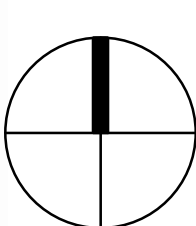
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KEY PLAN



NORTH



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LANDSCAPE PLAN
ENLARGEMENT

L1-4

01
L1-4

LANDSCAPE PLAN ENLARGEMENT

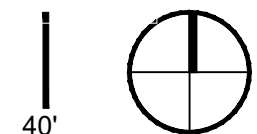
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1" = 20'-0"

0'

10'

20'

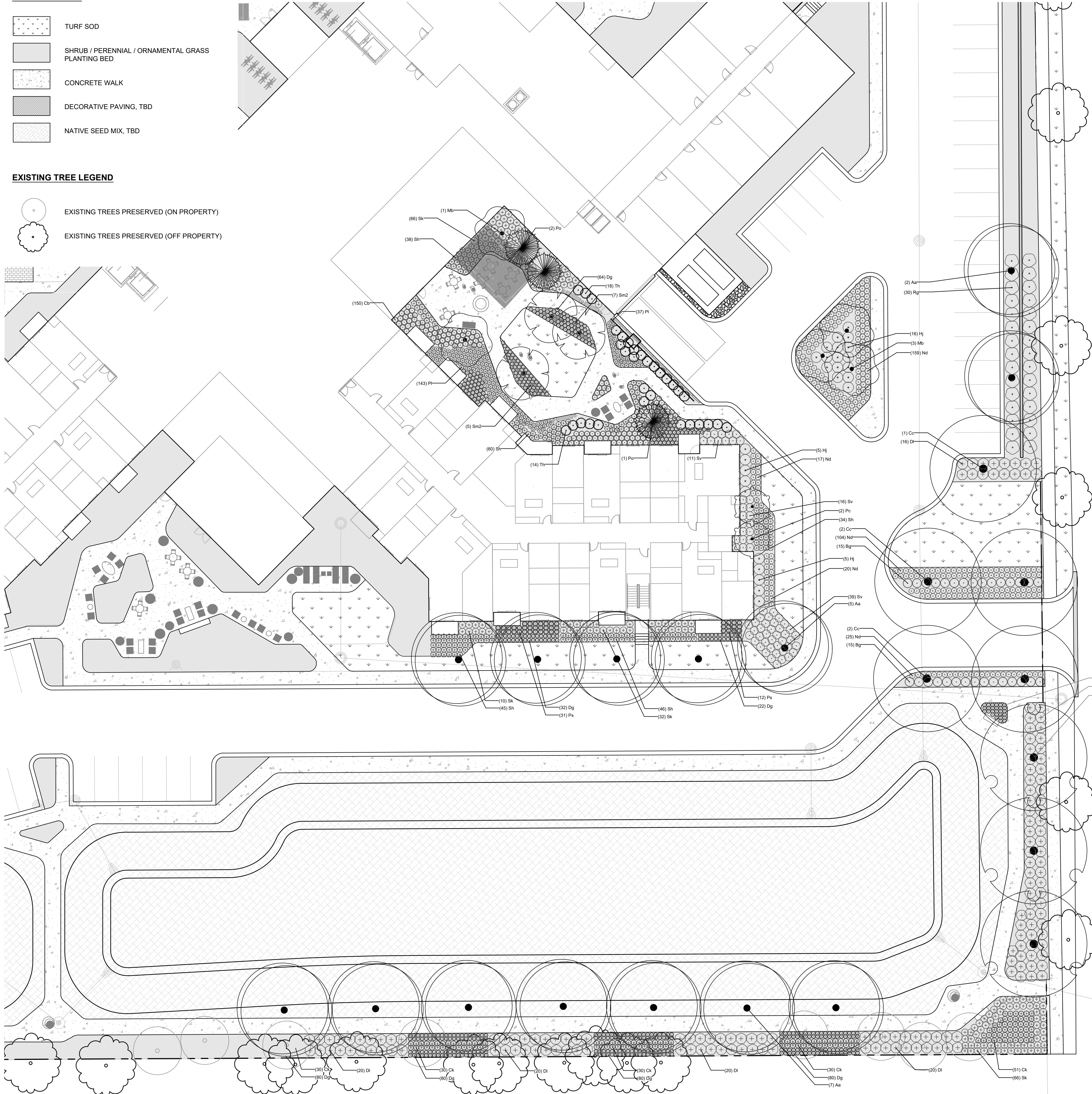


HATCH LEGEND:

	TURF SOD
	SHRUB / PERENNIAL / ORNAMENTAL GRASS PLANTING BED
	CONCRETE WALK
	DECORATIVE PAVING, TBD
	NATIVE SEED MIX, TBD

EXISTING TREE LEGEND

	EXISTING TREES PRESERVED (ON PROPERTY)
	EXISTING TREES PRESERVED (OFF PROPERTY)



PLANT SCHEDULE PLANTING PLAN L1-5

TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	14	Autumn Blaze Freeman Maple / Acer x freemanii 'Jeffsred' TM	B & B, 4" Cal	
	5	Chicagoland Common Hackberry / Celtis occidentalis 'Chicagoland'	B & B, 4" Cal	
	3	Skyline Honey Locust / Gleditsia triacanthos 'Skyline'	B & B, 4" Cal	
	2	Cleveland Select Pear / Pyrus calleryana 'Cleveland Select'	B & B, 4" Cal	
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	3	Serbian Spruce / Picea omorika	B & B	8'
	32	Holmstrup / Thuja occidentalis 'Holmstrup'	B & B	8'
ORNAMENTAL	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
	5	Beverly Crabapple / Malus x 'Beverly'	8'	
	3	Japanese Tree Lilac / Syringa reticulata	8'	
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	
	30	Chicagoland Green Boxweed / Buxus x 'Glencoe' TM	5 gal	
	160	Dwarf Bush Honeysuckle / Diervilla lonicera	5 gal	
	26	Little Lime Hydrangea / Hydrangea paniculata 'Jane' TM	5 gal	
	30	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal	
	66	Matcha Ball Ash Leaf Spirea / Sorbaria sorbifolia 'Levgreen' TM	5 gal	
	174	Blue Kazoo Double Play Spirea / Spiraea media 'SMSMBK' TM	5 gal	
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	
	150	Korean Feather Reed Grass / Calamagrostis brachytricha	1 gal	
	151	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal	
	571	Gold Dew Tufted Hair Grass / Deschampsia cespitosa 'Goldtau'	1 gal	
	43	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	1 gal	
	223	Prairie Dropseed / Sporobolus heterolepis	1 gal	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	
	325	Catmint / Nepeta x 'Walkers Low'	1 gal	
	180	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire'	5 gal	
	12	Maynight Salvia / Salvia nemorosa 'Mainacht'	1 gal	

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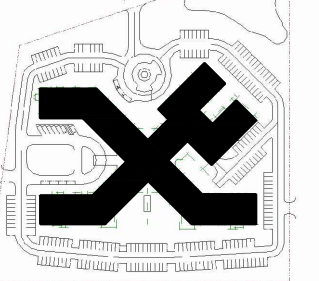
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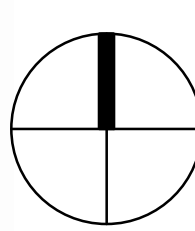
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KEY PLAN



NORTH



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LANDSCAPE PLAN
ENLARGEMENT

L1-5

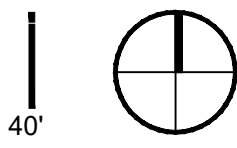
01
L1-5

LANDSCAPE PLAN ENLARGEMENT

SCALE: 1"=20'

1" = 20'-0"

0' 10' 20'



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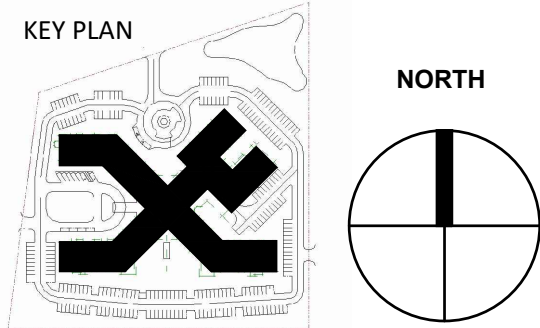
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LANDSCAPE INTENT
IMAGERY

L2-0



03
L2-0 LANDSCAPE INTENT IMAGERY - DINING COURTYARD N.T.S.



04
L2-0 LANDSCAPE INTENT IMAGERY - MAIN ENTRY SEQUENCE N.T.S.



01
L2-0 LANDSCAPE INTENT IMAGERY - MEMORY CARE COURTYARD N.T.S.



02
L2-0 LANDSCAPE INTENT IMAGERY - POOL COURTYARD N.T.S.

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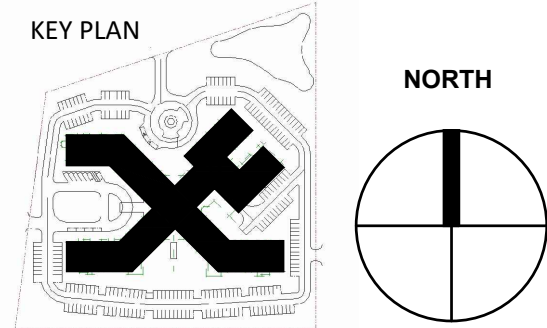
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SITE FURNISHING
IMAGERY INTENT

L2-1



03 SITE FURNISHING IMAGERY INTENT - DINING SET N.T.S.



04 SITE FURNISHING IMAGERY INTENT - SWING BENCH N.T.S.



01 SITE FURNISHING IMAGERY INTENT - LOUNGE CHAIR N.T.S.



02 SITE FURNISHING IMAGERY INTENT - FIXED BENCH N.T.S.



05
L2-2

SITE FURNISHING: PLANTERS

N.T.S.



03
L2-2

SITE FURNISHING INTENT IMAGERY -: WATER ELEMENTS

N.T.S.



04
L2-2

SITE FURNISHING INTENT IMAGERY -:BIKE RACK

N.T.S.



01
L2-2

SITE FURNISHING INTENT IMAGERY -:TRASH RECEPTACLE

N.T.S.



02
L2-2

SITE FURNISHING INTENT IMAGERY -: FIRE TABLE

N.T.S.

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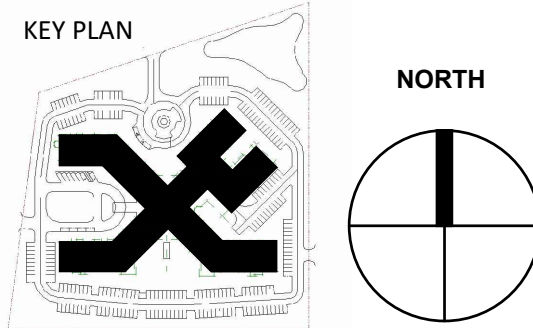
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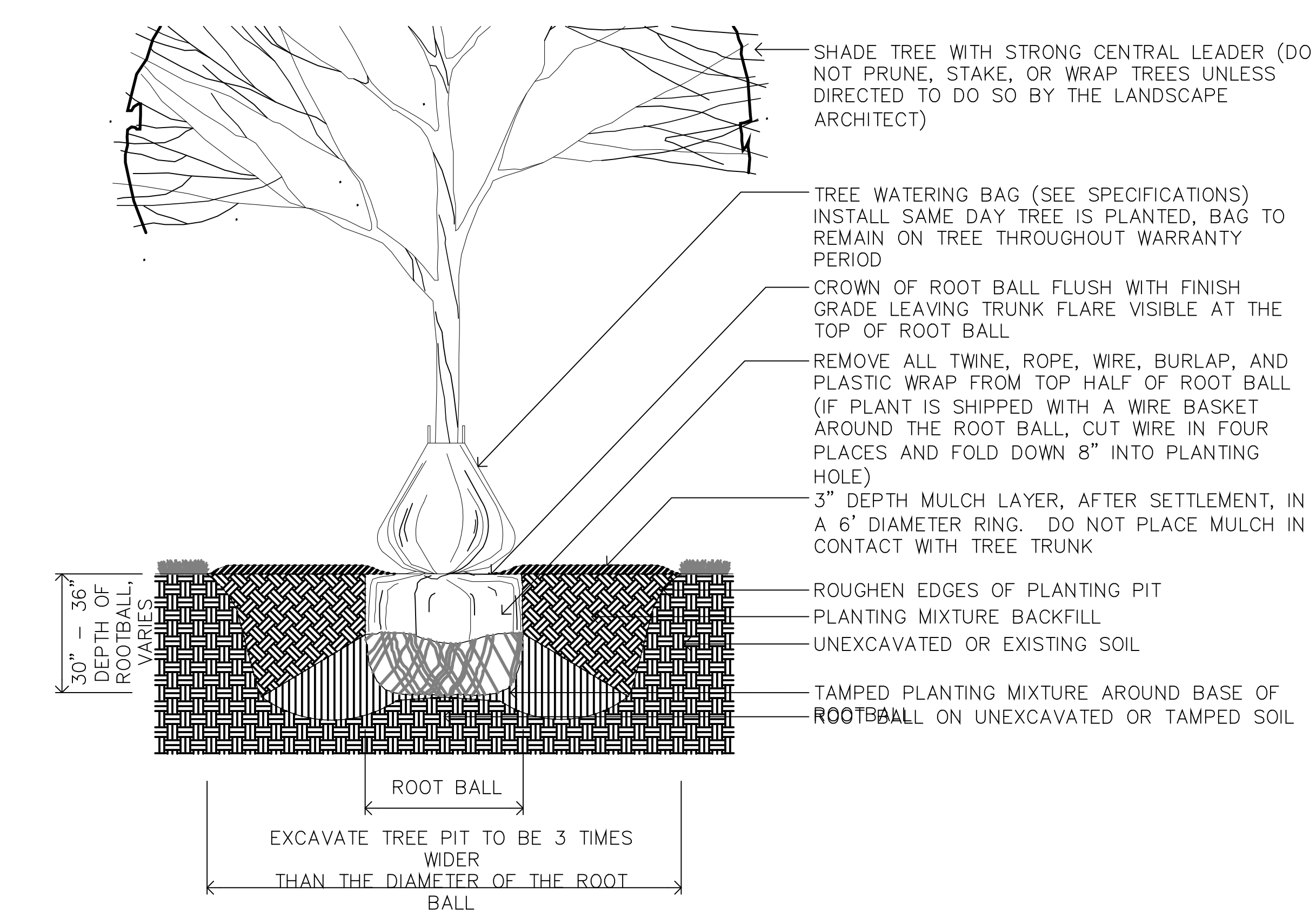
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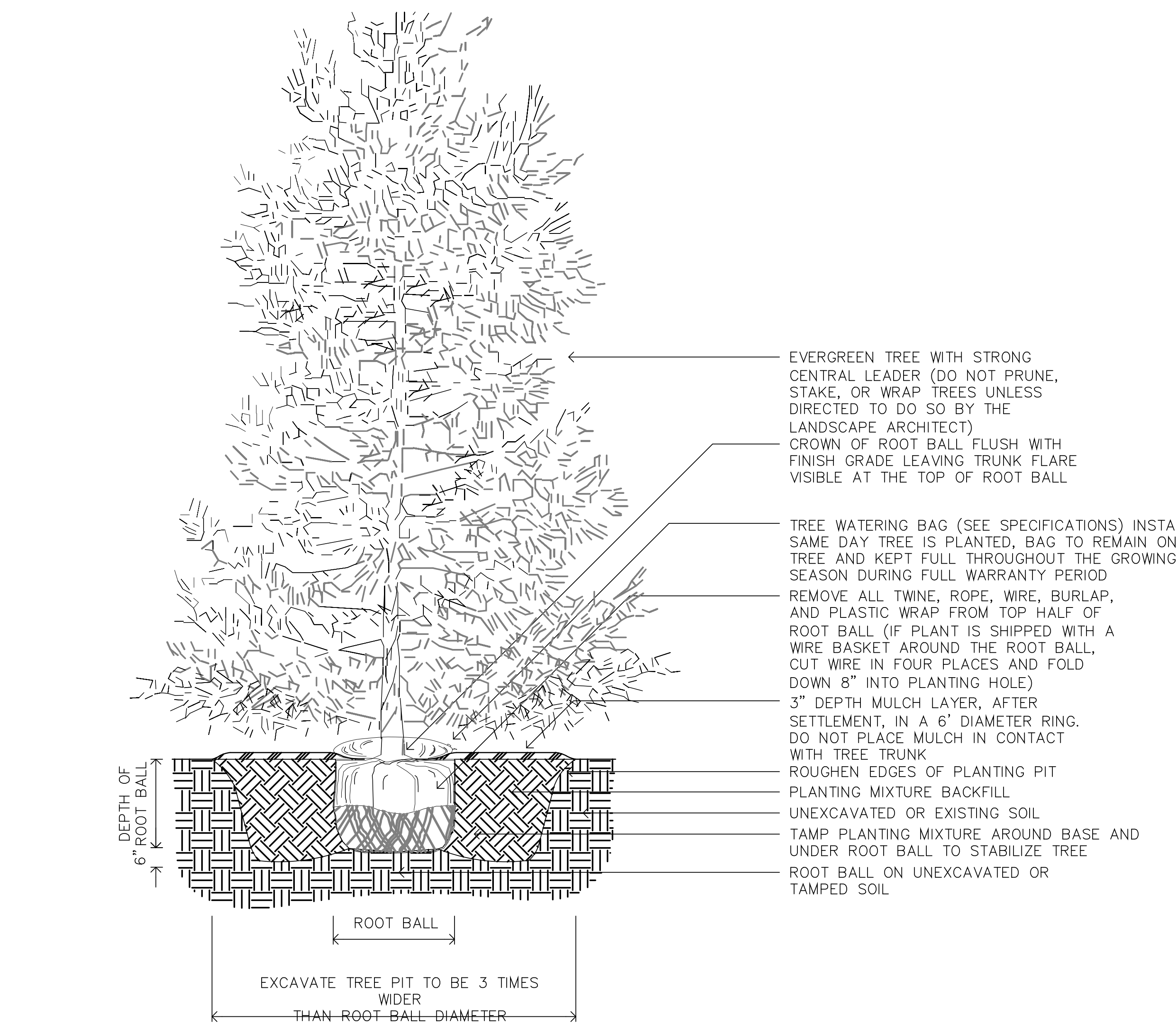
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SITE FURNISHING
IMAGERY INTENT

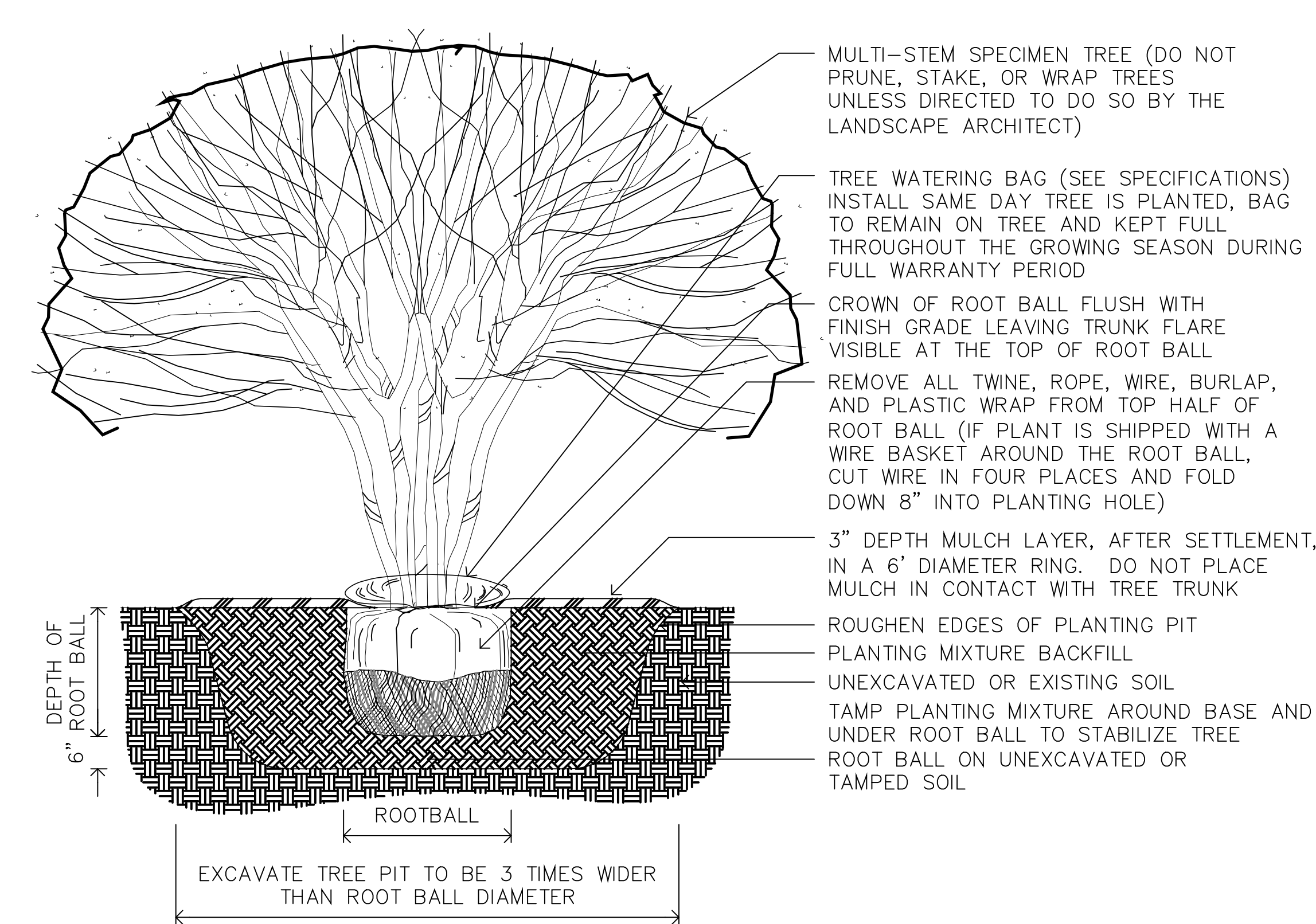
L2-2



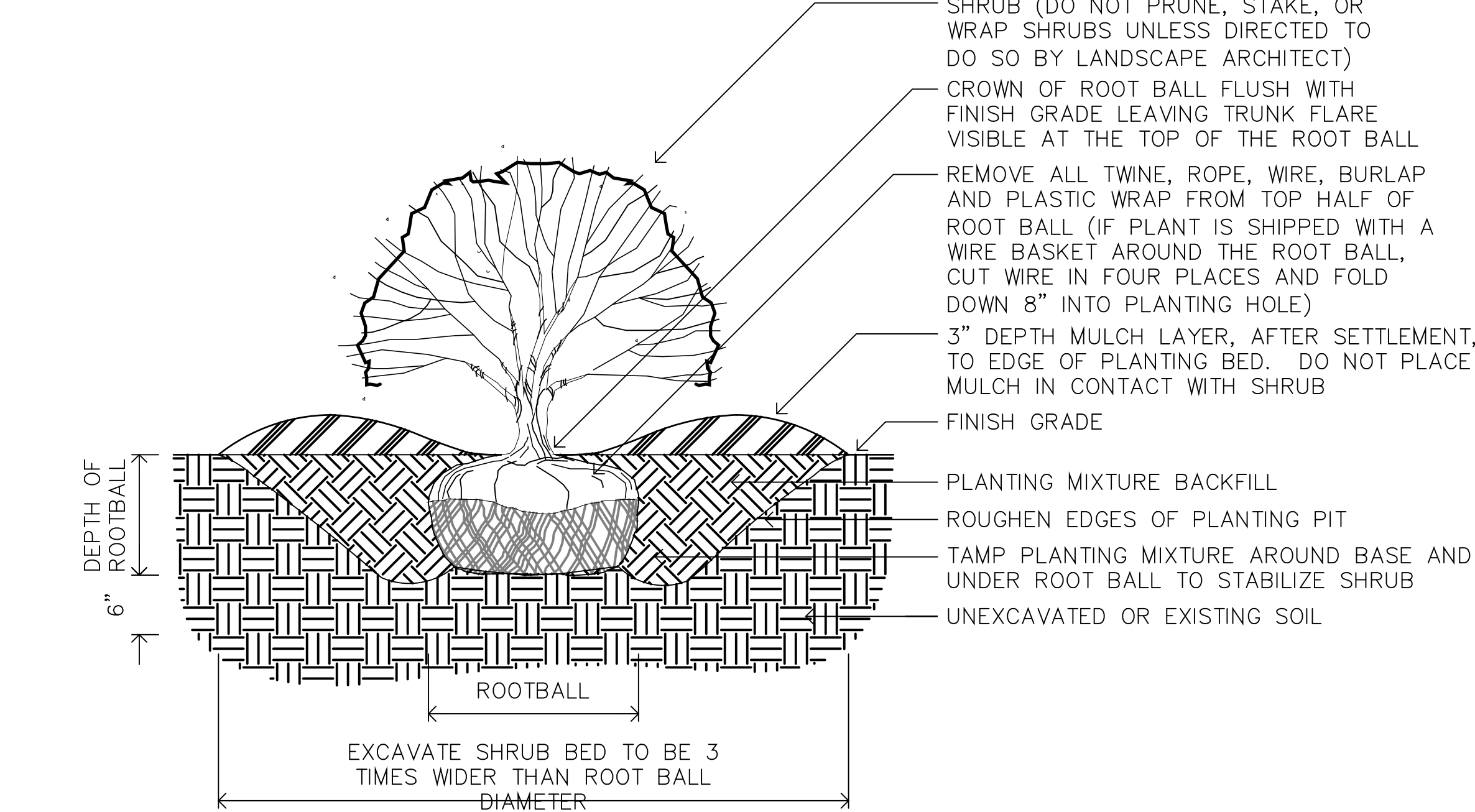
04 L3-0 DECIDUOUS TREE INSTALLATION DETAIL 1/2" = 1'-0"



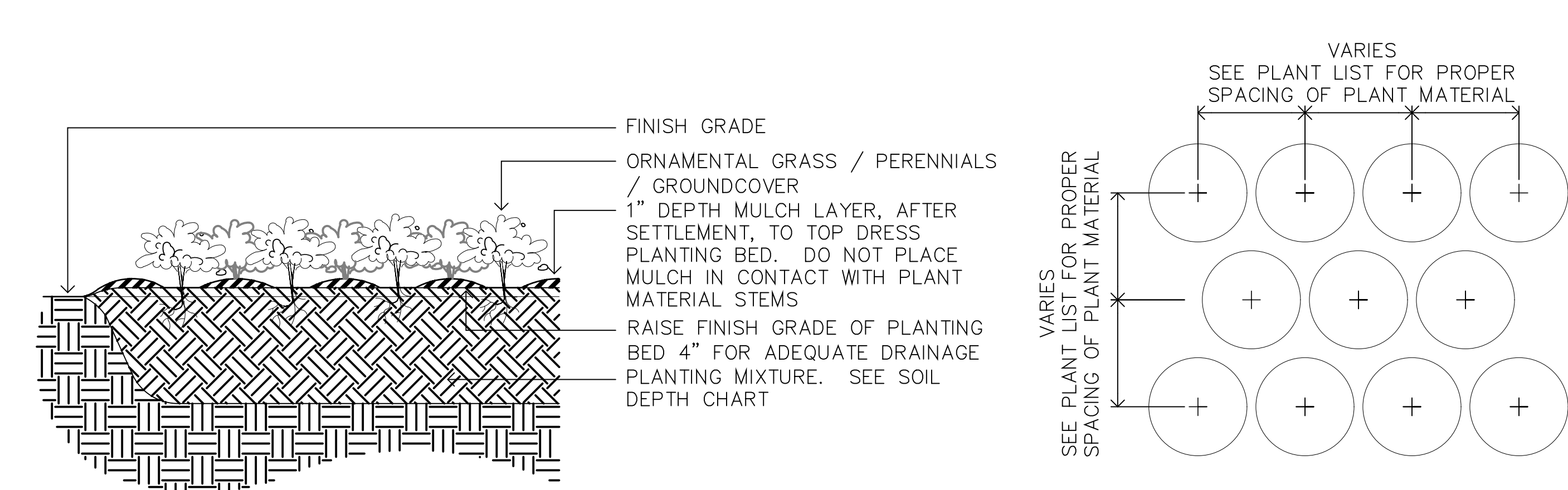
01 L3-0 EVERGREEN TREE INSTALLATION DETAIL 1/2" = 1'-0"



05 L3-0 ORNAMENTAL TREE INSTALLATION DETAIL 1/2" = 1'-0"



03 L3-0 SHRUB INSTALLATION DETAIL N.T.S.



02 L3-0 ORNAMENTAL GRASS, PERENNIAL, AND GROUND COVER INSTALLATION DETAIL N.T.S.

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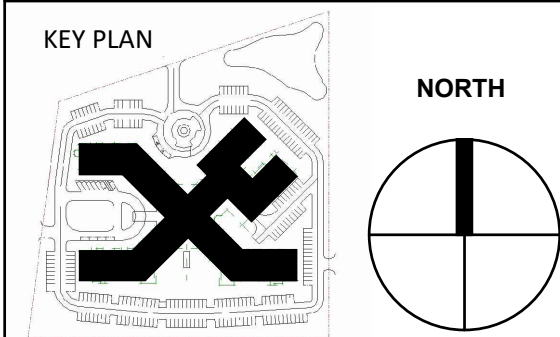
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Arlington Heights Senior

PLANTING DETAILS
L3-0

Trammell Crow Company

Snapshot Market Assessment
Arlington, Illinois
July, 2020

Updated August, 2020

Study Conducted By

ProMatura

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SECTION 1. EXECUTIVE SUMMARY

Trammell Crow

Background Information

Mary Boehmler, on behalf of Trammell Crow, engaged the ProMatura Group to complete a Snapshot Market Assessment to determine the strength of the market for independent living, assisted living, and memory care for a site located at 2045 S Arlington Heights, Arlington Heights, IL 60005.

A Snapshot Market Assessment is a quick “desktop” look at the demographic, economic, and competitive conditions of a market area and yields a preliminary estimate of demand for the proposed development. **The report is only a cursory review of the market and should not be used as a substitute for a comprehensive market feasibility study.**

Target Market & Primary Market Area (PMA)

The target market used in the demand estimates for independent living and assisted living includes households headed by someone age 75+ with \$35,000+ annual household income. The target market for memory care is assessed among the age 65+ population with \$35,000+ annual income. Estimates are for the years 2020 and 2025.

The primary market area (PMA) is the geographic area from which most prospective residents will originate. The PMAs for this study were determined to be 5- and 7-miles around the subject site. While it is feasible for a community to draw from either market area it is assumed that if the demand is strong enough to support the community utilizing the 5-mile PMA there is likely lower overall risk.

Market Conditions

Key Findings

- **Demographic Characteristics:** Overall demographic conditions in the market are mixed. While the market does enjoy overall strong affluence, growth is primarily seen as a greying of the population rather than an influx of new population. Specific demographic characteristics include:
 - **Population:** There are estimated to be 252,859 people residing in the 5-mile PMA and 525,716 people in the 7-mile PMA. Over the next five years the total population is projected to remain flat with no projected growth, which is similar to growth projections for the state.
 - **Adult Children:** The area enjoys a greater proportion of affluent households 45-64 with \$100,000+ annual income. Over the next five years this segment will grow, but at a slower pace than seen for the state and nationally.
 - **75+ Households:** The proportion of households 75+ with \$50,000+ annual income is slightly stronger than both national and state proportions. Over the next five years this segment is projected to have continued growth resulting in approximately 1,000 new target households in the 5-mile PMA and 2,000 in the 7-mile PMA.
 - **Geographic Characteristics:** There are 3-4 ZIP code areas (that includes the subject ZIP code area) in and around Arlington Heights, Des Plaines and Mount Prospect that enjoys a significantly larger number of affluent adult children and households 75+ with \$50,000+ annual income.
- **Supply:** Within a 5-mile radius of the subject site, ProMatura identified 15 service-enriched communities (excluding freestanding skilled nursing). Among these communities in the 5-mile PMA, the supply is varied and includes six independent living options (three are found in CCRCs). Four of the 15 communities have opened over the past five years. The 5- to 7- mile band includes 10 additional communities, the newest being Atria Glenview. Atria Glenview opened in 2019 and offers independent, assisted living and memory care.
- **Planning:** Utilizing the Dodge Data & Analytics Construction and Planning Dataset a single project was found to be in the formal stages of planning. Harbor Retirement has plans to open 78 assisted living units and 32 memory care units. The site is located at the former Motorola campus in Schaumburg, 3.7 miles from the proposed site. Information obtained through from the Village of Arlington Heights identified a development by Ryan Companies located 0.3 miles north of the subject site. Preliminarily the project is to include 102 independent living units, 60 assisted living units, and 38 memory care units.
- **Construction:** Using NICMAP Property Inventory Report, ProMatura did not identify any projects currently under construction.

Market Opportunity

Exhibits 1.1 through 1.4 show annual demand in 2020 and 2025 for private-pay independent living, assisted living and memory care in the 5- and 7-mile PMAs. Demand estimates assume 20 percent of the demand will originate from outside of the PMAs. Demand is estimated with and without the Ryan Companies development.

Opportunity among all service levels and incomes segments is positive in 2020. With no projects under construction, market opportunity only increases over the next five years.

When assuming the Ryan Companies project in planning comes to fruition, the market for all segments tested remains favorable.

Exhibit 1.1. Market Opportunity in the 5-Mile PMA-2020 & 2025

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	\$35,000+	8,551	381	663	161	0	220
	Assisted Living	75+ Households	\$35,000+	8,551	601	695	362	0	239
	Memory Care	65+ Population	\$35,000+	32,595	311	265	164	0	147
2025	Independent Living	75+ Households	\$35,000+	9,595	440	663	161	0	279
	Assisted Living	75+ Households	\$35,000+	9,595	656	695	362	0	294
	Memory Care	65+ Population	\$35,000+	38,605	358	265	164	0	194

Exhibit 1.2. Market Opportunity in the 5-Mile PMA-2020 & 2025 Including Ryan Companies Project

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	\$35,000+	8,551	381	663	161	99	121
	Assisted Living	75+ Households	\$35,000+	8,551	601	695	362	58	181
	Memory Care	65+ Population	\$35,000+	32,595	311	265	164	38	109
2025	Independent Living	75+ Households	\$35,000+	9,595	440	762	197	0	243
	Assisted Living	75+ Households	\$35,000+	9,595	656	753	392	0	264
	Memory Care	65+ Population	\$35,000+	38,605	358	303	187	0	171

Market Opportunity

When expanded to the 7-mile PMA, the opportunity seen for all three care types remains strong and suggests that the market could potentially support multiple new communities.

When assuming the Ryan Companies project in planning comes to fruition in the 7-mile PMA, the market is projected to absorb the development and to be underserved through 2025.

Exhibit 1.3. Market Opportunity in the 7-Mile PMA-2020 & 2025

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	\$35,000+	15,869	715	1,422	378	0	337
	Assisted Living	75+ Households	\$35,000+	15,869	1,110	984	513	0	597
	Memory Care	65+ Population	\$35,000+	65,069	603	504	311	0	292
2025	Independent Living	75+ Households	\$35,000+	17,998	831	1,422	378	0	453
	Assisted Living	75+ Households	\$35,000+	17,998	1,218	984	513	0	705
	Memory Care	65+ Population	\$35,000+	77,245	700	504	311	0	389

Exhibit 1.4. Market Opportunity in the 7-Mile PMA-2020 & 2025 Including Ryan Companies Project

Year	Housing Segment	Age Segment	Income Segment	Market	Demand	Number of Competitive Units	Annual Turnover	Units Under Construction	Market Opportunity
2020	Independent Living	75+ Households	\$35,000+	15,869	715	1,422	378	100	237
	Assisted Living	75+ Households	\$35,000+	15,869	1,110	984	513	59	538
	Memory Care	65+ Population	\$35,000+	65,069	603	504	311	38	254
2025	Independent Living	75+ Households	\$35,000+	17,998	831	1,522	415	0	417
	Assisted Living	75+ Households	\$35,000+	17,998	1,218	1,043	543	0	675
	Memory Care	65+ Population	\$35,000+	77,245	700	542	334	0	365

Conclusions/ Recommendations

The results of this desktop study are positive, and reveal favorable opportunity for the proposed development. While the market is not high growth it is growing. Based on analysis of supply and demand there is opportunity for the proposed project particularly based on the need for independent living and memory care. Additionally, these estimates are conservative and do not take into account specific attributes of the supply and assume that all competitors are full and would compete equally with the proposed project.

This Snapshot supports moving forward with continued due diligence. Specific areas of focus should include a deeper dive in to the supply, particularly the large number of CCRCs and how they may impact the proposed rental product.

SECTION 2 DEMOGRAPHICS

Trammell Crow

Demographics Overview (5-Mile PMA)

Population

The population in the 5-mile PMA is estimated to have declined from 255,836 to 252,859, a decline of 1.2% since 2010. Over the next five years, the population is projected to decline by 0.6%.

The population in the United States is estimated to have increased from 308,745,538 to 330,342,293, a growth of 7.0% since 2010. Over the next five years, the population is projected to grow by 3.3%.

The median age in 2020 for this area is 42.5. The average age is 42.2. Five years from now, the median age is projected to be 43.3.

The median age in 2020 for the United States is 38.7. The average age is 39.6. Five years from now, the median age is projected to be 39.7.

Households

The number of households in the 5-mile PMA is estimated to have increased from 102,155 to 102,214, a growth of 0.1% since 2010. Over the next five years, the number is expected to decline by 0.2%.

The number of households in the United States is estimated to have increased from 116,716,292 to 125,476,002, a growth of 7.5% since 2010. Over the next five years, the number is projected to increase by 3.4%.

Household Income

The average household income in the 5-mile PMA is estimated to be \$111,391 in 2020, while the average household income for the United States is estimated to be \$93,707.

Over the next five years, the average household income in the 5-mile PMA is projected to increase to \$125,358.

Over the next five years, the average household income in the United States is projected to increase to \$104,663.

Employment

In the 5-mile PMA, 95.8% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.0% are in the armed forces, 65.3% are employed civilians, 2.8% are unemployed civilians, 31.8% are not in the labor force.

For the United States, 94.5% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.4% are in the armed forces, 59.3% are employed civilians, 3.5% are unemployed civilians and 36.8% are not in the labor force.

The occupational classifications are as follows in the 5-mile PMA: 17.5% hold blue collar occupations, 68.3% hold white collar occupations, and 14.2% are service and farm workers.

The occupational classifications are as follows for the United States: 20.4% hold blue collar occupations, 61.0% hold white collar occupations and 18.6% are service and farm workers.

Educational Attainment

Currently, it is estimated that of the population over 25 in the 5-mile PMA, 28.9% have a Bachelor's Degree, 12.9% have a Master's Degree, 2.1% have a Professional School Degree, and 1.1% have a Doctorate Degree.

In comparison, it is estimated that for the U.S. population over 25, 19.5% have a Bachelor's Degree, 8.6% have a Master's Degree, 2.1% have a Professional School Degree, and 1.4% have a Doctorate Degree.

Demographics Overview (7-Mile PMA)

Population

The population in the 7-mile PMA is estimated to have declined from 530,310 to 525,716, a decline of 0.9% since 2010. Over the next five years, the population is projected to decline by 0.5%.

The population in the United States is estimated to have increased from 308,745,538 to 330,342,293, a growth of 7.0% since 2010. Over the next five years, the population is projected to grow by 3.3%.

The median age in 2020 for this area is 41.7. The average age is 41.6. Five years from now, the median age is projected to be 42.7.

The median age in 2020 for the United States is 38.7. The average age is 39.6. Five years from now, the median age is projected to be 39.7.

Households

The number of households in the 7-mile PMA is estimated to have increased from 206,881 to 207,523, a growth of 0.3% since 2010. Over the next five years, the number is expected to decline by 0.1%.

The number of households in the United States is estimated to have increased from 116,716,292 to 125,476,002, a growth of 7.5% since 2010. Over the next five years, the number is projected to increase by 3.4%.

Household Income

The average household income in the 7-mile PMA is estimated to be \$109,508 in 2020, while the average household income for the United States is estimated to be \$93,707.

Over the next five years, the average household income in the 7-mile PMA is projected to increase to \$123,223.

Over the next five years, the average household income in the United States is projected to increase to \$104,663.

Employment

In the 7-mile PMA, 96.0% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.1% are in the armed forces, 66.1% are employed civilians, 2.7% are unemployed civilians, 31.1% are not in the labor force.

For the United States, 94.5% of the labor force is estimated to be employed in 2020. The employment status of the population age 16 and over is as follows: 0.4% are in the armed forces, 59.3% are employed civilians, 3.5% are unemployed civilians and 36.8% are not in the labor force.

The occupational classifications are as follows in the 7-mile PMA: 18.7% hold blue collar occupations, 66.2% hold white collar occupations, and 15.1% are service and farm workers.

The occupational classifications are as follows for the United States: 20.4% hold blue collar occupations, 61.0% hold white collar occupations and 18.6% are service and farm workers.

Educational Attainment

Currently, it is estimated that of the population over 25 in the 7-mile PMA, 28.1% have a Bachelor's Degree, 12.5% have a Master's Degree, 2.2% have a Professional School Degree, and 1.0% have a Doctorate Degree.

In comparison, it is estimated that for the U.S. population over 25, 19.5% have a Bachelor's Degree, 8.6% have a Master's Degree, 2.1% have a Professional School Degree, and 1.4% have a Doctorate Degree.

Primary Market Area

The primary market area (PMA) is the geographic area from which most prospective residents will originate. Two PMAs have been selected for this study, a 5- and a 7-mile radius around the site located at 2045 S Arlington Heights, Arlington Heights, Illinois 60005.

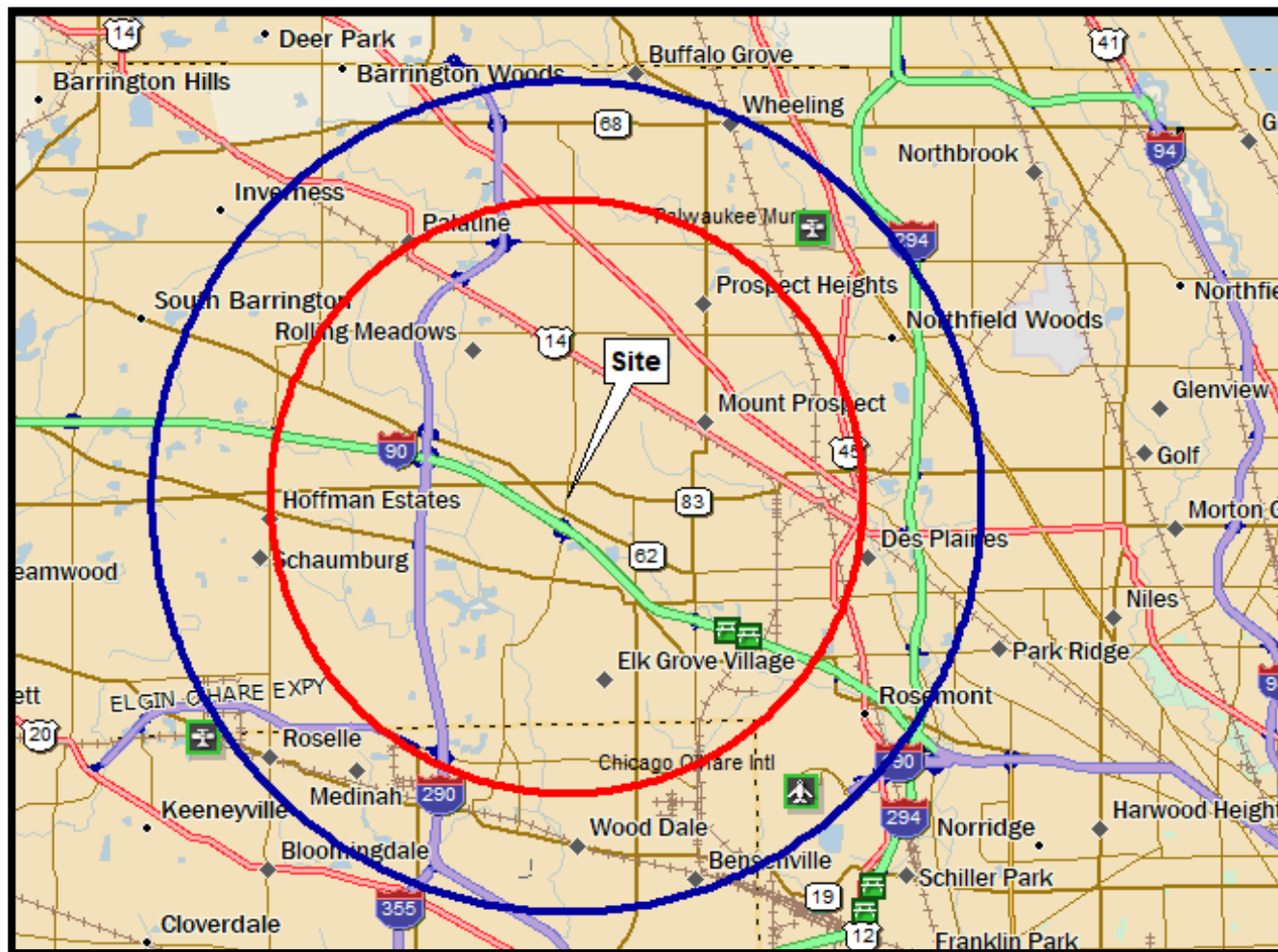


Exhibit 2.1. Map of Primary Market Areas

Total Population - 2020

There are 19 ZIP code areas with more than 50 percent of their geographic area found within a 7-mile radius of the proposed site. In 2020 there are estimated to be 252,859 people in the 5-mile PMA and 525,716 in the 7-mile PMA. The 60016 ZIP code area located east of the site is the most populated ZIP code area. Generally, ZIP code areas to the east and north are more populated than those south of the site. Some caution should be used when interpreting all ZIP code data as ZIP code areas are not uniform in geographic size.

#	ZIP Codes	Population
1	60016 Des Plaines	59,512
2	60056 Mount Prospect	53,881
3	60004 Arlington Heights	49,534
4	60193 Schaumburg	39,675
5	60074 Palatine	39,061
6	60067 Palatine	38,912
7	60090 Wheeling	38,421
8	60007 Elk Grove Village	32,512
9	60169 Hoffman Estates	31,759
10	60005 Arlington Heights	29,787
11	60018 Des Plaines	29,680
12	60008 Rolling Meadows	22,618
13	60106 Bensenville	19,942
14	60070 Prospect Heights	14,908
15	60191 Wood Dale	14,804
16	60173 Schaumburg	13,229
17	60143 Itasca	10,248
18	60195 Schaumburg	5,131
19	60157 Medinah	2,401
	5-Mile PMA	252,859
	7-Mile PMA	525,716

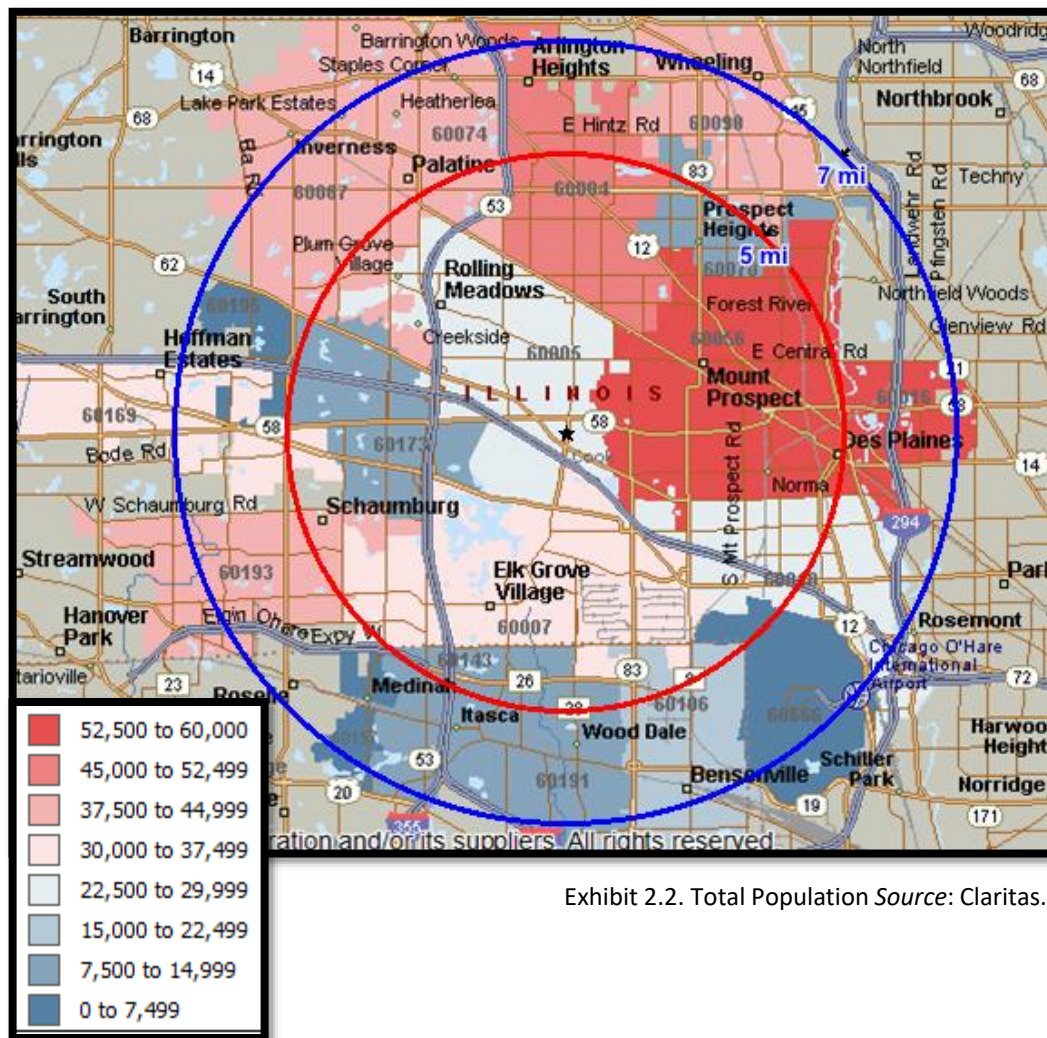


Exhibit 2.2. Total Population Source: Claritas.

Median Home Value - 2020

Median home values range from \$241,183 in the Hoffman Estates 60169 ZIP code area to as strong as \$397,596 in the 60004 Arlington Heights ZIP code area. The subject ZIP code has the advantage of having the fourth strongest median home value (\$365,920).

#	ZIP Codes	Median Home Value
1	60004 Arlington Heights	\$397,596
2	60067 Palatine	\$396,056
3	60173 Schaumburg	\$390,716
4	60005 Arlington Heights	\$365,920
5	60143 Itasca	\$348,947
6	60157 Medinah	\$346,221
7	60056 Mount Prospect	\$345,708
8	60070 Prospect Heights	\$318,690
9	60007 Elk Grove Village	\$296,444
10	60193 Schaumburg	\$289,730
11	60191 Wood Dale	\$272,897
12	60195 Schaumburg	\$270,773
13	60018 Des Plaines	\$268,307
14	60074 Palatine	\$262,342
15	60008 Rolling Meadows	\$260,938
16	60016 Des Plaines	\$259,658
17	60090 Wheeling	\$259,338
18	60106 Bensenville	\$252,110
19	60169 Hoffman Estates	\$241,183
	5-Mile PMA	\$323,851
	7-Mile PMA	\$312,976

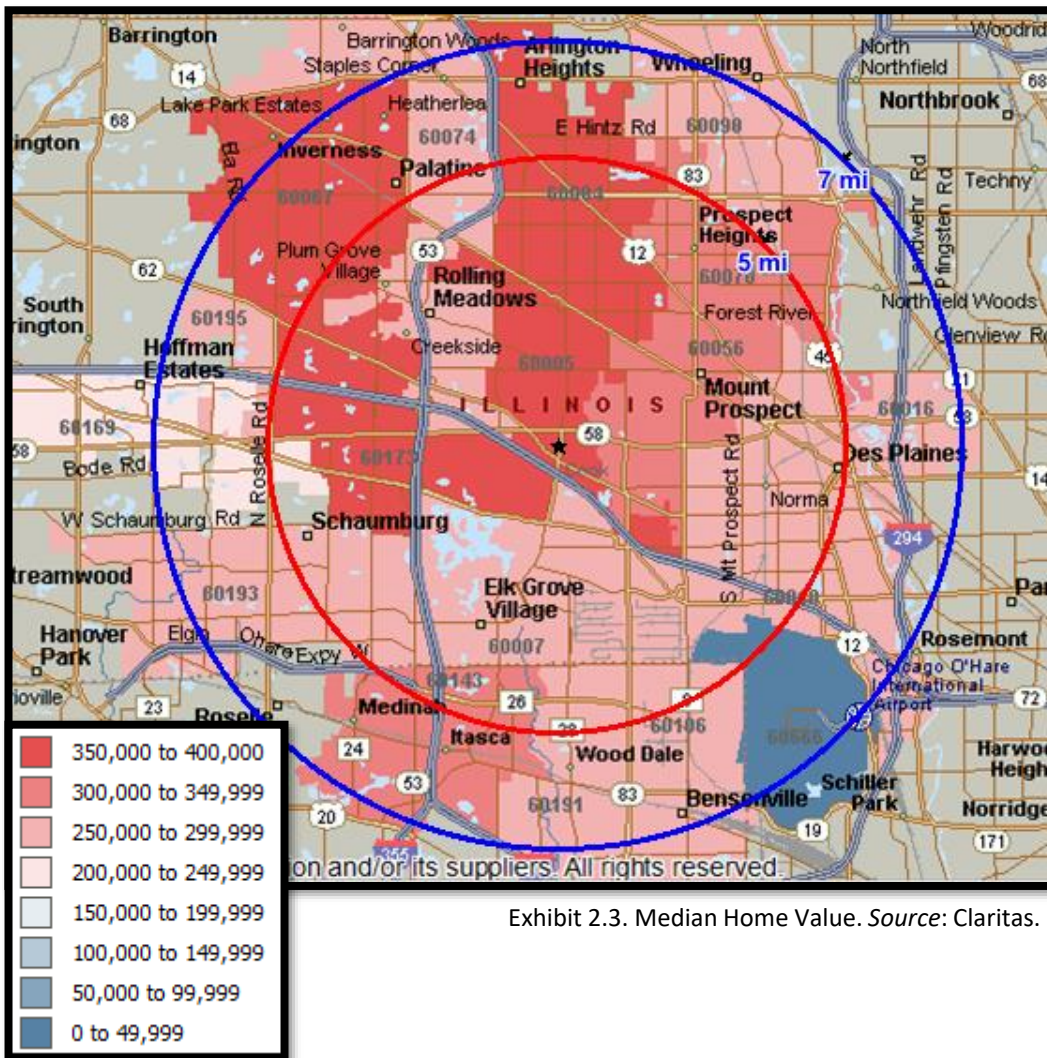


Exhibit 2.3. Median Home Value. Source: Claritas.

Median Household Income - 2020

There is relatively little difference between the median income of the 5-mile PMA (\$84,485) and the 7-mile PMA (\$83,303). The three strongest ZIP code areas (60067, 60143 and 60004) have median incomes that exceed \$100,000. The subject ZIP code is the fifth strongest with an estimated median income of \$89,156 which is stronger than the median found in both the 5- and 7-mile PMAs.

#	ZIP Codes	Median Household Income
1	60067 Palatine	\$105,358
2	60143 Itasca	\$103,578
3	60004 Arlington Heights	\$101,167
4	60173 Schaumburg	\$89,273
5	60005 Arlington Heights	\$89,156
6	60193 Schaumburg	\$88,162
7	60191 Wood Dale	\$84,481
8	60195 Schaumburg	\$81,106
9	60056 Mount Prospect	\$80,841
10	60007 Elk Grove Village	\$80,280
11	60169 Hoffman Estates	\$79,510
12	60008 Rolling Meadows	\$74,903
13	60074 Palatine	\$74,694
14	60106 Bensenville	\$74,528
15	60090 Wheeling	\$74,452
16	60157 Medinah	\$72,965
17	60070 Prospect Heights	\$72,411
18	60016 Des Plaines	\$70,310
19	60018 Des Plaines	\$68,623
	5-Mile PMA	\$84,485
	7-Mile PMA	\$83,303

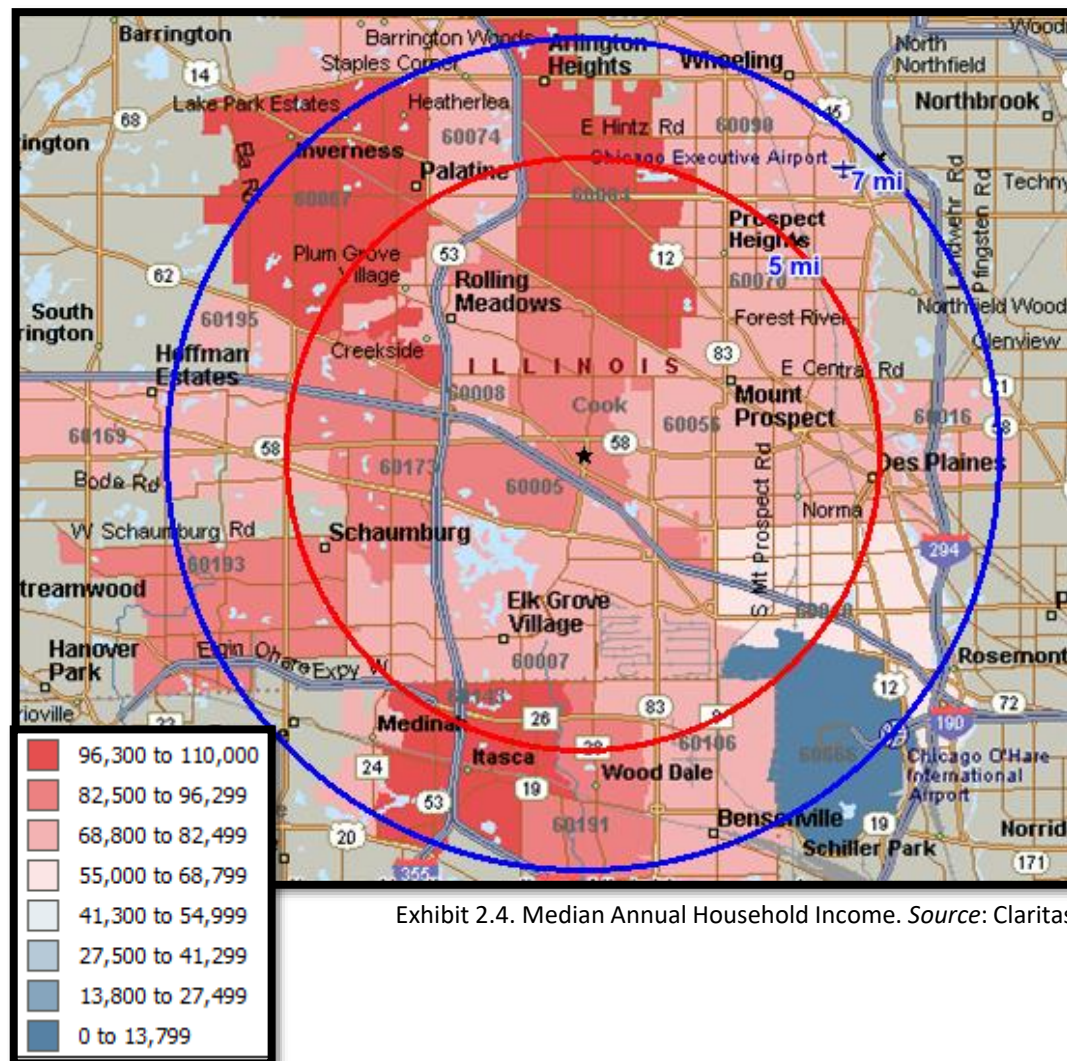


Exhibit 2.4. Median Annual Household Income. Source: Claritas.

75+ Households - 2020

There is a stronger concentration of 75+ households within the subject ZIP code area and those found northeast of the site. The seven trailing ZIP code areas found in the southern portion of the PMA combined have fewer 75+ households than the single leading ZIP code area (60016 Des Plaines).

#	ZIP Codes	# of 75+ Households
1	60016 Des Plaines	3,446
2	60056 Mount Prospect	3,259
3	60004 Arlington Heights	3,090
4	60005 Arlington Heights	2,164
5	60193 Schaumburg	1,840
6	60007 Elk Grove Village	1,797
7	60090 Wheeling	1,686
8	60067 Palatine	1,659
9	60018 Des Plaines	1,389
10	60074 Palatine	1,294
11	60008 Rolling Meadows	1,035
12	60169 Hoffman Estates	973
13	60070 Prospect Heights	808
14	60191 Wood Dale	801
15	60106 Bensenville	776
16	60143 Itasca	491
17	60173 Schaumburg	313
18	60157 Medinah	122
19	60195 Schaumburg	102
	5-Mile PMA	15,327
	7-Mile PMA	28,211

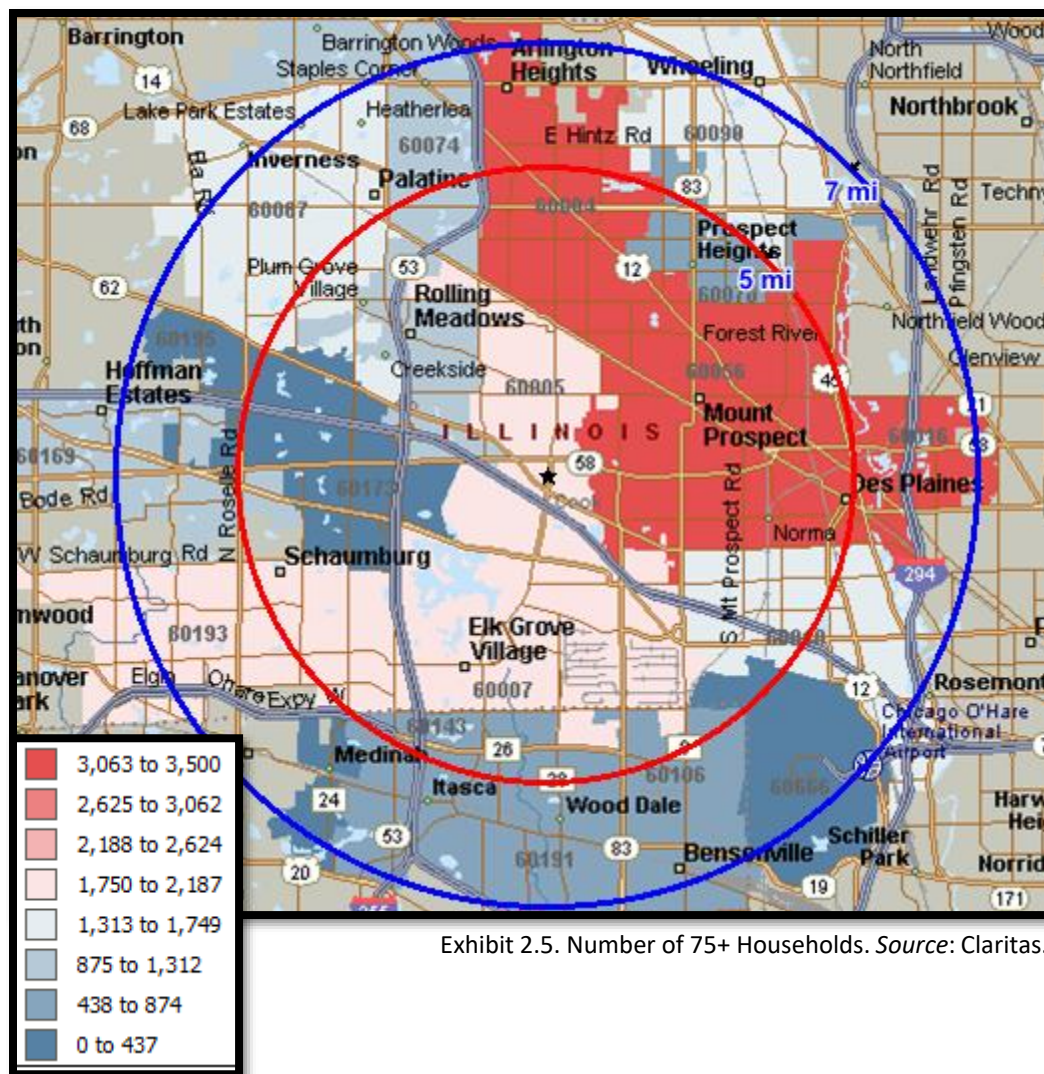


Exhibit 2.5. Number of 75+ Households. Source: Claritas.

75+ Households with \$50,000+ Annual Income - 2020

The subject and adjacent 60004 Arlington Heights ZIP code areas have over 2,300 households 75+ with \$50,000+ annual income. Outside of the subject ZIP code areas and those contiguous to the east and north, the number of target households drops significantly.

#	ZIP Codes	# of 75+ Households w/ \$50k
1	60004 Arlington Heights	1,551
2	60056 Mount Prospect	1,307
3	60016 Des Plaines	1,117
4	60005 Arlington Heights	853
5	60193 Schaumburg	824
6	60067 Palatine	785
7	60007 Elk Grove Village	712
8	60090 Wheeling	633
9	60074 Palatine	547
10	60018 Des Plaines	410
11	60008 Rolling Meadows	397
12	60169 Hoffman Estates	361
13	60191 Wood Dale	355
14	60070 Prospect Heights	344
15	60143 Itasca	274
16	60106 Bensenville	267
17	60173 Schaumburg	133
18	60157 Medinah	48
19	60195 Schaumburg	34
	5-Mile PMA	6,191
	7-Mile PMA	11,468

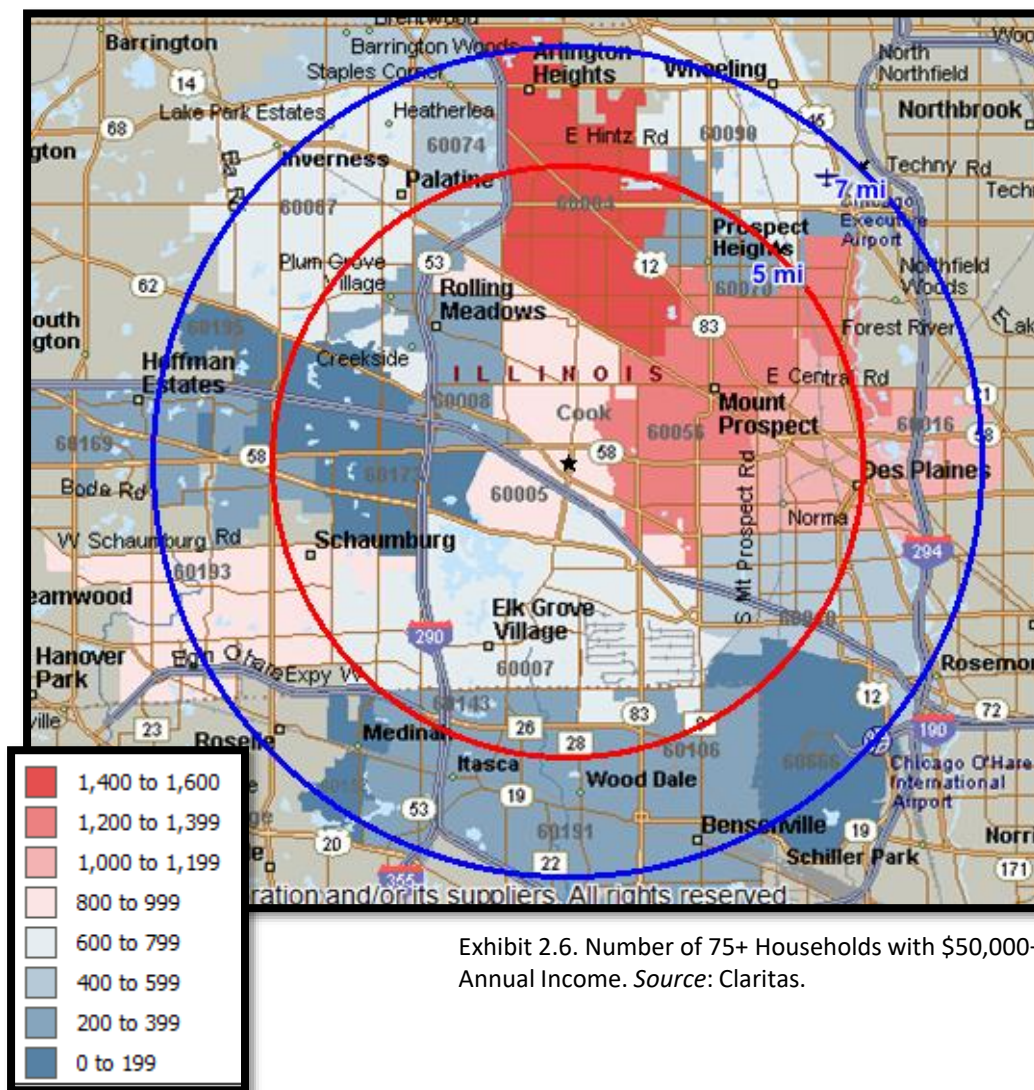


Exhibit 2.6. Number of 75+ Households with \$50,000+ Annual Income. Source: Claritas.

45 to 64 Year Old Households with \$100,000+ Annual Income - 2020

The proposed site is well located among affluent adult children. This age and income cohort is studied as the affluent adult child could play a role in where their parents ultimately choose to reside. It is encouraging that there are 20,491 affluent adult children in the 5-mile PMA and 40,333 in the 7-mile PMA.

#	ZIP Codes	45 to 64 Households w/\$100K+
1	60004 Arlington Heights	4,950
2	60056 Mount Prospect	4,133
3	60067 Palatine	4,099
4	60016 Des Plaines	3,687
5	60193 Schaumburg	3,294
6	60005 Arlington Heights	2,681
7	60007 Elk Grove Village	2,549
8	60074 Palatine	2,442
9	60090 Wheeling	2,291
10	60169 Hoffman Estates	1,984
11	60008 Rolling Meadows	1,492
12	60018 Des Plaines	1,427
13	60106 Bensenville	1,192
14	60191 Wood Dale	1,033
15	60173 Schaumburg	1,007
16	60143 Itasca	950
17	60070 Prospect Heights	882
18	60195 Schaumburg	284
19	60157 Medinah	177
	5-Mile PMA	20,491
	7-Mile PMA	40,333

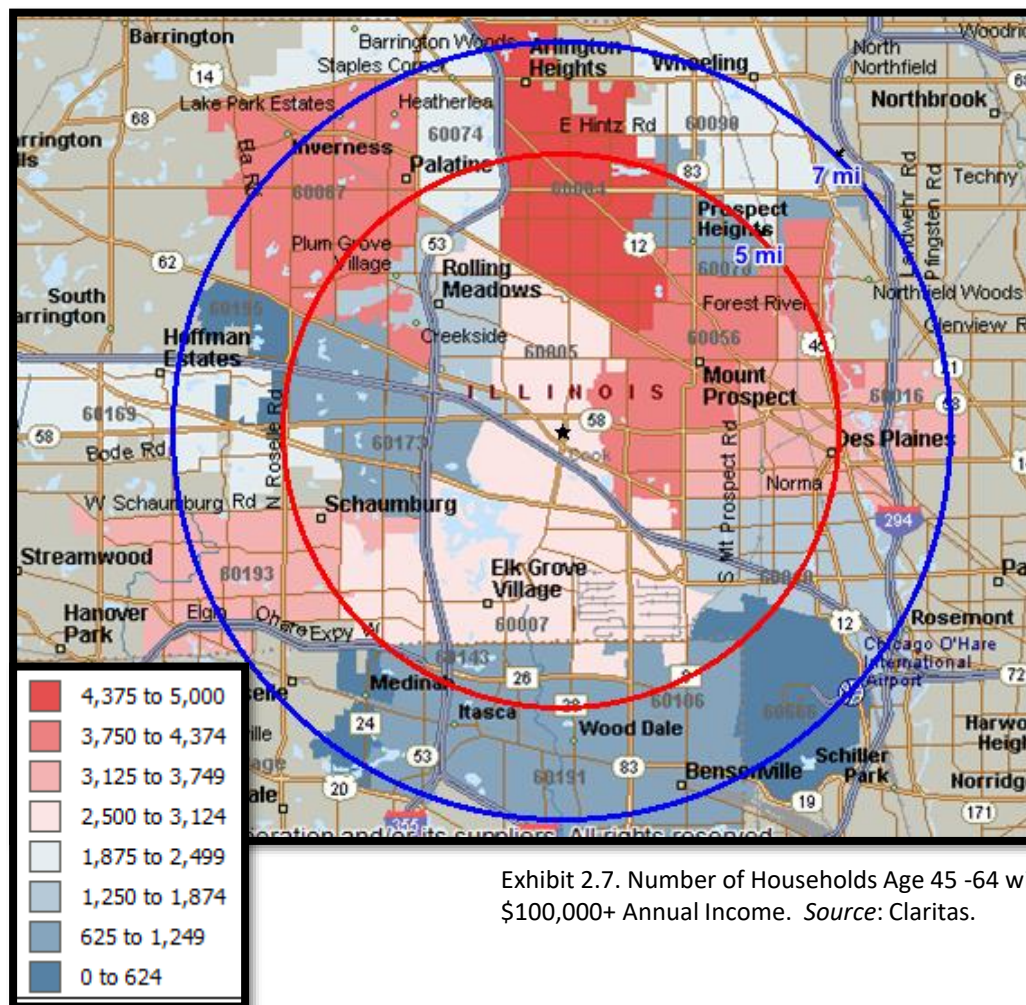


Exhibit 2.7. Number of Households Age 45 -64 with \$100,000+ Annual Income. Source: Claritas.

Population Characteristics

Exhibit 2.8. Total Population and Percent Distribution by Age Within the 5- and 7-Mile PMAs Compared to Illinois and the U.S.

	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Current Population 2020						
Total Population	252,859		525,716			
Proportion of Total Population 45+	118,579	46.9%	239,833	45.6%	41.9%	42.0%
Proportion of Total Population 55+	85,321	33.7%	171,085	32.5%	29.2%	29.5%
Proportion of Total Population 65+	48,879	19.3%	96,732	18.4%	16.2%	16.6%
Proportion of Total Population 75+	22,352	8.8%	42,332	8.1%	6.7%	6.7%
Proportion of Total Population 85+	7,376	2.9%	13,691	2.6%	2.1%	2.0%
Population Change 2020 to 2025						
Total Population	-1,538	-0.6%	-2,537	-0.5%	-0.4%	3.3%
Age 35 to 44	+581	1.8%	+1,385	2.0%	0.3%	4.6%
Age 45 to 54	-2,518	-7.6%	-3,524	-5.1%	-4.4%	-1.6%
Age 55 to 64	-1,639	-4.5%	-3,517	-4.7%	-3.2%	0.7%
Age 65 to 74	+4,537	17.1%	+9,219	16.9%	15.8%	19.0%
Age 75 to 84	+1,336	8.9%	+3,149	11.0%	11.4%	14.0%
Age 85+	-213	-2.9%	-169	-1.2%	0.6%	6.2%
Source: Claritas						

Trends in Adult Child Households

 Exhibit 2.9. Number of Households Age 45 to 64 , Percent of Total Households,
and Median Annual Household Income in the 5- and 7-Mile PMAs

	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Households 45 to 64 – Proportion of Total Households (2020)		38.5%		38.5%	37.5%	37.1%
Households 45 to 64 – Proportion of Total Households (2025)		36.4%		36.6%	35.9%	35.4%
Proportion of 45 to 64 Households with \$100,000+ Income (2020)	20,491	52.0%	40,333	50.5%	42.4%	40.5%
Proportion of 45 to 64 Households with \$100,000+ Income (2025)	21,409	57.7%	42,701	56.3%	47.9%	46.5%
Change in 45 to 64 Households (2020 to 2025)	-2,263	-5.7%	-4,001	-5.0%	-4.4%	-1.2%
Change in 45 to 64 Households with \$100,000+ (2020 to 2025)	+918	4.5%	+2,368	5.9%	8.0%	13.4%
45 to 64 Households Median Annual Income (2020)		\$104,089		\$101,211	\$85,784	\$81,524
45 to 64 Households Median Annual Income (2025)		\$116,695		\$113,419	\$95,983	\$92,906
Source: Claritas						

Trends in Active Adult Households

Exhibit 2.10. Number of Households Age 65 to 74, Percent of Total Households, and Median Annual Household Income in the 5- and 7-Mile PMAs

	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Households 65 to 74 – Proportion of Total Households (2020)		15.8%		15.7%	15.2%	15.8%
Households 65 to 74 – Proportion of Total Households (2025)		18.4%		18.2%	17.5%	17.9%
Proportion of 65 to 74 Households with \$50,000+ Income (2020)	10,187	63.0%	20,446	62.8%	55.9%	55.6%
Proportion of 65 to 74 Households with \$50,000+ Income (2025)	12,862	68.4%	25,720	68.1%	59.9%	60.2%
Proportion of 65 to 74 Households with \$100,000+ Income (2020)	5,244	32.4%	10,660	32.8%	26.5%	25.8%
Proportion of 65 to 74 Households with \$100,000+ Income (2025)	7,304	38.9%	14,665	38.8%	31.1%	30.9%
Change in 65 to 74 Households (2020 to 2025)	+2,629	16.3%	+5,210	16.0%	14.6%	17.7%
Change in 65 to 74 Households with \$50,000+ (2020- 2025)	+2,675	26.3%	+5,274	25.8%	22.9%	27.6%
Change in 65 to 74 Households with \$100,000+ (2020 - 2025)	+2,060	39.3%	+4,005	37.6%	34.5%	41.1%
65 to 74 Households Median Annual Income (2020)		\$68,578		\$68,668	\$58,431	\$57,900
65 to 74 Households Median Annual Income (2025)		\$79,134		\$78,532	\$64,817	\$65,037

Source: Claritas

Trends in 75+ Households

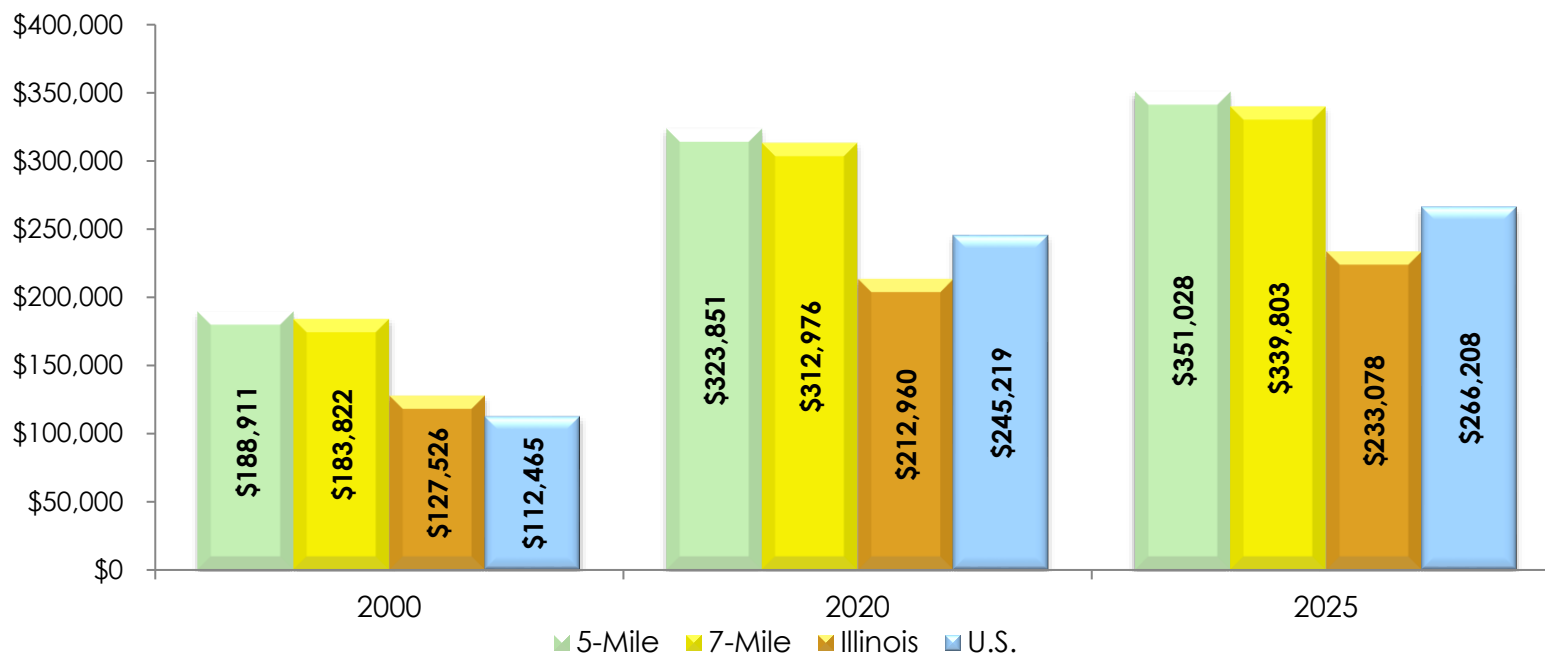
Exhibit 2.11. Number of Households Age 75+, Percent of Total Households, and Median Annual Household Income in the 5- and 7-Mile PMAs

	5-Mile PMA	5-Mile PMA	7-Mile PMA	7-Mile PMA	Illinois	U.S.
Households 75+ - Proportion of Total Households (2020)		15.0%		13.6%	11.6%	11.5%
Households 75+ - Proportion of Total Households (2025)		15.6%		14.4%	12.4%	12.3%
Proportion of 75+ Households w/\$35,000+ Income (2020)	8,551	55.8%	15,869	56.2%	51.4%	52.4%
Proportion of 75+ Households w/\$35,000+ Income (2025)	9,595	60.1%	17,998	60.2%	54.6%	56.0%
Proportion of 75+ Households w/\$50,000+ Income (2020)	6,191	40.4%	11,468	40.6%	36.4%	36.9%
Proportion of 75+ Households w/\$50,000+ Income (2025)	7,178	45.0%	13,536	45.3%	40.1%	41.2%
Proportion of 75+ Households w/\$100,000+ Income (2020)	2,439	15.9%	4,613	16.3%	13.6%	13.6%
Proportion of 75+ Households w/\$100,000+ Income (2025)	3,167	19.8%	5,998	20.1%	16.8%	17.1%
Change in 75+ Households (2020 to 2025)	+630	4.1%	+1,660	5.9%	6.7%	10.3%
Change in 75+ Households w/\$35,000+ (2020 to 2025)	+1,044	12.2%	+2,129	13.4%	13.4%	18.0%
Change in 75+ Households w/ \$50,000+ (2020 to 2025)	+987	15.9%	+2,068	18.0%	17.6%	23.1%
Change in 75+ Households w/\$100,000+ (2020 to 2025)	+728	29.8%	+1,385	30.0%	31.4%	38.6%
75+ Households Median Annual Income (2020)		\$40,909		\$41,246	\$37,067	\$37,745
75+ Households Median Annual Income (2025)		\$44,999		\$45,337	\$40,209	\$41,294
Source: Claritas						

Median Home Values - PMA

Median home values in both the 5- and 7-mile PMAs are stronger than that found for the US and the state of Illinois. By 2025 the median home value in the 5-mile PMA will exceed \$350,000.

2.12. Median Home Value



(Source: Claritas)

SECTION 3. PROPERTIES IN PLANNING/UNDER CONSTRUCTION

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Properties in Planning

Using Dodge Data & Analytics Construction and Planning Dataset and Information from the Village of Arlington Heights, ProMatura identified two projects in formal planning stages within a 7-mile radius of the subject site that are detailed below.

There is no guarantee that properties in planning will come to fruition, thus they are **not** included in the demand calculations in this desktop study. It is also important to note that ProMatura does not have a way to ascertain information regarding properties not in the formal planning stages; therefore, it is possible that developments are being planned but are not addressed.

Exhibit 3.1. Projects In Planning

First Proposed	Type	Project	Address	City	ZIP	Miles from Site	Status/Details
5/01/2019	AL, MC	Harbor Retirement	Algonquin Rd and Progress Parkway	Schaumburg	60173	3.7	Plans are for 78 assisted units and 32 memory care units on the former Motorola Campus
7/16/2020	IL, AL, MC	Ryan Companies Mixed Use	364 E Golf Road	Arlington Heights	60005	0.3	Plans are for the demolition of an existing shopping center and redevelopment of a 102 IL, 60 AL, and 38 MC senior living community.

Construction

Based on the NIC Map Construction and Inventory Report no communities are found to be under construction within the 5 or 7-mile PMA.

Properties in Planning

The proposed Harbor Chase property is located in Schaumburg, IL which is 3.7 miles from the subject development, and the Ryan Companies Redevelopment is located 0.3 miles north of the subject development.

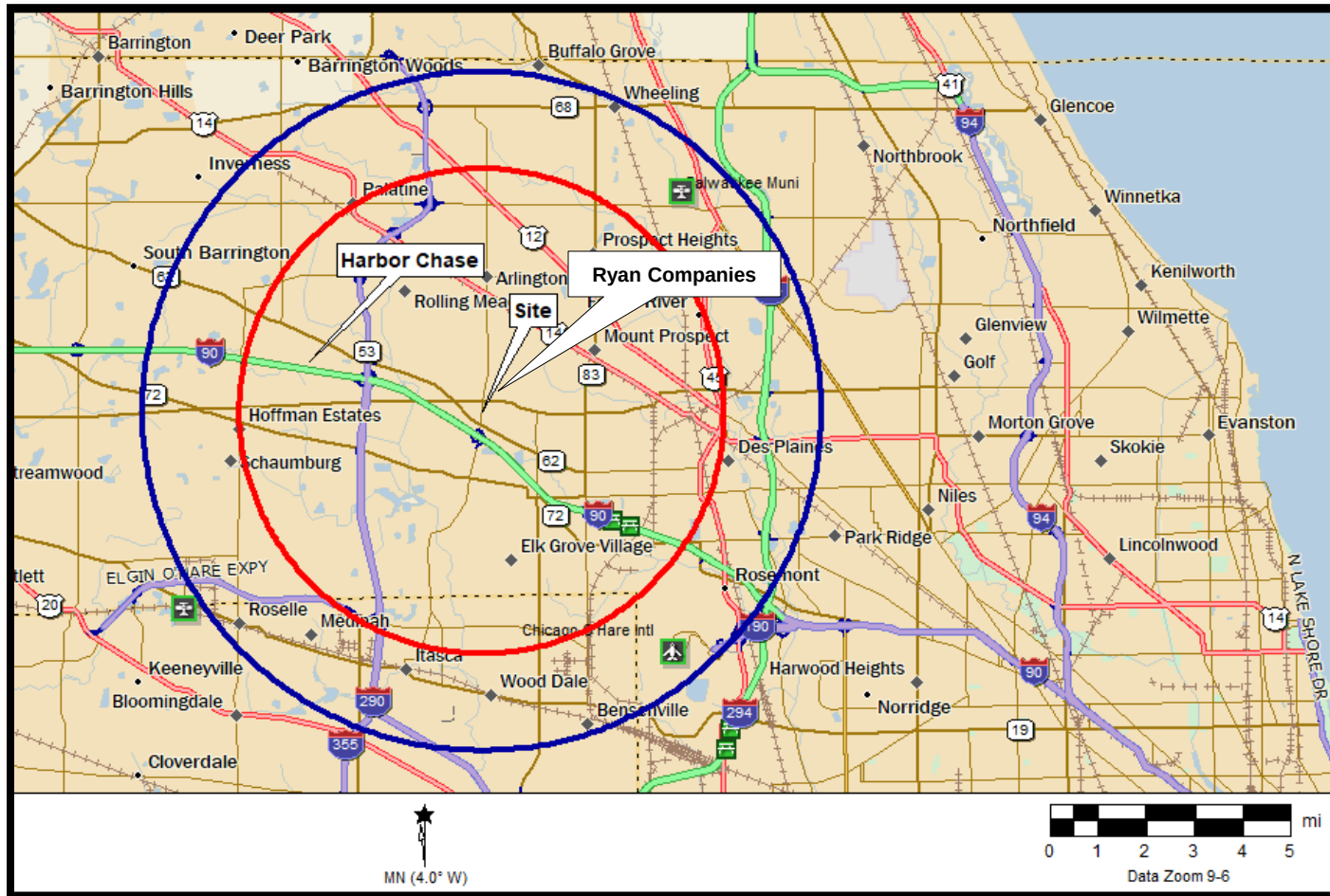


Exhibit 3.2. Location of Projects in Planning

SECTION 4. SUPPLY

Trammell Crow

INFORMATION ON COMPETITIVE PROPERTIES IS GATHERED FROM 3RD PARTY VENDORS AND IS EXPECTED TO ENCOMPASS ALL PROPERTIES IN THE STUDY AREA. HOWEVER, PROMATURA CANNOT GUARANTEE THAT ALL PROPERTIES ARE INCLUDED. SHOULD YOU DETERMINE A PROPERTY WAS OMITTED, WE WILL REVISE THE REPORT AND OUR FINDINGS TO INCLUDE THAT PROPERTY.

Location of Supply

ProMatura identified a total of 25 service-enriched properties (excluding freestanding skilled nursing) within 7 miles of the proposed site. The greatest geographic concentration of communities is found east of the site along the 5 to 7 mile band. Fewer communities are located south of the site.

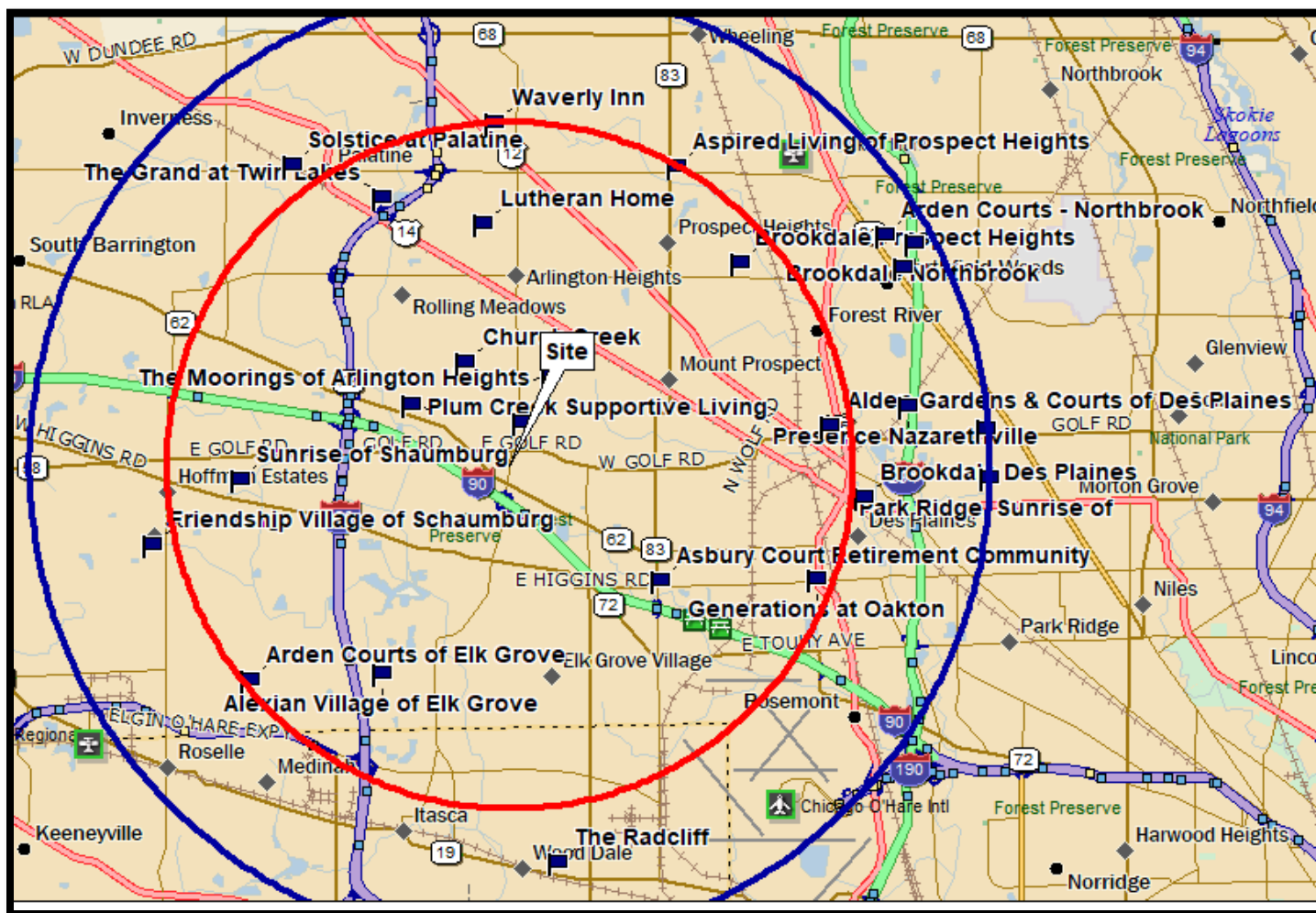


Exhibit 4.1. Properties in the 5- and 7-Mile PMAs

Supply – 5-Mile PMA

Utilizing the NIC Supply database, ProMatura identified 15 service-enriched communities within the 5-mile PMA. Six of the communities offer independent living. There are three CCRCs (must have a minimum of independent living and SNF) in the 5-mile PMA. The newest community is Waverly Inn which opened in 2018.

Exhibit 4.2. Communities in the 5-Mile PMA

Community	Street Address	City	State	ZIP	Year Opened	Care Types	Miles from Site
The Reserve at Arlington Heights	1625 S Arlington Heights Rd	Arlington Heights	IL	60005	2015	MC	0.4
The Moorings of Arlington Heights	811 E Central Rd	Arlington Heights	IL	60005	1988	CCRC (IL,AL,MC,SNF)	1.2
Church Creek	1250 W Central Rd	Arlington Heights	IL	60005	1986	CCRC (IL,AL,MC,SNF)	1.5
Plum Creek Supportive Living	2801 Algonquin Rd	Rolling Mdws	IL	60008	2006	AL	1.7
Asbury Court Retirement Community	1750 Elmhurst Rd	Des Plaines	IL	60018	1995	AL, SNF	2.8
Lutheran Home	800 W Oakton St	Arlington Hts	IL	60004	1978	AL,SNF	3.4
Alexian Village of Elk Grove	975 Martha St	Elk Grove Vlg	IL	60007	2005	AL	3.8
Sunrise of Schaumburg	790 N Plum Grove Rd	Schaumburg	IL	60173	2001	AL,MC	4.1
Brookdale Prospect Heights	700 E Euclid Ave	Prospect Hts	IL	60070	1995	AL,MC,SNF	4.2
The Grand at Twin Lakes	920 East Northwest Hwy	Palatine	IL	60074	2016	IL	4.2
Alden Gardens & Courts of Des Plaines	1227 E Golf Rd	Des Plaines	IL	60016	2000	AL,MC,SNF	4.5
Aspired Living of Prospect Heights	708 N Elmhurst Rd	Prospect Hts	IL	60070	2017	AL,MC	4.7
Generations at Oakton	1665 Oakton Pl	Des Plaines	IL	60018	1980	CCRC (IL,SNF)	4.7
Waverly Inn	515 West Rand Rd	Arlington Heights	IL	60004	2018	IL,MC	4.8
Brookdale Des Plaines	800 S River Rd	Des Plaines	IL	60016	1993	IL,AL	5.0

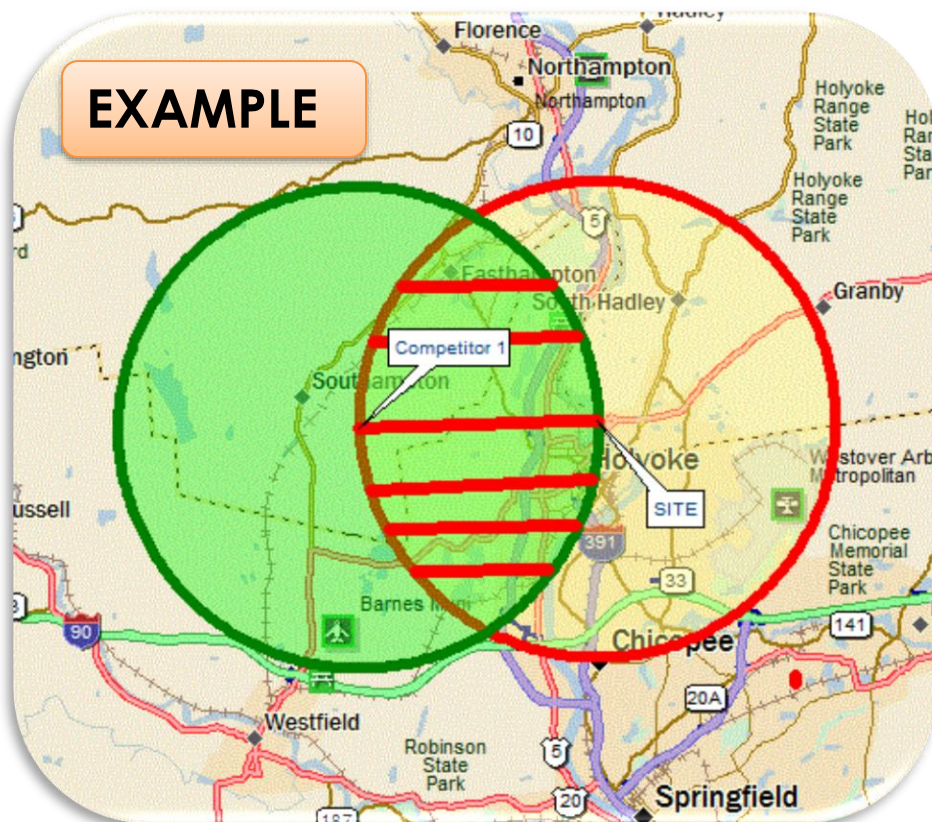
Supply – 5 to 7 Mile Band

Within the 5 to 7 mile band, there are an additional 10 existing service-enriched communities. The newest community is Atria Glenview. The independent living, assisted living, and memory care community opened last year and is 6.2 miles from the proposed site. In 2018, The Radcliff, another independent, assisted living and memory care community, opened 6.0 miles from the site.

Exhibit 4.3. Communities in the 5- to 7-Mile Band

Community	Street Address	City	State	ZIP	Year Opened	Care Types	Miles from Site
Arden Courts of Elk Grove	1940 Nerge Rd	Elk Grove Village	IL	60007	1996	MC	5.2
Solstice at Palatine	55 S Greeley St	Palatine	IL	60067	1986	IL	5.3
Friendship Village of Schaumburg	350 W Schaumburg Rd	Schaumburg	IL	60194	1977	CCRC (IL,AL,MC,SNF)	5.6
Presence Nazarethville	300 N East River Rd	Des Plaines	IL	60016	1974	AL,SNF	5.7
The Radcliff	276 E Irving Park Rd	Wood Dale	IL	60191	2018	IL,AL,MC	6.0
Arden Courts - Northbrook	3240 Milwaukee Ave	Northbrook	IL	60062	1998	MC	6.1
Atria Glenview	4700 West Lake Ave	Glenview	IL	60025	2019	IL,AL,MC	6.2
Brookdale Northbrook	4501 Concord Ln	Northbrook	IL	60062	2000	IL,AL	6.5
Embark Senior Living at Niles	8975 W Golf Rd	Niles	IL	60714	1989	IL	6.8
Sunrise of Park Ridge	1725 Ballard Rd	Park Ridge	IL	60068	1999	AL,MC	6.8

Explanation of Market Overlap



All else being equal, prospects for age-qualified housing are likely to choose the property closest to their current residence. The closer they are to their social infrastructure (doctors, pharmacy, church, grocery, etc.), the more comfortable they are. Potential residents are less likely to choose a competitive property farther from their current residence.

Additionally, the farther two properties are from one another, the less their market areas overlap. The map illustrates two properties that are 5 miles apart. The red-striped area represents the market overlap for two properties within a 5-mile radius. Less than half the market area for Competitor 1 (in green) is also part of the market area for the site. Therefore, less than half of the competitor's units would be considered direct competition for the site.

Note: Memory care units, being a specialty product, are not adjusted for market overlap because proximity to the prospective resident's social infrastructure becomes less important at this level of care.

Market Overlap of Supply - 5-Mile PMA

Among the 15 properties in the 5-mile PMA there are a total of 928 independent living, 1,018 assisted living, and 265 memory care units. After discounting for market overlap, **663** independent living, **695** assisted living, and **265** memory care units are deemed competitive. Given the specialty of memory care it is conservatively assumed that a prospective resident would consider any community in the PMA equally. As such memory care units are not discounted by distance from site.

Exhibit 4.4. Market Overlap of Communities in the 5-Mile PMA

Community	Number of Units			Miles from Site	Percent Competitive	Number of Competitive Units Based on Market Overlap		
						5-Mile		
	IL	AL	MC		5-Mile	IL	AL	MC*
The Reserve at Arlington Heights	0	0	46	0.4	96%	0	0	46
The Moorings of Arlington Heights	271	73	20	1.2	88%	238	64	20
Church Creek	238	13	21	1.5	85%	202	11	21
Plum Creek Supportive Living	0	101	0	1.7	83%	0	84	0
Asbury Court Retirement Community	0	350	0	2.8	72%	0	252	0
Lutheran Home	0	100	0	3.4	66%	0	66	0
Alexian Village of Elk Grove	0	114	0	3.8	62%	0	71	0
Sunrise of Schaumburg	0	52	30	4.1	59%	0	31	30
Brookdale Prospect Heights	0	70	26	4.2	58%	0	41	26
The Grand at Twin Lakes	118	0	0	4.2	58%	68	0	0
Alden Gardens & Courts of Des Plaines	0	17	15	4.5	55%	0	9	15
Aspired Living of Prospect Heights	0	69	35	4.7	53%	0	37	35
Generations at Oakton	103	0	0	4.7	53%	55	0	0
Waverly Inn	4	0	72	4.8	52%	2	0	72
Brookdale Des Plaines	194	59	0	5.0	50%	97	30	0
Total (5-Mile PMA)	928	1,018	265			663	695	265

**Memory care, as a specialty product, is not discounted by market overlap.*

Market Overlap of Supply - 7-Mile PMA

Based on market overlap (when applicable) there are estimated to be 1,422 independent living, 984 assisted living and 504 memory care units sharing the same market area within the 7-mile PMA.

Exhibit 4.5. Market Overlap of Communities in the 7-Mile PMA

Community	Number of Units			Miles from Site	Percent Competitive	Number of Competitive Units Based on Market Overlap		
	IL	AL	MC			7-Mile		
	IL	AL	MC		7-Mile	IL	AL	MC*
The Reserve at Arlington Heights	0	0	46	0.4	97%	0	0	46
The Moorings of Arlington Heights	271	73	20	1.2	91%	248	67	20
Church Creek	238	13	21	1.5	89%	213	12	21
Plum Creek Supportive Living	0	101	0	1.7	88%	0	89	0
Asbury Court	0	350	0	2.8	80%	0	280	0
Lutheran Home	0	100	0	3.4	76%	0	76	0
Alexian Village of Elk Grove	0	114	0	3.8	73%	0	83	0
Sunrise of Schaumburg	0	52	30	4.1	71%	0	37	30
Brookdale Prospect Heights	0	70	26	4.2	70%	0	49	26
The Grand at Twin Lakes	118	0	0	4.2	70%	83	0	0
Alden Gardens & Courts of Des Plaines	0	17	15	4.5	68%	0	12	15
Generations at Oakton	103	0	0	4.7	66%	68	0	0
Aspired Living of Prospect Heights	0	69	35	4.7	66%	0	46	35
Waverly Inn	4	0	72	4.8	66%	3	0	72
Brookdale Des Plaines	194	59	0	5.0	64%	125	38	0
Arden Courts of Elk Grove	0	0	56	5.2	63%	0	0	56
Solstice at Palatine	133	0	0	5.3	62%	83	0	0
Friendship Village of Schaumburg	573	89	25	5.6	60%	344	53	25
Presence Nazarethville	0	15	0	5.7	59%	0	9	0
The Radcliff	31	72	43	6.0	57%	18	41	43
Arden Courts - Northbrook	0	0	52	6.1	56%	0	0	52
Atria Glenview	8	51	24	6.2	56%	4	28	24
Brookdale Northbrook	167	53	0	6.5	54%	89	28	0
Embark Senior Living at Niles	280	0	0	6.8	51%	144	0	0
Sunrise of Park Ridge	0	71	39	6.8	51%	0	37	39
Total (7-Mile PMA)	2,120	1,369	504			1,422	984	504

Annual Turnover of Independent Living (5-Mile PMA)

Within the 5-mile PMA among the 663 competitive independent living units, **161** are projected to turnover annually in 2020.

Exhibit 4.6. Annual Turnover of Independent Living Communities in the 5-Mile PMA

Community	Number of Competitive Independent Living Units	Community Type	Annual Turnover (Based on State of Senior's Housing)	Number of Competitive Units Turning Over Annually
The Moorings of Arlington Heights	238	CCRC	20.3%	48
Church Creek	202	CCRC	20.3%	41
The Grand at Twin Lakes	68	Non-CCRC	36.5%	25
Generations at Oakton	55	CCRC	20.3%	11
Waverly Inn	2	Non-CCRC	36.5%	1
Brookdale Des Plaines	97	Non-CCRC	36.5%	35
Total (5-Mile PMA)	663			161

Annual Turnover of Independent Living (7-Mile PMA)

Within the 7-mile PMA among the 1,422 competitive independent living units, **378** are projected to turnover annually in 2020.

Exhibit 4.7. Annual Turnover of Communities in the 7-Mile PMA

Community	Number of Competitive Independent Living Units	Community Type	Annual Turnover (Based on State of Senior's Housing)	Number of Competitive Units Turning Over Annually
The Moorings of Arlington Heights	248	CCRC	20.3%	50
Church Creek	213	CCRC	20.3%	43
The Grand at Twin Lakes	83	Non-CCRC	36.5%	30
Generations at Oakton	68	CCRC	20.3%	14
Waverly Inn	3	Non-CCRC	36.5%	1
Brookdale Des Plaines	125	Non-CCRC	36.5%	46
Solstice at Palatine	83	Non-CCRC	36.5%	30
Friendship Village of Schaumburg	344	CCRC	20.3%	70
The Radcliff	18	Non-CCRC	36.5%	7
Atria Glenview	4	Non-CCRC	36.5%	1
Brookdale Northbrook	89	Non-CCRC	36.5%	32
Embark Senior Living at Niles	144	Non-CCRC	36.5%	53
Total (7-Mile PMA)	1,422			378

SECTION 5. DEMAND

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Independent Living Demand

Methodology

Exhibit 5.1 provides estimates of market opportunity developed using the ProMatura Demand Model for independent living apartments for the target markets within the primary market area. Demand is projected for the years 2020 and 2025 using estimates for households headed by someone 75+ years with an annual income of \$35,000+.

Line A: *Total Qualified Market:* Claritas, Inc. projects the total number of households headed by someone 75+ years with an annual income of \$35,000+.

Line B: *Total Demand from Within the Market:* Using the ProMatura Demand Model, independent living demand is from 75+ households with incomes of \$35,000+ in the PMA.

Line C: *Percent of Demand from Outside the PMA:* The ProMatura Demand Model projects an increase in demand to account for the demand created by households not currently living in the PMA. Depending on the economic characteristics of the geographical area in which the subject property is located, a percentage of the demand may come from households not living in the PMA. It is here, also, that the adult child market is recognized.

Line D: *Households Drawn from Outside the PMA:* The demand from Line B is divided by the percent of demand assumed to come from within the PMA (determined from Line C) to give the total estimated demand. The demand from within the PMA is subtracted from this total and the net difference is assumed to come from outside the PMA.

Line E: *Total Estimated Demand:* The total estimated demand for independent living in the PMA, based on census estimates for the years 2020 and 2025 (the sum of Lines B and D), is projected among households headed by someone 75+ with annual income of \$35,000+.

Line F: *Competitive Units in the Market Area:* The number of independent living units currently serving the market that have been deemed to be in direct competition with the units in or proposed for the subject property.

Line G: *Competitive Units Vacated (12 months):* The number of units listed on Line F that will turn over each year based on the type of property.

Line H: *Competitive Units Under Construction:* The number of independent living units in development that are likely to be completed and compete with the subject property.

Line I: *Number of Independent Living Units to be Filled:* The sum of Line G and Line H.

Line J: *Estimated Market Opportunity for after Planned Units are Developed:* Using household estimates for the years 2020 and 2025, and assuming the appropriate draw from outside the market area, the ProMatura Demand Model projects the independent living market opportunity, or demand in excess of current supply, among households 75+ with an annual income of \$35,000+ living in the PMA.

Independent Living Demand

Exhibit 5.1. Estimated Annual Market Opportunity for Independent Living in the 5- & 7-Mile PMA

	5-Mile PMA		7-Mile PMA	
Income Segment:	\$35,000+ Annual Income		\$35,000+ Annual Income	
Year:	2020	2025	2020	2025
A. Total Qualified Market (75+ Households)	8,551	9,595	15,869	17,998
B. Total Demand within the Market	305	352	572	665
C. Percent of Demand from Outside PMA	20%		20%	
D. Households Drawn from Outside the PMA	76	88	143	166
E. Total Estimated Demand (B+D)	381	440	715	831
F. Competitive Units in Market Area	663	663	1422	1422
G. Competitive Units Vacated in 12 months	161	161	378	378
H. Competitive Units Under Construction	0	0	0	0
I. Number of Independent Living Units to be Filled (G+H)	161	161	378	378
J. Estimated Market Opportunity for Additional Units (E-I)	220	279	337	453

Assisted Living Demand

Methodology

Exhibit 5.2. provides estimates of market opportunity developed using the ProMatura Demand Model for assisted living apartments for the target market in the primary market area. Demand is projected for the years 2020 and 2025 using estimates for households headed by someone 75+ years of age with annual income of \$35,000+.

Line A: *Total Qualified Market:* Claritas, Inc. projects the total number of households headed by someone 75+ years of age with annual income of \$35,000+.

Line B: *Total Demand from Within the Market:* Using the ProMatura Demand Model, assisted living demand is from 75+ households with incomes of \$35,000+ in the PMA.

Line C: *Placed by Family Member:* The ProMatura Demand Model was built on decisions made by 60+ households and does not take into account decisions of children to move their parents to an assisted living residence. A separate research study of 1,023 residents in 178 communities across the United States shows that of the residents, 32.8 % move to an assisted living residence as a result of the decision of someone other than themselves. To accurately project assisted living demand, the demand figures are increased by 32.8 %. Many of the 32.8% moved to the community to be closer to their adult children.

Line D: *Percent of Demand from Outside the PMA:* The ProMatura Demand Model projects an increase in demand to account for the demand created by households not currently living in the PMA. Depending on the economic characteristics of the geographical area in which the subject site is, or is going to be located, a percentage of the demand may come from households not living in the PMA. It is here also, that the “adult child” market is recognized.

Line E: *Households Drawn from Outside the PMA:* The total demand from Lines B and C is divided by the percent of demand assumed to come from within the PMA (determined in Line D) to give the total estimated demand. The demand from within the PMA is subtracted from this total and the net difference is assumed to come from outside the PMA.

Line F: *Total Estimated Demand:* The total estimated demand for assisted living in the PMA, based on census estimates for the years 2020 and 2025 (the sum of Lines B, C and E), is projected among households headed by someone 75+ with annual income of \$35,000+.

Line G: *Competitive Units in the Market Area:* The number of assisted living units currently serving the market that have been deemed to be in direct competition with the units in or proposed for the subject property.

Line H: *Annual Turnover of Competitive Units:* The number of units listed on Line G that will turn over each year based on the type of property.

Line I: *Units under Construction:* Number of competitive units actively being developed.

Line J: *Number of Assisted Living Units to be Filled:* The sum of Line H and Line I.

Line K: *Estimated Market Opportunity For Additional Units:* Using household estimates for the years 2020 and 2025, and assuming the appropriate draw from outside the market area, the ProMatura Demand Model projects the assisted living market opportunity, or demand in excess of current supply, among households 75+ with annual income of \$35,000+ living in the PMA, after planned units are developed.

Assisted Living Demand

Exhibit 5.2. Estimated Annual Market Opportunity for Assisted Living in the 5- & 7-Mile PMA

	5-Mile PMA		7-Mile PMA	
Income Segment:	\$35,000+ Annual Income		\$35,000+ Annual Income	
Year:	2020	2025	2020	2025
A. Total Qualified Market (75+ Households)	8,551	9,595	15,869	17,998
B. Total Demand within the Market	381	416	703	772
C. Placed by Family Members (32.8%)	125	136	231	253
D. Percent of Demand from Outside PMA	20%		20%	
E. Households Drawn from Outside the PMA	95	104	176	193
F. TOTAL ESTIMATED DEMAND (B+C+E)	601	656	1,110	1,218
G. Competitive Units in Market Area	695	695	984	984
H. Annual Turnover in Competitive Units (57.8%)	362	362	513	513
I. Units Under Construction	0	0	0	0
J. Number of Assisted Living Units to be Filled (H+I)	362	362	513	513
K. ESTIMATED MARKET OPPORTUNITY FOR ADDITIONAL UNITS (F-J)	239	294	597	705

Memory Care Demand

Methodology

Demand projections for individuals with mild-to-moderate Alzheimer's symptoms among households 65+ with \$35,000+ income for the years 2020 and 2025. Need is projected using prevalence rates of Alzheimer's disease from the National Institute on Aging as presented in the *Archives of Neurology*. Each line item in Exhibit 5.3 - 5.4 is described below:

Line A: Total Qualified Market: Claritas, Inc. projects the number of individuals 65+ years of age with annual income of \$35,000+ in the PMA for year studied.

Line B: Alzheimer's Prevalence Rate: The percent of the population believed to have Alzheimer's disease or some form of dementia (Prevalence Rate) is shown for three age cohorts (65 to 74, 75 to 84 and 85+).

Line C: Income Qualified Population with Alzheimer's Symptoms: In the PMA, the estimated numbers of individuals 65+ years of age with annual incomes of \$35,000+ or more who have Alzheimer's disease (Line A x Line B).

Line D: Percent of Alzheimer's Patients Cared for Outside the Home: The Alzheimer's Association estimates that 30% of those with Alzheimer's disease are cared for outside the home.

Line E: Number of Alzheimer's Patients Cared for Outside the Home: Total number of individuals in the PMA who are estimated to have Alzheimer's disease or a related disorder requiring care outside the home.

Line F: Percent of Population with Alzheimer's Disease who are Classified as "Severe": Estimates from *Archives of Neurology* show the percent by age segment of those with Alzheimer's disease whose symptoms are classified as "severe." An individual with severe Alzheimer's symptoms generally requires skilled nursing care and cannot be cared for in an assisted living Alzheimer's setting. Those who have "severe" Alzheimer's disease will likely be cared for outside the home.

Line G: Number with "Severe" Alzheimer's: The total number of individuals with Alzheimer's disease who have symptoms that are classified as "severe" (Line C x Line F).

Line H: Number of Individuals in the PMA with Mild-to-Moderate Alzheimer's Disease Cared for Outside the Home: The estimated number of individuals 65+, with annual incomes of \$35,000+ in the PMA, who have mild-to-moderate Alzheimer's symptoms and need care outside the home (Line E – Line G).

Line I: Demand from Outside the PMA: Based on economic conditions and the size of the PMA, the proportion of demand/need that will come from households not currently living in the PMA.

Line J: Total Need for Alzheimer's Care in Assisted Living: The number of individuals who will need Alzheimer's care provided by the subject property at the designated location.

Line K: Number of Alzheimer's Units in the Primary Market Area: The total number of directly competitive units currently serving the PMA.

Line L: Annual Turnover: According to the American Seniors Housing Association, the annual turnover in memory care units is 52.2%.

Line M: Number of Alzheimer's Units Under Construction: Using the McGraw Hill/NIC MAP construction report, any memory care units in properties identified by ProMatura as under construction within the 10-mile PMA are included in Line M. ProMatura notes that these projects are in early stages of development and there is no way to guarantee that they will come to fruition. Also, it is important to note that ProMatura does not have a way to ascertain information regarding properties under construction that are not in the formal planning stages and, therefore, it is possible that there are developments under construction that are not included below.

Line N: Total Estimated Units to be Filled (Line L + Line M)

Line O: Assisted Living Alzheimer's Need: The total need for additional memory care units in an assisted living setting in the PMA.

Memory Care Demand

Exhibit 5.3. Estimated Annual Need in the 5- & 7-Mile PMA for Memory Care \$35,000+ (2020)

	5-Mile PMA				7-Mile PMA			
	65 to 74	75 to 84	85+	Total	65 to 74	75 to 84	85+	Total
A. Total Qualified Market (\$35,000+)	20,105	9,102	3,388	32,595	41,236	17,526	6,307	65,069
B. Prevalence Rate of Alzheimer's Disease	1.6%	19.5%	43.2%		1.6%	19.5%	43.2%	
C. Income Qualified Population with Alzheimer's Disease	322	1,775	1,464	3,560	660	3,418	2,725	6,802
D. Percent of Alzheimer's Patients Cared for Outside Home		30%				30%		
E. Number of Alzheimer's Patients Cared for Outside Home	97	532	439	1,068	198	1025	817	2,041
F. Percent with Severe Alzheimer's Disease	17.0%	20.0%	28.0%		17.0%	20.0%	28.0%	
G. Number with Severe Alzheimer's Disease (Line C x Line F)	55	355	410	819	112	684	763	1,559
H. Number of Persons with Mild-to-Moderate Alzheimer's Cared for Outside the Home (Line E - Line G)	42	177	29	249	86	342	54	482
I. Demand from Outside the PMA (+20%)	10	44	7	62	21	85	14	121
J. Total Need for Alzheimer's Care in Assisted Living				311				603
K. Number of Alzheimer's Units in the PMA				265				504
L. Annual Turnover				164				311
M. Number of Alzheimer's units under construction				0				0
N. Total Estimated Units to Fill (Line L + Line M)				164				311
O. Assisted Living Alzheimer's Need				147				292

Memory Care Demand

Exhibit 5.4 Estimated Annual Need in the 5- & 7-Mile PMA for Memory Care \$35,000+ (2025)

	5-Mile PMA				7-Mile PMA			
	65 to 74	75 to 84	85+	Total	65 to 74	75 to 84	85+	Total
A. Total Qualified Market (\$35,000+)	24,583	10,497	3,525	38,605	50,203	20,421	6,621	77,245
B. Prevalence Rate of Alzheimer's Disease	1.6%	19.5%	43.2%		1.6%	19.5%	43.2%	
C. Income Qualified Population with Alzheimer's Disease	393	2,047	1,523	3,963	803	3,982	2,860	7,645
D. Percent of Alzheimer's Patients Cared for Outside Home		30%				30%		
E. Number of Alzheimer's Patients Cared for Outside Home	118	614	457	1,189	241	1195	858	2,294
F. Percent with Severe Alzheimer's Disease	17.0%	20.0%	28.0%		17.0%	20.0%	28.0%	
G. Number with Severe Alzheimer's Disease (Line C x Line F)	67	409	426	903	137	796	801	1,734
H. Number of Persons with Mild-to-Moderate Alzheimer's Cared for Outside the Home (Line E - Line G)	51	205	30	286	104	398	57	560
I. Demand from Outside the PMA (+20%)	13	51	8	72	26	100	14	140
J. Total Need for Alzheimer's Care in Assisted Living				358				700
K. Number of Alzheimer's Units in the PMA				265				504
L. Annual Turnover				164				311
M. Number of Alzheimer's units under construction				0				0
N. Total Estimated Units to Fill (Line L + Line M)				164				311
O. Assisted Living Alzheimer's Need				194				389

APPENDIX- CLARITAS

Trammell Crow

Claritas

All demographic data in this report were obtained from Claritas. Since 1971, Claritas has been the pre-eminent source of accurate, up-to-date demographic data and target marketing information about the population in any specific geographic market area in the United States.

Claritas is a Nielsen company. A global leader in demographic and market segmentation research, Nielsen includes AC Nielsen, Nielsen Media Research, Spectra Marketing Systems, and Scarborough Research, among others.

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population*	255,836		252,859		251,321	
Percent Growth (2000 to 2025)***	-1.16%		-1.16%		-0.61%	
Population by Age*						
Total Population	255,836		252,859		251,321	
Age 45 to 54	40,576	15.86%	33,258	13.15%	30,740	12.23%
Age 55 to 64	32,033	12.52%	36,442	14.41%	34,803	13.85%
Age 65 to 74	19,285	7.54%	26,527	10.49%	31,064	12.36%
Age 75 to 84	14,274	5.58%	14,976	5.92%	16,312	6.49%
Age 85 and over	6,567	2.57%	7,376	2.92%	7,163	2.85%
Age 65 and over	40,127	15.68%	48,879	19.33%	54,539	21.70%
Age 80 and over	13,166	5.15%	13,538	5.35%	13,770	5.48%
Total Population, Male	124,825		123,724		123,081	
Age 45 to 54	19,707	15.79%	16,615	13.43%	15,419	12.53%
Age 55 to 64	15,335	12.28%	17,530	14.17%	16,878	13.71%
Age 65 to 74	8,532	6.84%	12,133	9.81%	14,192	11.53%
Age 75 to 84	5,714	4.58%	6,117	4.94%	6,825	5.54%
Age 85 and over	2,051	1.64%	2,425	1.96%	2,365	1.92%
Age 65 and over	16,297	13.06%	20,676	16.71%	23,381	19.00%
Age 80 and over	4,571	3.66%	4,837	3.91%	4,951	4.02%
Total Population, Female	131,011		129,135		128,240	
Age 45 to 54	20,868	15.93%	16,643	12.89%	15,322	11.95%
Age 55 to 64	16,698	12.75%	18,912	14.65%	17,926	13.98%
Age 65 to 74	10,753	8.21%	14,394	11.15%	16,872	13.16%
Age 75 to 84	8,561	6.53%	8,859	6.86%	9,488	7.40%
Age 85 and over	4,516	3.45%	4,950	3.83%	4,798	3.74%
Age 65 and over	23,830	18.19%	28,204	21.84%	31,158	24.30%
Age 80 and over	8,594	6.56%	8,701	6.74%	8,819	6.88%

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population*	530,310		525,716		523,179	
Percent Growth (2000 to 2025)***	-0.79%		-0.87%		-0.48%	
Population by Age*						
Total Population	530,310		525,716		523,179	
Age 45 to 54	83,050	15.66%	68,748	13.08%	65,224	12.47%
Age 55 to 64	66,341	12.51%	74,353	14.14%	70,836	13.54%
Age 65 to 74	38,418	7.24%	54,400	10.35%	63,619	12.16%
Age 75 to 84	25,710	4.85%	28,641	5.45%	31,790	6.08%
Age 85 and over	11,973	2.26%	13,691	2.60%	13,522	2.58%
Age 65 and over	76,100	14.35%	96,732	18.40%	108,931	20.82%
Age 80 and over	23,713	4.47%	25,211	4.80%	26,221	5.01%
Total Population, Male	259,702		257,919		256,752	
Age 45 to 54	40,315	15.52%	34,257	13.28%	32,682	12.73%
Age 55 to 64	31,733	12.22%	35,760	13.86%	34,348	13.38%
Age 65 to 74	17,214	6.63%	25,040	9.71%	29,234	11.39%
Age 75 to 84	10,478	4.03%	11,843	4.59%	13,443	5.24%
Age 85 and over	3,668	1.41%	4,510	1.75%	4,436	1.73%
Age 65 and over	31,360	12.08%	41,393	16.05%	47,114	18.35%
Age 80 and over	8,221	3.17%	9,042	3.51%	9,452	3.68%
Total Population, Female	270,608		267,797		266,427	
Age 45 to 54	42,735	15.79%	34,490	12.88%	32,542	12.21%
Age 55 to 64	34,608	12.79%	38,593	14.41%	36,488	13.70%
Age 65 to 74	21,204	7.84%	29,360	10.96%	34,385	12.91%
Age 75 to 84	15,232	5.63%	16,798	6.27%	18,346	6.89%
Age 85 and over	8,304	3.07%	9,181	3.43%	9,086	3.41%
Age 65 and over	44,740	16.53%	55,339	20.66%	61,817	23.20%
Age 80 and over	15,492	5.72%	16,169	6.04%	16,769	6.29%

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population by Single-Classification Race*						
White Alone	204,733		191,315		184,918	
Age 65 and over	37,013	18.08%	43,583	22.78%	47,558	25.72%
Black or African American Alone	5,105		4,846		4,572	
Age 65 and over	204	3.99%	243	5.02%	277	6.05%
American Indian and Alaska Native Alone	838		896		911	
Age 65 and over	36	4.24%	45	5.04%	58	6.37%
Asian Alone	27,716		33,811		36,832	
Age 65 and over	2,419	8.73%	4,190	12.39%	5,518	14.98%
Native Hawaiian and Other Pacific Islander Alone	48		35		33	
Age 65 and over	3	7.13%	3	7.38%	4	12.50%
Some Other Race Alone	12,089		15,435		16,995	
Age 65 and over	227	1.88%	432	2.80%	626	3.68%
Two or More Races	5,307		6,522		7,060	
Age 65 and over	225	4.24%	383	5.88%	499	7.07%
Population by Hispanic or Latino*						
Hispanic or Latino	33,682		39,176		41,685	
Age 65 and over	1,127	3.35%	1,831	4.67%	2,423	5.81%
Not Hispanic or Latino	222,154		213,683		209,636	

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Population by Single-Classification Race*						
White Alone	406,935		378,783		365,165	
Age 65 and over	69,195	17.00%	84,322	22.26%	92,482	25.33%
Black or African American Alone	12,399		12,014		11,534	
Age 65 and over	491	3.96%	665	5.53%	783	6.79%
American Indian and Alaska Native Alone	1,872		1,962		1,985	
Age 65 and over	75	4.02%	103	5.24%	129	6.51%
Asian Alone	64,590		78,609		85,533	
Age 65 and over	5,203	8.05%	9,496	12.08%	12,579	14.71%
Native Hawaiian and Other Pacific Islander Alone	132		111		105	
Age 65 and over	9	7.18%	9	8.56%	13	12.34%
Some Other Race Alone	32,550		40,105		43,687	
Age 65 and over	624	1.92%	1,236	3.08%	1,782	4.08%
Two or More Races	11,831		14,132		15,170	
Age 65 and over	503	4.25%	901	6.38%	1,164	7.67%
Population by Hispanic or Latino*						
Hispanic or Latino	83,921		96,133		101,893	
Age 65 and over	2,663	3.17%	4,613	4.80%	6,171	6.06%
Not Hispanic or Latino	446,390		429,583		421,287	

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 45 to 54	20,167		18,440		17,226	
Income Less than \$15,000	625	3.10%	501	2.71%	392	2.28%
Income \$15,000 to \$24,999	729	3.61%	438	2.38%	320	1.86%
Income \$25,000 to \$34,999	1,072	5.32%	754	4.09%	589	3.42%
Income \$35,000 to \$49,999	2,521	12.50%	1,211	6.57%	1,050	6.10%
Income \$50,000 to \$74,999	4,522	22.42%	2,859	15.51%	2,367	13.74%
Income \$75,000 to \$99,999	3,914	19.41%	2,616	14.19%	2,271	13.18%
Income \$100,000 to \$124,999	2,948	14.62%	2,324	12.60%	2,043	11.86%
Income \$125,000 to \$149,999	1,488	7.38%	2,060	11.17%	1,881	10.92%
Income \$150,000 to \$199,999	1,391	6.90%	2,509	13.61%	2,537	14.73%
Income \$200,000 or more	957	4.74%	3,167	17.18%	3,776	21.92%
Median Household Income	\$ 78,924		\$ 109,039		\$ 119,877	
Households by HH Income by Age of Householder**						
Householder Age 55 to 64	14,541		20,929		19,880	
Income Less than \$15,000	726	4.99%	952	4.55%	727	3.66%
Income \$15,000 to \$24,999	761	5.23%	674	3.22%	496	2.49%
Income \$25,000 to \$34,999	1,265	8.70%	960	4.58%	756	3.80%
Income \$35,000 to \$49,999	2,062	14.18%	1,589	7.59%	1,286	6.47%
Income \$50,000 to \$74,999	3,285	22.59%	3,285	15.70%	2,753	13.85%
Income \$75,000 to \$99,999	2,158	14.84%	3,038	14.51%	2,690	13.53%
Income \$100,000 to \$124,999	1,741	11.97%	2,422	11.57%	2,211	11.12%
Income \$125,000 to \$149,999	1,145	7.87%	2,212	10.57%	2,156	10.85%
Income \$150,000 to \$199,999	762	5.24%	2,506	11.97%	2,696	13.56%
Income \$200,000 or more	636	4.38%	3,291	15.72%	4,109	20.67%
Median Household Income	\$ 68,692		\$ 99,727		\$ 113,938	
Households by HH Income by Age of Householder**						
Householder Age 65 to 74	12,742		16,168		18,797	
Income Less than \$15,000	1,531	12.01%	1,043	6.45%	1,036	5.51%
Income \$15,000 to \$24,999	2,018	15.84%	1,407	8.70%	1,274	6.78%
Income \$25,000 to \$34,999	1,748	13.72%	1,462	9.04%	1,505	8.01%
Income \$35,000 to \$49,999	2,240	17.58%	2,067	12.78%	2,121	11.29%
Income \$50,000 to \$74,999	2,641	20.73%	2,832	17.52%	3,047	16.21%
Income \$75,000 to \$99,999	1,181	9.27%	2,111	13.06%	2,511	13.36%
Income \$100,000 to \$124,999	599	4.70%	1,730	10.70%	2,089	11.11%
Income \$125,000 to \$149,999	312	2.45%	1,086	6.72%	1,421	7.56%
Income \$150,000 to \$199,999	193	1.51%	1,174	7.26%	1,658	8.82%
Income \$200,000 or more	279	2.19%	1,254	7.76%	2,136	11.36%
Median Household Income	\$ 42,194		\$ 68,578		\$ 79,134	
Households by HH Income by Age of Householder**						
Householder Age 75 to 84	8,952		10,178		10,984	
Income Less than \$15,000	1,792	20.02%	1,033	10.15%	1,009	9.19%
Income \$15,000 to \$24,999	1,979	22.11%	1,516	14.89%	1,363	12.41%
Income \$25,000 to \$34,999	1,489	16.63%	1,443	14.17%	1,478	13.45%
Income \$35,000 to \$49,999	1,439	16.07%	1,608	15.80%	1,678	15.28%
Income \$50,000 to \$74,999	1,174	13.12%	1,746	17.16%	1,835	16.70%
Income \$75,000 to \$99,999	453	5.06%	892	8.76%	1,041	9.48%
Income \$100,000 to \$124,999	266	2.97%	750	7.37%	902	8.21%
Income \$125,000 to \$149,999	104	1.16%	483	4.74%	621	5.65%
Income \$150,000 to \$199,999	130	1.46%	376	3.69%	515	4.69%
Income \$200,000 or more	126	1.41%	331	3.25%	542	4.94%
Median Household Income	\$ 29,734		\$ 45,230		\$ 49,679	

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 45 to 54	42,760		37,730		35,992	
Income Less than \$15,000	1,397	3.27%	1,176	3.12%	911	2.53%
Income \$15,000 to \$24,999	1,569	3.67%	1,036	2.75%	754	2.09%
Income \$25,000 to \$34,999	2,488	5.82%	1,696	4.49%	1,344	3.73%
Income \$35,000 to \$49,999	5,759	13.47%	2,810	7.45%	2,343	6.51%
Income \$50,000 to \$74,999	9,387	21.95%	5,627	14.91%	4,868	13.52%
Income \$75,000 to \$99,999	8,168	19.10%	5,419	14.36%	4,802	13.34%
Income \$100,000 to \$124,999	5,972	13.97%	4,817	12.77%	4,370	12.14%
Income \$125,000 to \$149,999	3,108	7.27%	4,086	10.83%	3,994	11.10%
Income \$150,000 to \$199,999	2,809	6.57%	4,880	12.93%	5,009	13.92%
Income \$200,000 or more	2,104	4.92%	6,185	16.39%	7,598	21.11%
Median Household Income	\$ 77,389		\$ 105,719		\$ 117,016	
Households by HH Income by Age of Householder**						
Householder Age 55 to 64	29,585		42,106		39,843	
Income Less than \$15,000	1,508	5.10%	2,082	4.94%	1,604	4.03%
Income \$15,000 to \$24,999	1,498	5.06%	1,595	3.79%	1,166	2.93%
Income \$25,000 to \$34,999	2,418	8.17%	2,064	4.90%	1,648	4.14%
Income \$35,000 to \$49,999	4,061	13.73%	3,633	8.63%	2,920	7.33%
Income \$50,000 to \$74,999	6,841	23.12%	6,283	14.92%	5,380	13.50%
Income \$75,000 to \$99,999	4,855	16.41%	6,085	14.45%	5,394	13.54%
Income \$100,000 to \$124,999	3,468	11.72%	4,837	11.49%	4,447	11.16%
Income \$125,000 to \$149,999	1,993	6.74%	4,227	10.04%	4,218	10.59%
Income \$150,000 to \$199,999	1,559	5.27%	4,880	11.59%	5,126	12.87%
Income \$200,000 or more	1,384	4.68%	6,421	15.25%	7,939	19.93%
Median Household Income	\$ 69,393		\$ 97,172		\$ 110,169	
Households by HH Income by Age of Householder**						
Householder Age 65 to 74	22,772		32,547		37,757	
Income Less than \$15,000	2,572	11.30%	2,240	6.88%	2,199	5.82%
Income \$15,000 to \$24,999	3,575	15.70%	2,886	8.87%	2,647	7.01%
Income \$25,000 to \$34,999	3,267	14.35%	2,751	8.45%	2,875	7.61%
Income \$35,000 to \$49,999	3,799	16.68%	4,225	12.98%	4,316	11.43%
Income \$50,000 to \$74,999	4,904	21.54%	5,587	17.16%	6,148	16.28%
Income \$75,000 to \$99,999	2,049	9.00%	4,199	12.90%	4,907	13.00%
Income \$100,000 to \$124,999	1,139	5.00%	3,450	10.60%	4,151	10.99%
Income \$125,000 to \$149,999	517	2.27%	2,192	6.73%	2,869	7.60%
Income \$150,000 to \$199,999	362	1.59%	2,390	7.34%	3,266	8.65%
Income \$200,000 or more	586	2.58%	2,628	8.08%	4,379	11.60%
Median Household Income	\$ 42,781		\$ 68,668		\$ 78,532	
Households by HH Income by Age of Householder**						
Householder Age 75 to 84	15,789		18,965		20,794	
Income Less than \$15,000	3,070	19.45%	2,035	10.73%	2,023	9.73%
Income \$15,000 to \$24,999	3,604	22.82%	2,807	14.80%	2,627	12.63%
Income \$25,000 to \$34,999	2,597	16.45%	2,518	13.28%	2,623	12.61%
Income \$35,000 to \$49,999	2,516	15.94%	2,996	15.80%	3,114	14.98%
Income \$50,000 to \$74,999	2,217	14.04%	3,214	16.95%	3,535	17.00%
Income \$75,000 to \$99,999	821	5.20%	1,683	8.87%	1,957	9.41%
Income \$100,000 to \$124,999	462	2.93%	1,414	7.46%	1,683	8.10%
Income \$125,000 to \$149,999	149	0.95%	943	4.97%	1,231	5.92%
Income \$150,000 to \$199,999	174	1.10%	711	3.75%	962	4.63%
Income \$200,000 or more	179	1.13%	644	3.40%	1,040	5.00%
Median Household Income	\$ 29,701		\$ 45,632		\$ 50,077	

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 85 and over	2,365		5,149		4,973	
Income Less than \$15,000	663	28.04%	814	15.80%	733	14.74%
Income \$15,000 to \$24,999	556	23.50%	1,177	22.86%	1,000	20.11%
Income \$25,000 to \$34,999	368	15.56%	792	15.39%	780	15.68%
Income \$35,000 to \$49,999	325	13.76%	752	14.61%	739	14.86%
Income \$50,000 to \$74,999	245	10.38%	748	14.53%	736	14.80%
Income \$75,000 to \$99,999	85	3.58%	366	7.12%	399	8.02%
Income \$100,000 to \$124,999	40	1.71%	173	3.36%	184	3.69%
Income \$125,000 to \$149,999	30	1.27%	146	2.83%	162	3.25%
Income \$150,000 to \$199,999	32	1.36%	101	1.97%	116	2.33%
Income \$200,000 or more	20	0.85%	79	1.53%	125	2.51%
Median Household Income	\$ 24,348		\$ 32,368		\$ 34,661	
Households by HH Income**						
Total Household	102,532		102,214		101,978	
Income Less than \$15,000	7,112	6.94%	5,271	5.16%	4,640	4.55%
Income \$15,000 to \$24,999	8,186	7.98%	6,232	6.10%	5,183	5.08%
Income \$25,000 to \$34,999	10,037	9.79%	7,008	6.86%	6,296	6.17%
Income \$35,000 to \$49,999	15,657	15.27%	10,282	10.06%	9,449	9.27%
Income \$50,000 to \$74,999	24,117	23.52%	17,116	16.75%	15,384	15.09%
Income \$75,000 to \$99,999	15,535	15.15%	13,701	13.40%	13,177	12.92%
Income \$100,000 to \$124,999	9,612	9.37%	11,316	11.07%	11,113	10.90%
Income \$125,000 to \$149,999	5,192	5.06%	8,928	8.73%	9,206	9.03%
Income \$150,000 to \$199,999	3,890	3.79%	10,087	9.87%	11,336	11.12%
Income \$200,000 to \$249,999	1,630	1.59%	5,097	4.99%	6,556	6.43%
Income \$250,000 to \$499,999	1,195	1.17%	5,225	5.11%	6,671	6.54%
Income \$500,000 or more	371	0.36%	1,951	1.91%	2,968	2.91%
Average Household Income	\$ 73,506		\$ 111,391		\$ 125,358	
Median Household Income	\$ 60,651		\$ 84,485		\$ 94,043	
Age 55+ Median Household Income	\$ 45,891		\$ 70,093		\$ 78,636	
Age 65+ Median Household Income	\$ 34,684		\$ 52,966		\$ 61,841	
Owner Occupied Housing Units by Value**						
Total Owner-Occupied Housing Units	76,476		76,108		75,753	
Value Less than \$20,000	1,067	1.39%	1,046	1.37%	932	1.23%
Value \$20,000 to \$39,999	624	0.82%	896	1.18%	842	1.11%
Value \$40,000 to \$59,999	363	0.48%	339	0.45%	345	0.46%
Value \$60,000 to \$79,999	1,702	2.23%	738	0.97%	536	0.71%
Value \$80,000 to \$99,999	3,773	4.93%	1,405	1.85%	1,087	1.44%
Value \$100,000 to \$149,999	12,984	16.98%	4,175	5.49%	3,611	4.77%
Value \$150,000 to \$199,999	22,777	29.78%	5,823	7.65%	4,559	6.02%
Value \$200,000 to \$299,999	23,023	30.11%	19,257	25.30%	16,986	22.42%
Value \$300,000 to \$399,999	7,202	9.42%	18,343	24.10%	17,595	23.23%
Value \$400,000 to \$499,999	1,855	2.43%	11,553	15.18%	12,599	16.63%
Value \$500,000 to \$749,999	933	1.22%	8,634	11.34%	10,868	14.35%
Value \$750,000 to \$999,999	87	0.11%	2,713	3.56%	3,782	4.99%
Value \$1,000,000 or more	87	0.11%	1,186	1.56%	2,011	2.65%
Value \$1,000,000 to \$1,499,999			913	1.20%	1,515	2.00%
Value \$1,500,000 to \$1,999,999			167	0.22%	327	0.43%
Value \$2,000,000 or more			107	0.14%	169	0.22%
Median All Owner-Occupied Housing Unit Value	\$ 188,911		\$ 323,851		\$ 351,028	
Group Quarters by Population Type*	1,950		1,951		1,950	
Correctional Institutions	0	0.00%	0	0.00%	0	0.00%
Nursing Homes	1,358	69.65%	1,352	69.28%	1,349	69.16%

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Households by HH Income by Age of Householder**						
Householder Age 85 and over	4,174		9,256		9,087	
Income Less than \$15,000	1,138	27.27%	1,544	16.68%	1,428	15.72%
Income \$15,000 to \$24,999	1,008	24.15%	2,121	22.91%	1,865	20.53%
Income \$25,000 to \$34,999	652	15.63%	1,327	14.34%	1,317	14.50%
Income \$35,000 to \$49,999	568	13.60%	1,405	15.18%	1,348	14.84%
Income \$50,000 to \$74,999	470	11.26%	1,312	14.17%	1,352	14.88%
Income \$75,000 to \$99,999	148	3.56%	646	6.98%	694	7.64%
Income \$100,000 to \$124,999	76	1.81%	319	3.44%	353	3.88%
Income \$125,000 to \$149,999	42	1.01%	254	2.75%	293	3.22%
Income \$150,000 to \$199,999	41	0.99%	191	2.06%	227	2.50%
Income \$200,000 or more	30	0.72%	137	1.48%	209	2.30%
Median Household Income	\$ 24,410		\$ 32,259		\$ 34,489	
Households by HH Income**						
Total Household	206,334		207,523		207,268	
Income Less than \$15,000	13,702	6.64%	11,202	5.40%	9,862	4.76%
Income \$15,000 to \$24,999	16,025	7.77%	12,836	6.19%	10,753	5.19%
Income \$25,000 to \$34,999	20,109	9.75%	14,148	6.82%	12,717	6.14%
Income \$35,000 to \$49,999	31,914	15.47%	21,805	10.51%	19,646	9.48%
Income \$50,000 to \$74,999	49,285	23.89%	34,388	16.57%	31,494	15.19%
Income \$75,000 to \$99,999	32,092	15.55%	28,249	13.61%	26,964	13.01%
Income \$100,000 to \$124,999	19,234	9.32%	23,148	11.15%	22,886	11.04%
Income \$125,000 to \$149,999	9,709	4.71%	17,416	8.39%	18,517	8.93%
Income \$150,000 to \$199,999	7,725	3.74%	20,187	9.73%	22,482	10.85%
Income \$200,000 to \$249,999	3,268	1.58%	10,380	5.00%	13,205	6.37%
Income \$250,000 to \$499,999	2,426	1.18%	10,038	4.84%	13,090	6.32%
Income \$500,000 or more	846	0.41%	3,727	1.80%	5,651	2.73%
Average Household Income	\$ 73,712		\$ 109,508		\$ 123,223	
Median Household Income	\$ 60,864		\$ 83,303		\$ 92,766	
Age 55+ Median Household Income	\$ 47,679		\$ 70,143		\$ 78,097	
Age 65+ Median Household Income	\$ 34,820		\$ 53,783		\$ 62,317	
Owner Occupied Housing Units by Value**						
Total Owner-Occupied Housing Units	151,108		150,468		149,948	
Value Less than \$20,000	1,300	0.86%	1,743	1.16%	1,563	1.04%
Value \$20,000 to \$39,999	962	0.64%	1,478	0.98%	1,351	0.90%
Value \$40,000 to \$59,999	1,337	0.88%	913	0.61%	861	0.57%
Value \$60,000 to \$79,999	4,261	2.82%	1,940	1.29%	1,445	0.96%
Value \$80,000 to \$99,999	8,904	5.89%	3,265	2.17%	2,534	1.69%
Value \$100,000 to \$149,999	29,923	19.80%	9,293	6.18%	8,132	5.42%
Value \$150,000 to \$199,999	42,675	28.24%	13,920	9.25%	11,163	7.44%
Value \$200,000 to \$299,999	43,204	28.59%	38,079	25.31%	34,265	22.85%
Value \$300,000 to \$399,999	12,476	8.26%	35,470	23.57%	34,317	22.89%
Value \$400,000 to \$499,999	3,575	2.37%	21,743	14.45%	23,968	15.98%
Value \$500,000 to \$749,999	1,893	1.25%	15,710	10.44%	20,022	13.35%
Value \$750,000 to \$999,999	371	0.25%	4,761	3.16%	6,754	4.50%
Value \$1,000,000 or more	227	0.15%	2,153	1.43%	3,571	2.38%
Value \$1,000,000 to \$1,499,999			1,578	1.05%	2,606	1.74%
Value \$1,500,000 to \$1,999,999			286	0.19%	559	0.37%
Value \$2,000,000 or more			289	0.19%	406	0.27%
Median All Owner-Occupied Housing Unit Value	\$ 183,822		\$ 312,976		\$ 339,803	
Group Quarters by Population Type*	3,794		3,802		3,802	
Correctional Institutions	0	0.00%	0	0.00%	0	0.00%
Nursing Homes	3,002	79.13%	2,997	78.83%	2,994	78.75%

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 5 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Other Institutions	0	0.00%	0	0.00%	0	0.00%
College Dormitories	26	1.33%	26	1.33%	26	1.33%
Military Quarters	0	0.00%	0	0.00%	0	0.00%
Other Noninstitutional Quarters	465	23.87%	469	24.05%	469	24.07%
Occupied Housing Units by Tenure*	102,155		102,214		101,978	
Owner-Occupied	76,545	74.93%	76,108	74.46%	75,753	74.28%
Renter-Occupied	25,610	25.07%	26,106	25.54%	26,225	25.72%
Households by Tenure by Age of Householder*						
Total Households	102,155		102,214		101,978	
Owner-Occupied	76,545		76,108		75,753	
Householder 55 to 64 years	16,061	20.98%	17,746	23.32%	16,632	21.96%
Householder 65 to 74 years	10,408	13.60%	13,998	18.39%	16,194	21.38%
Householder 75 to 84 years	8,376	10.94%	8,555	11.24%	9,171	12.11%
Householder 85 years and over	3,251	4.25%	3,544	4.66%	3,430	4.53%
Renter-Occupied	25,610		26,106		26,225	
Householder 55 to 64 years	2,601	10.16%	3,184	12.19%	3,248	12.38%
Householder 65 to 74 years	1,516	5.92%	2,169	8.31%	2,602	9.92%
Householder 75 to 84 years	1,459	5.70%	1,623	6.22%	1,812	6.91%
Householder 85 years and over	1,346	5.26%	1,605	6.15%	1,544	5.89%
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*Census column is 2010 Data.						
**Census column is 2000 Data.						
***Percent growth figures are as follows: 2010 (2000-2010), 2020 (2010-2020), and 2025 (2020-2025).						

Senior Life	2045 S Arlington Heights Rd, Arlington Heights, IL 60005 7 mile ring					
	2000/2010 Census	%	2020 Estimate	%	2025 Projection	%
Other Institutions	26	0.69%	27	0.71%	28	0.74%
College Dormitories	26	0.69%	26	0.68%	26	0.68%
Military Quarters	0	0.00%	0	0.00%	0	0.00%
Other Noninstitutional Quarters	628	16.54%	636	16.72%	636	16.72%
Occupied Housing Units by Tenure*	206,881		207,523		207,268	
Owner-Occupied	150,852	72.92%	150,468	72.51%	149,948	72.34%
Renter-Occupied	56,029	27.08%	57,055	27.49%	57,320	27.66%
Households by Tenure by Age of Householder*						
Total Households	206,881		207,523		207,268	
Owner-Occupied	150,852		150,468		149,948	
Householder 55 to 64 years	32,608	21.62%	35,181	23.38%	32,736	21.83%
Householder 65 to 74 years	20,328	13.48%	27,851	18.51%	32,142	21.44%
Householder 75 to 84 years	14,670	9.73%	15,797	10.50%	17,203	11.47%
Householder 85 years and over	5,601	3.71%	6,149	4.09%	6,023	4.02%
Renter-Occupied	56,029		57,055		57,320	
Householder 55 to 64 years	5,793	10.34%	6,924	12.14%	7,107	12.40%
Householder 65 to 74 years	3,151	5.62%	4,696	8.23%	5,615	9.80%
Householder 75 to 84 years	2,733	4.88%	3,168	5.55%	3,591	6.26%
Householder 85 years and over	2,560	4.57%	3,106	5.44%	3,064	5.34%
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*Census column is 2010 Data.						
**Census column is 2000 Data.						
***Percent growth figures are as follows: 2010 (2000-2010), 2020 (2010-2020), and 2025 (2020-2025).						

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota

Signature
Typed or Printed Name
License # Date



emanuelson-podas
consulting engineers

Emanuelson-Podas, Inc.
7705 Bush Lake Road
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PLAN
COMMISSION +
DESIGN REVIEW
APPLICATION
10/28/2020

ORIGINAL ISSUE: 10/28/2020

REVISIONS:		
No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

4425.0000
PROJECT NUMBER

BJW JJA
DRAWN BY CHECKED BY

KEY PLAN

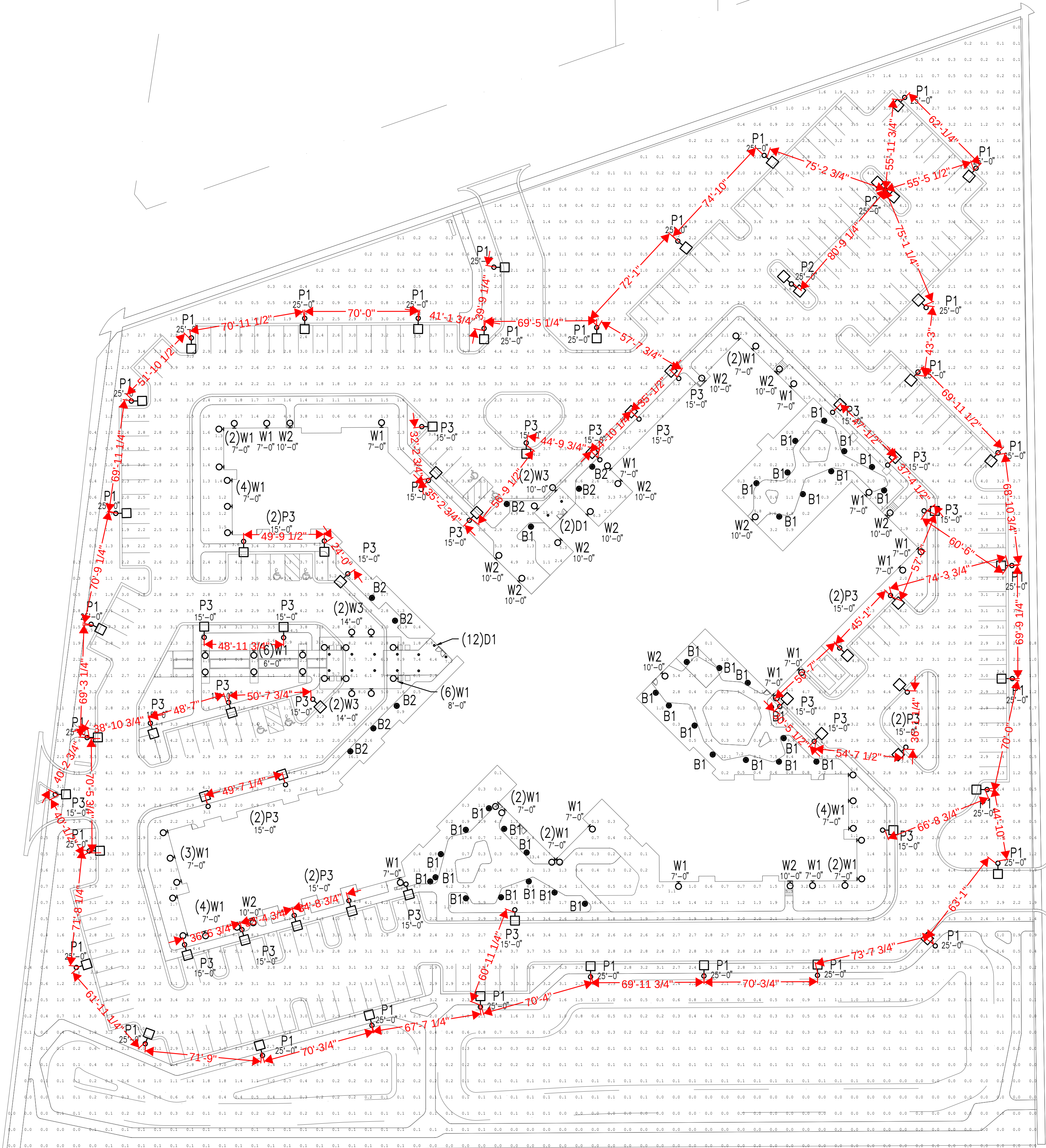
Arlington Heights Senior

PHOTOMETRIC SITE PLAN
E0.2

GENERAL NOTES

- A. REFER TO SHEETS E0.3, E0.4, & E0.5 FOR FIXTURE SCHEDULE AND CUTSHEETS.
- B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.
- C. MOUNTING HEIGHTS SHOWN ARE TO TOP OF FIXTURE.
- D. REFER TO DETAIL 1/E0.3 FOR FIXTURE TYPE B1 AND B2 BASE REQUIREMENTS.
- E. REFER TO DETAIL 2/E0.3 FOR FIXTURE TYPE P1 AND P2 POLE AND BASE REQUIREMENTS.
- E. REFER TO DETAIL 3/E0.3 FOR FIXTURE TYPE P3 POLE AND BASE REQUIREMENTS.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line East	Illuminance	Fc	0.64	2.0	0.0	N.A.	N.A.
Property Line North	Illuminance	Fc	0.53	1.8	0.0	N.A.	N.A.
Property Line South	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.
Property Line West	Illuminance	Fc	0.57	1.8	0.0	N.A.	N.A.
Site	Illuminance	Fc	2.21	20.2	0.0	N.A.	N.A.



1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'-0"





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PLAN
COMMISSION +
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APPLICATION
10/28/2020

ORIGINAL ISSUE: 10/28/2020

REVISIONS:		
No.	Description	Date
1	VILLAGE RESUBMIT	11/04
2	VILLAGE RESUBMIT	11/19

4425.0000
PROJECT NUMBER

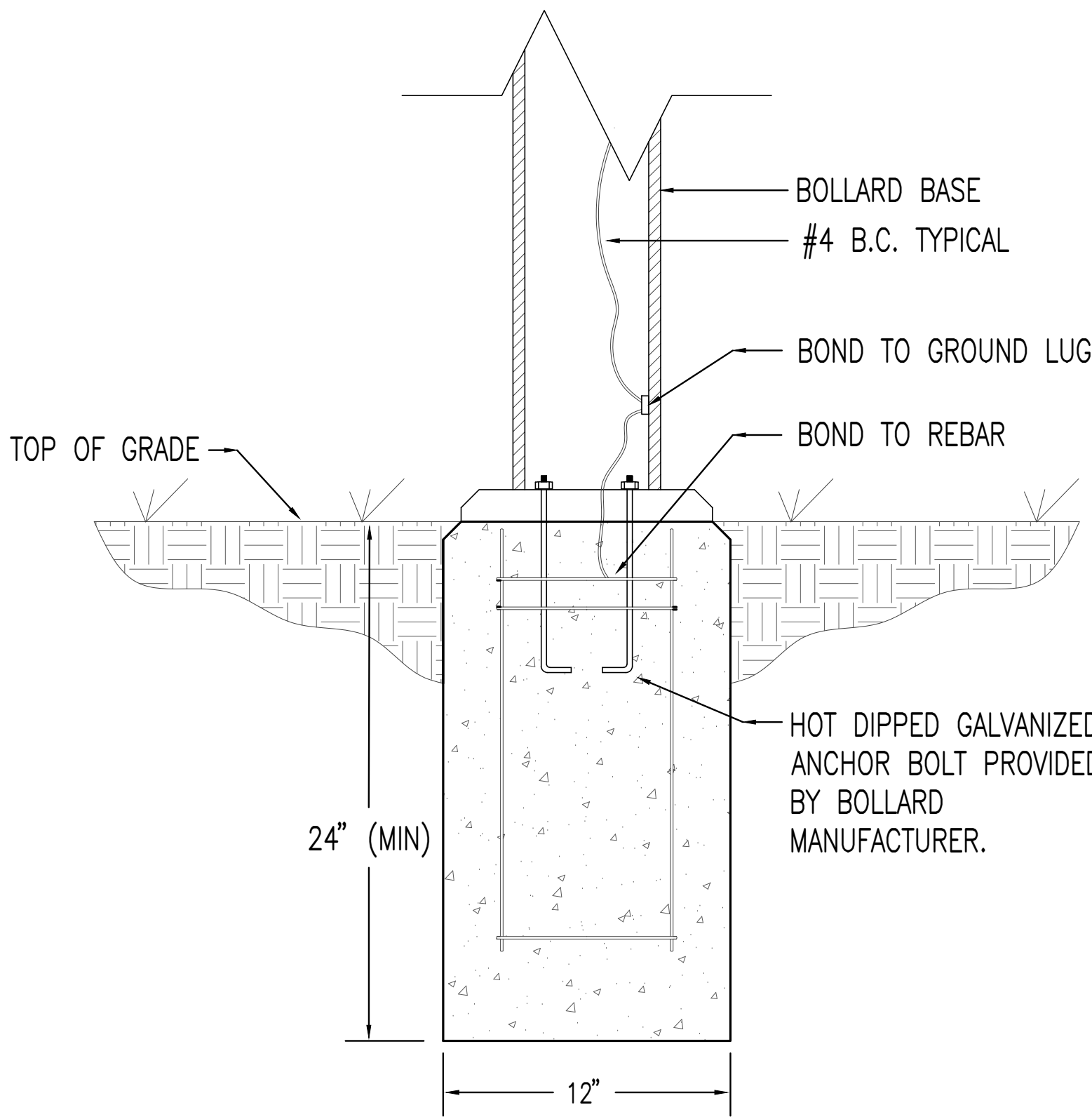
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KEY PLAN

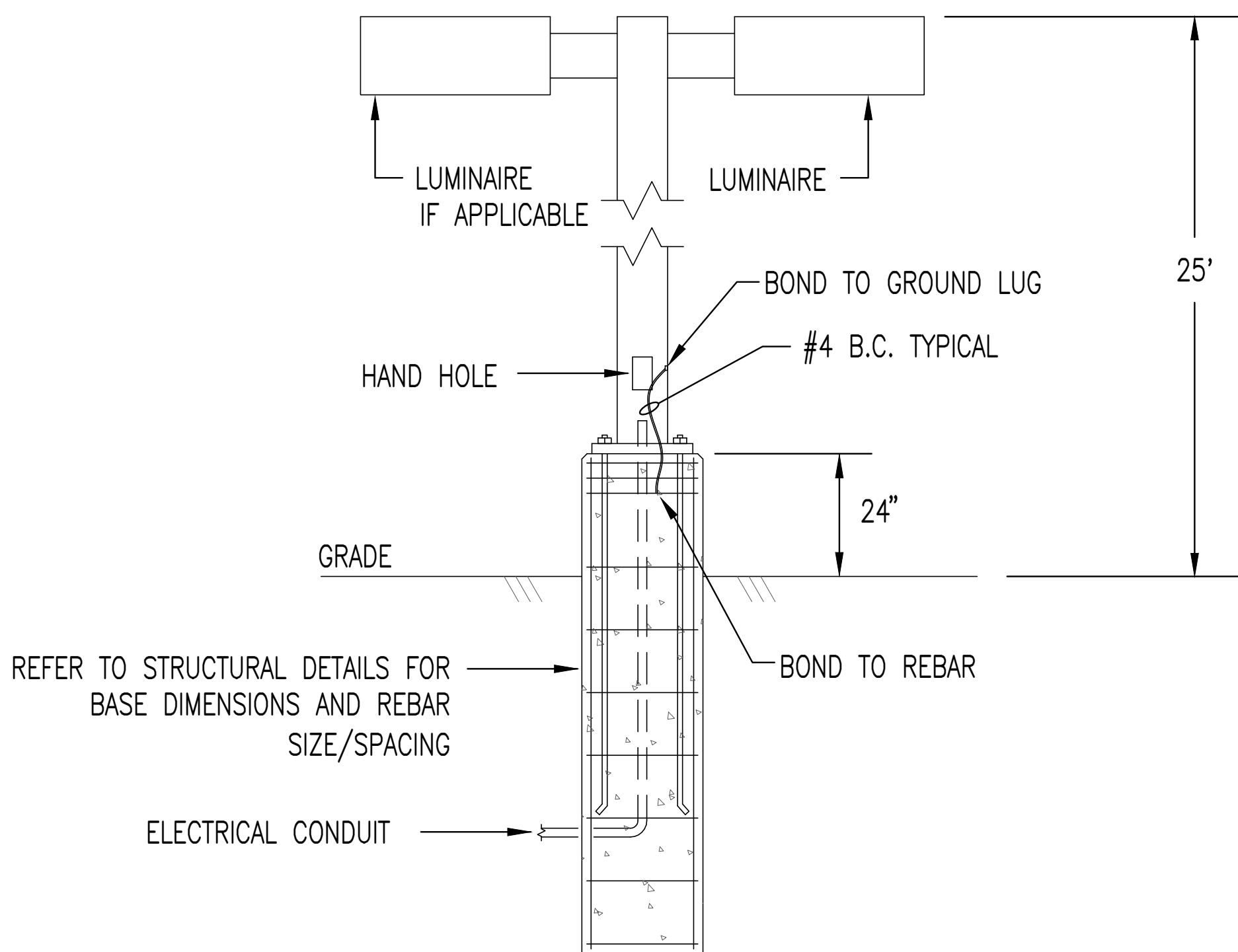
Arlington Heights Senior

SCHEDULES & DETAILS

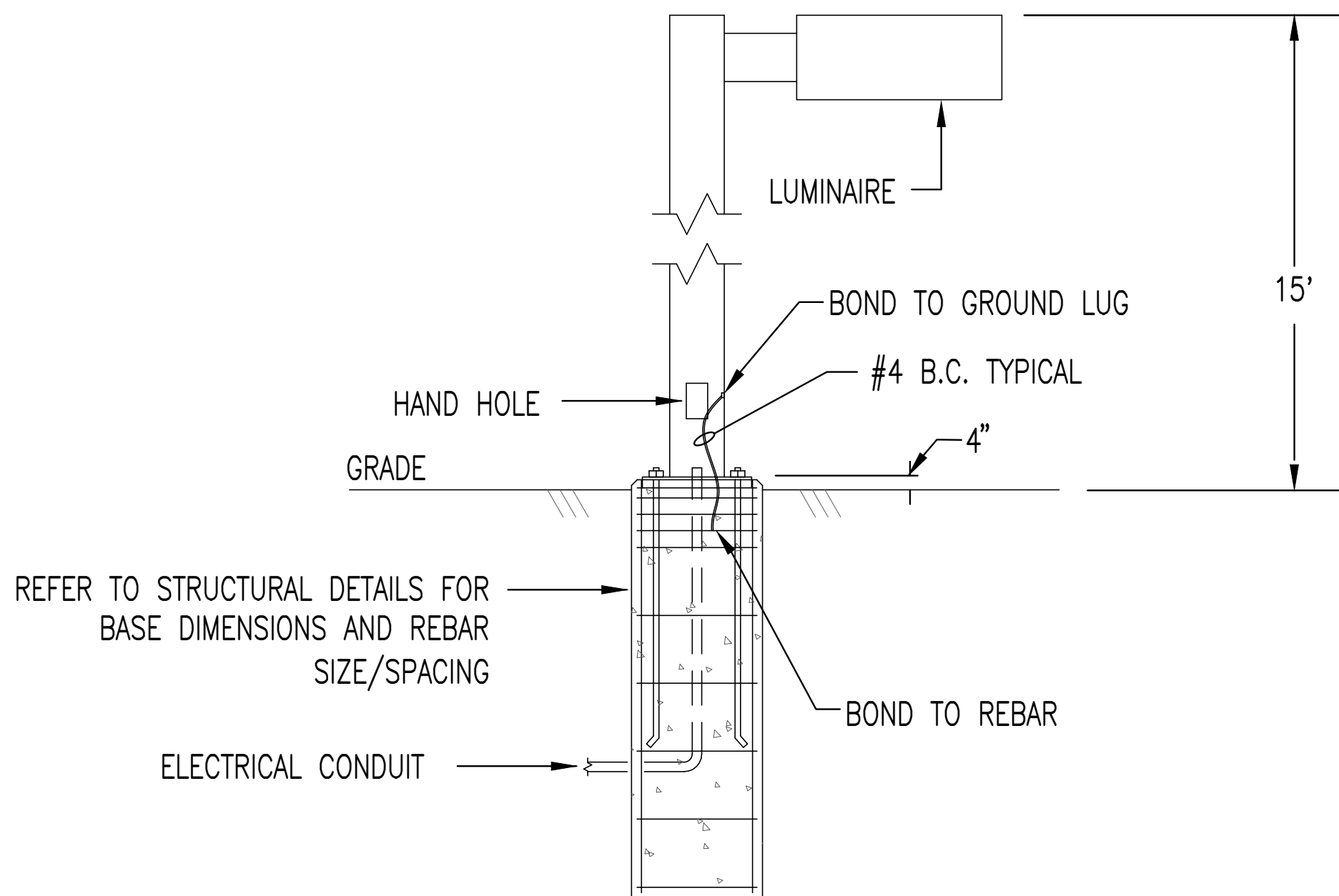
E0.3



1 POLE BASE DETAIL - B1 & B2
NO SCALE



2 POLE BASE DETAIL - P1 & P2
NO SCALE



3 POLE BASE DETAIL - P3
NO SCALE

LIGHT FIXTURE SCHEDULE								
FXT. TYPE	DESCRIPTION	VOLTAGE	LAMPS		VA/ FXT.	MANUFACTURER	CATALOG NUMBER	NOTES
			TYPE	QTY./ FXT.				
B1	40" TALL, 8" WIDE EXTERIOR DIE CAST MARINE GRADE ALUMINUM LED BOLLARD. IMPACT RESISTANT, IP65 RATING. CLEAR GLASS LENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	29	LIGMAN LIGHTING USA	ULI-10021-29w-T3-W30-120/277v	
B2	40" TALL, 9 1/2" WIDE EXTERIOR CEMENT WITH DIE CAST COPPER AND ALUMINUM SUPPORTS LED BOLLARD. IMPACT RESISTANT, IP54 RATING. CLEAR GLASS LENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	31	KIM LIGHTING	GEM1 C-LED-27L-4K-UV	
D1	RECESSED 1100 LUMEN 6" ROUND LED DOWNLIGHT. REMOTE PHOSPHOR LED LIGHT ENGINE, MINIMUM OF 70 LUMENS PER WATT, 1100 LUMEN MODULE. CLEAR SEMI-DIFFUSE ALZAK REFLECTOR. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	13	PRESCOLITE	LF6SL-DM1-11L-30K-8	
P1	LED POLE MOUNTED AREA LIGHT. 25' POLE WITH BASE COVER. EXTRUDED ALUMINUM DRIVER ENCLOSURE. DIE-CAST ALUMINUM END CAPS AND DIE-CAST ALUMINUM HEAT SINKS. HIGH EFFICIENCY OPTICS. FIXED OUTPUT DRIVER. EXTRUDED ALUMINUM MOUNTING ARM. 12,500 NOMINAL LUMENS. 1A NOMINAL POWER LUMENS. TYPE T3 DISTRIBUTION. 80 CRI. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 4000K	N/A	113	COOPER LIGHTING SOLUTIONS	GLEON-AF-02-LED-E1-T3	
P2	DOUBLE-HEADED LED POLE MOUNTED AREA LIGHT. 25' POLE WITH BASE COVER. EXTRUDED ALUMINUM DRIVER ENCLOSURE. DIE-CAST ALUMINUM END CAPS AND DIE-CAST ALUMINUM HEAT SINKS. HIGH EFFICIENCY OPTICS. FIXED OUTPUT DRIVER. EXTRUDED ALUMINUM MOUNTING ARM. 12,500 NOMINAL LUMENS. 1A NOMINAL POWER LUMENS. TYPE T3 DISTRIBUTION. 80 CRI. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 4000K	N/A	226	COOPER LIGHTING SOLUTIONS	GLEON-AF-02-LED-E1-T3	
P3	LED POLE MOUNTED AREA LIGHT. 25' POLE WITH BASE COVER. EXTRUDED ALUMINUM DRIVER ENCLOSURE. DIE-CAST ALUMINUM END CAPS AND DIE-CAST ALUMINUM HEAT SINKS. HIGH EFFICIENCY OPTICS. FIXED OUTPUT DRIVER. EXTRUDED ALUMINUM MOUNTING ARM. 6,400 NOMINAL LUMENS. 1A NOMINAL POWER LUMENS. TYPE T4 FORWARD THROW DISTRIBUTION. 80 CRI. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 4000K	N/A	59	COOPER LIGHTING SOLUTIONS	GLEON-AF-01-LED-E1-T4FT	
W1	6 1/2" WIDE, 15" TALL LED RECTANGULAR WALL SCONCE. IP43 RATED ALUMINUM HOUSING. OPAL-WHITE ACRYLIC DIFFUSERS, 900 DELIVERED LUMENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	21	TMS LIGHTING	SA835-O-21LED-30K-120-F15-OP	
W2	17" WIDE, 8 1/2" TALL TRAPAZOID LED WALL MOUNTED FIXTURE. IP65 RATED, DIE-CAST ALUMINUM HOUSING. 1,500 NOMINAL LUMENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	12	LITHONIA LIGHTING	WST LED-P1-30K-VW-MVOLT	
W3	3" DIAMETER, 8" TALL CYLINDER LED WALL MOUNTED FIXTURE. IP66 RATED, DIE-CAST ALUMINUM HOUSING. 1,200 NOMINAL LUMENS. FINISH TO BE SELECTED BY ARCHITECT.	UNIV	LED 3000K	N/A	20	BK LIGHTING	CK-LED-x63-WFL	

Signature _____

Typed or Printed Name _____

License # _____ Date _____

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ORIGINAL ISSUE: 10/28/2020

4425.0000
PROJECT NUMBER

RWI IIA

RWI IIA

KEY PLAN

FIXTURE DATA SHEETS

E0.5

CATSKILL LED			IP66 Rating					
DATE:	PROJECT:	TYPE:	W3					
CATALOG NUMBER LOGIC								
								
CATALOG NUMBER LOGIC								
Examp CK LED 1 S A								
MATERIAL								
A uminum								
SERIES								
C3 Catlike								
SOURCE								
LED Chip on board 1 chnogy								
LED TYPE								
x 8 2W/27 K/8 CRI x62 2 W/3 K/8 CRI x66 27W/4 K/8 CRI x 2W/3 K/8 CRI x63 2 W/4 K/8 CRI x67 27W/27 K/ CRI x 2W/4 K/8 CRI x64 27W/27 K/8 CRI x68 27W/3 K/ CRI x6 2 W/27 K/8 CRI x6 27W/3 K/8 CRI x6 27W/3 K/8 CRI								
OPTICS								
S Spot (°) FL Flood (3 °) WFL Wide Flood (6 °)								
FINISH (See page 2 for full-color swatches)								
Standard Finish s (: W, L, LW, WH, : , WHW, SA, VER) 7 mm Finish (A : AM, AG, GW, CM, GE, : , CMG, CM, CRA, HUG, MDS, N : OC, RUG, SSG, SMG, TFX, WFC, WRB)								
A to avail abn in RAL Finish s								
LENS TYPE*								
S or sd 2 Soft Focus 3 R ctri in ar								
SHIELDING*								
Non ycomb aff								
CAP STYLE								
A 4 °								
C Flush								
D 4 ° L ss W pho (Int rior us on y)								
E ° L ss W pho (Int rior us on y)								

*Accommodates up to 2 lens/shielding media.

MADE IN THE USA

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NO SCALE

[illegible]

Accessories

Ordered and shipped separately	
VOY20880-01	Person letter - mounted back
VOY88080-01	Infant - mounted back
VOY88080-02	Infant - back plate
DL12717 15.0	PhotoSD, 15, two-lens (200/277) ¹
DL12717 15.0 B	PhotoSD, 15, two-lens (2470) ¹
DL14887 15.0 CL	PhotoSD, 15, two-lens (4800) ¹

¹ The following accessories are available for the Double Lens (DL) models only:

- Single lens (focus) options: 1200/277¹ or 3474 Double Lens (DL) options: 2000, 2470 or 4800.
- Also available in a separate accessory; see accessories information.
- Top cord, every year standard.
- Not available with VO or WG. See PER table.
- Reference Motion Sensor table.
- Note to specify 120, 200, 240 or 277 voltage.
- PhotoSD ordered and shipped as a separate line item from Adult Brackets. Shipping Call Center.

² DMG option not available with standalone or networked sensors/controllers.

³ Not available with 3474/4800.

⁴ Battery pack range for -20° to +40°.

⁵ Comes with PB8W.

⁶ Warranty period is 3 years.

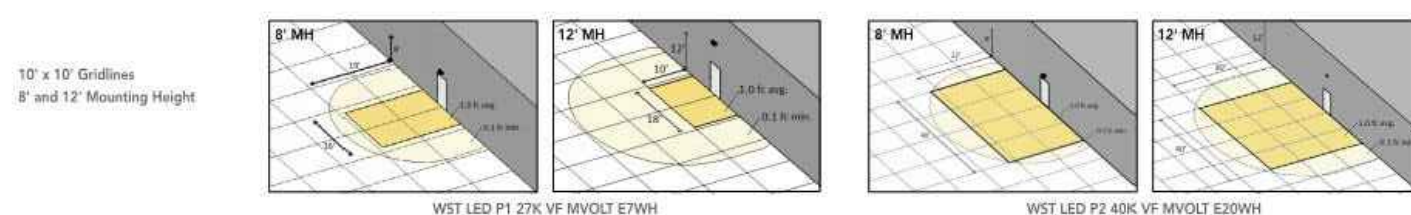
⁷ Not available with PB8W.

⁸ Must order with battery, not an accessory.

⁹ Requires luminaire to be specified with PER, FERS or PERF option. See PER table.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting requirements of NFPA 70/NEC 2009 - 780.16. The emergency battery pack will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 10 and NFPA 101 Life Safety Code Section 7.1; provided luminaires are mounted at an appropriate height and maintain an open space with no major obstructions. The examples below show luminaire of 1.6 average and 0.1 k ft moment of the P1 power package and VF distribution point in emergency mode.



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Rev. 06/2020

2 NO SCALE

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

Preliminary

Stormwater Management Report

Arlington Heights Senior

2045 S Arlington Heights Rd

Village of Arlington Heights

Cook County, Illinois

Project No. 11144
August 19, 2020
Revised November 20, 2020

Engineer's Signature
Brian C. Ratajczak

Date

Illinois Registration NO.: 062-053203
Expiration Date: 11/30/2021

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	Drainage Certificate
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2.	Detention Calculations & Retention Calculations
-----------	--

3.	Exhibits
-----------	-----------------

- Preliminary Detention and Drainage Exhibit
- Including Pervious/Impervious Area Calculations

DRAINAGE CERTIFICATE

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

OWNER OR ATTORNEY

DESIGN ENGINEER

.....

1 Narrative

NARRATIVE

1.1 Existing Conditions

The 8.21 acre property is the existing Arlington Executive Court development located on the southeast corner of Arlington Heights Rd and Seegers Rd with Tonne Rd along the eastern property line. The existing property consists of four single-story office buildings. The property is within the Weller Creek watershed which is tributary to the Des Plaines River. The site generally drains from west to east. The two existing western office buildings are approximately four feet higher than the two existing eastern office buildings. The office buildings were permitted under MWRD Permit No. 79-246. There are two existing restrictors controlling the stormwater runoff release rate from the property. One connects to the existing Weller Creek Tile system to the north and the other connects to the existing storm sewer within the Tonne Rd right-of-way. The Village has indicated that the existing drainage system to the north has limited capacity and that proposed release rate cannot exceed existing conditions.

1.2 Proposed Stormwater Management Design

The proposed development is a 3-story senior living building with proposed roadway and utilities to service the building. Native vegetation bottom basins are proposed to accommodate the required detention volume and retention volume.

The detention volume required for the site was calculated using the Metropolitan Water Reclamation District's (MWRD) method with Bulletin 75 Table 15 rainfall data for the 100-year storm event with the Village's allowable release rate of 0.18 cfs per acre. A composite C-value of 0.77 has been calculated based on the proposed preliminary site plan with C=0.50 for pervious areas and C=0.95 for impervious areas.

The calculations included in Section 2 show that a total of 2.68 ac-ft of detention volume is required and a total of 0.41 ac-ft of retention volume is required. Retention volume is based upon the MWRD WMD ordinance requiring one inch of retention volume per acre of impervious area. The 3.03 ac-ft of detention volume and 0.41 ac-ft of retention volume that is proposed exceeds or meets the required detention and retention volumes, respectively.



2 Detention Calculations and Retention Calculations for Site Improvements

COMPOSITE RUNOFF COEFFICIENT (C)

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER: _____

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

TYPE OF AREA (SELECT WITH DROP-DOWN)

☒ DETAINED AREA

☐ MAJOR STORMWATER SYSTEM

☐ UNRESTRICTED AREA

☐ OTHER: _____

☐ UPSTREAM AREA

CONDITION (SELECT WITH DROP-DOWN)

☒ PROPOSED CONDITION

☐ EXISTING CONDITION

RUNOFF COEFFICIENT

Surface Description	C	Area (acres)	Product (C)(Area)
Impervious	0.95	4.97	4.72
Pervious	0.50	3.24	1.62

TOTALS:

8.21

6.34

COMPOSITE RUNOFF COEFFICIENT

$$\text{Composite C} = \frac{\text{Total Product}}{\text{Total Area}} = \frac{6.34}{8.21} \rightarrow \text{Composite C} = 0.77$$

ORIFICE DISCHARGE RATE

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER:

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

RESTRICTOR INFORMATION

1. Orifice Number
2. Orifice diameter, d
3. Discharge Coefficient, C_d
4. Invert Elevation
5. High Water Elevation, HWL
6. Tail Water Elevation

EAST	
4.40	in
0.61	
698.75	ft
703.50	ft
	ft

ACTUAL RELEASE RATE

6. Free Flow Actual Release Rate at HWL
7. Submerged Actual Release Rate at HWL

1.10	cfs
	cfs

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)
698.75	0.00		0.00
699.00	0.13		0.13
700.00	0.53		0.53
701.00	0.74		0.74
702.00	0.91		0.91
703.00	1.04		1.04
703.50	1.10		1.10

HWL

Allowable Release Rate = 0.18 cfs per acre
Site Area = 8.21 acres
Req'd Release Rate = **1.48 cfs (total)**

ORIFICE DISCHARGE RATE

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER: _____

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

RESTRICTOR INFORMATION

1. Orifice Number
2. Orifice diameter, d
3. Discharge Coefficient, C_d
4. Invert Elevation
5. High Water Elevation, HWL
6. Tail Water Elevation

WEST	
2.50	in
0.61	
701.00	ft
705.50	ft
	ft

ACTUAL RELEASE RATE

6. Free Flow Actual Release Rate at HWL
7. Submerged Actual Release Rate at HWL

0.35	cfs
	cfs

STAGE-DISCHARGE TABLE CONDITION (SELECT FROM DROP-DOWN)

Free-flow

STAGE-DISCHARGE TABLE

Elevation (ft)	Orifice 1 (cfs)	Orifice 2 (cfs)	Total (cfs)
701.00	0.00		0.00
702.00	0.16		0.16
703.00	0.23		0.23
704.00	0.28		0.28
705.00	0.33		0.33
705.50	0.35		0.35

HWL

Allowable Release Rate = 0.18 cfs per acre
Site Area = 8.21 acres

Req'd Release Rate = **1.48 cfs (total)**



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

PROJECT: ARLINGTON HEIGHTS SENIOR
LOCATION: ARLINGTON HEIGHTS, IL

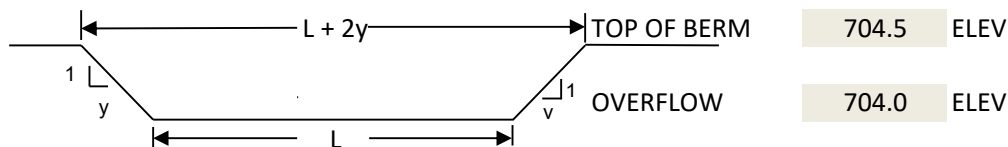
PROJECT #: 11144
DATE: 11/20/2020
LAST REVISED:

CALCULATION TITLE: STAGE DISCHARGE TABLE (SINGLE ELEVATION RESTRICTOR)
DESCRIPTION: EMERGENCY OVERFLOW WEIR - EAST
SITE CONDITION: PROPOSED

OVERFLOW WEIR DESIGN

- Size Q_{100} from site detention Area plus Q_{100} from Tributary Offsite Area

Q_{100} INFLOW PEAK= 54.18 CFS From TR-20 or other Calculation



VARIABLES

L = 60 FT (LENGTH)
Y = 10 FT (SIDESLOPE)
H = 0.5 FT

USE WEIR FORMULA

$$Q = CAH^{1/2}$$

A = (H x L) + (H x y)
A = 35.00 S.F.

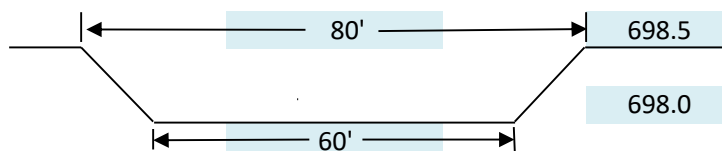
C = 3.0 (H x L) + (H x y)

Q_{100YR} REQUIRED = 54.18 CFS

Q_{100YR} PROVIDED = 74.25 CFS **74.25 CFS**

Q_{100} PROV. > Q_{100} REQ. TRUE

DESIGNED WEIR:





CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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

PROJECT: ARLINGTON HEIGHTS SENIOR
LOCATION: ARLINGTON HEIGHTS, IL

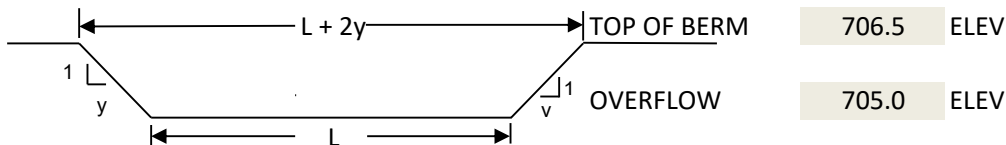
PROJECT #: 11144
DATE: 11/20/2020
LAST REVISED:

CALCULATION TITLE: STAGE DISCHARGE TABLE (SINGLE ELEVATION RESTRICTOR)
DESCRIPTION: EMERGENCY OVERFLOW WEIR - WEST
SITE CONDITION: PROPOSED

OVERFLOW WEIR DESIGN

- Size Q_{100} from site detention Area plus Q_{100} from Tributary Offsite Area

Q_{100} INFLOW PEAK= 13.20 CFS From TR-20 or other Calculation



VARIABLES

L = 10 FT (LENGTH)
Y = 10 FT (SIDESLOPE)
H = 0.5 FT

USE WEIR FORMULA

$$Q = CAH^{1/2}$$

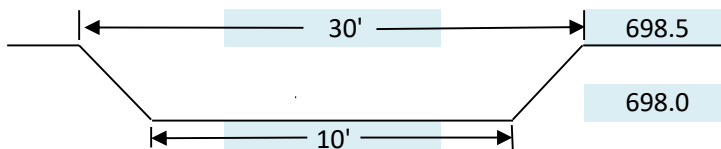
A = (H x L) + (H x y) C = 3.0 (H x L) + (H x y)
A = 10.00 S.F.

Q_{100YR} REQUIRED = 13.20 CFS

Q_{100YR} PROVIDED = 21.21 CFS 21.21 CFS

Q_{100} PROV. > Q_{100} REQ. TRUE

DESIGNED WEIR:



MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA (2019)

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER: _____

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

DEVELOPMENT INFORMATION

1. Detained Area

8.210

acres

2. Composite Runoff Coefficient

0.770

3. Actual Release Rate

1.478

cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume

2.682

ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)
5 min	12.34	78.02	76.54	0.527
10 min	10.80	68.26	66.78	0.920
15 min	9.26	58.51	57.03	1.178
20 min	7.97	50.39	48.91	1.347
30 min	6.34	40.09	38.61	1.596
40 min	5.27	33.32	31.84	1.754
50 min	4.52	28.61	27.13	1.868
1 hr	4.03	25.46	23.99	1.982
1.5 hr	3.03	19.14	17.66	2.190
2 hr	2.49	15.71	14.23	2.353
3 hr	1.83	11.56	10.08	2.499
4 hr	1.48	9.35	7.87	2.601
5 hr	1.25	7.91	6.43	2.658
6 hr	1.07	6.77	5.29	2.625
7 hr	0.97	6.11	4.64	2.682
8 hr	0.87	5.49	4.01	2.650
9 hr	0.79	5.00	3.52	2.617
10 hr	0.72	4.55	3.07	2.540
11 hr	0.67	4.24	2.76	2.507
12 hr	0.62	3.93	2.45	2.430
18 hr	0.45	2.83	1.35	2.010
24 hr	0.36	2.26	0.78	1.546

←

DETENTION VOLUME PROVIDED - EAST BASIN

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER:

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
698.75	0.37			0.00
		0.50	2.38	
703.50	0.63			2.38

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

2.38

Storm Sewer Detention Volume (ac-ft)

0.00

Total Detention Volume (ac-ft)

2.38

DETENTION VOLUME PROVIDED - WEST BASIN

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER:

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
701.00	0.07			0.00
		0.15	0.65	
705.50	0.22			0.65

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

0.65

Storm Sewer Detention Volume (ac-ft)

0.00

Total Detention Volume (ac-ft)

0.65

RETENTION VOLUME PROVIDED - EAST BASIN

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER:

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
697.75	0.32			0.00
		0.35	0.35	
698.75	0.37			0.35

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

0.35

Storm Sewer Detention Volume (ac-ft)

0.00

Total Detention Volume (ac-ft)

0.35

RETENTION VOLUME PROVIDED - WEST BASIN

PROJECT: 11144 - Arlington Heights Senior

PERMIT NUMBER: _____

LOCATION: 2045 S Arlington Heights Rd

DATE: 10/28/2020

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units:

acre

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (acre)	Average Area (acre)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
700.00	0.04			0.00
		0.06	0.06	
701.00	0.07			0.06

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)

0.06

Storm Sewer Detention Volume (ac-ft)

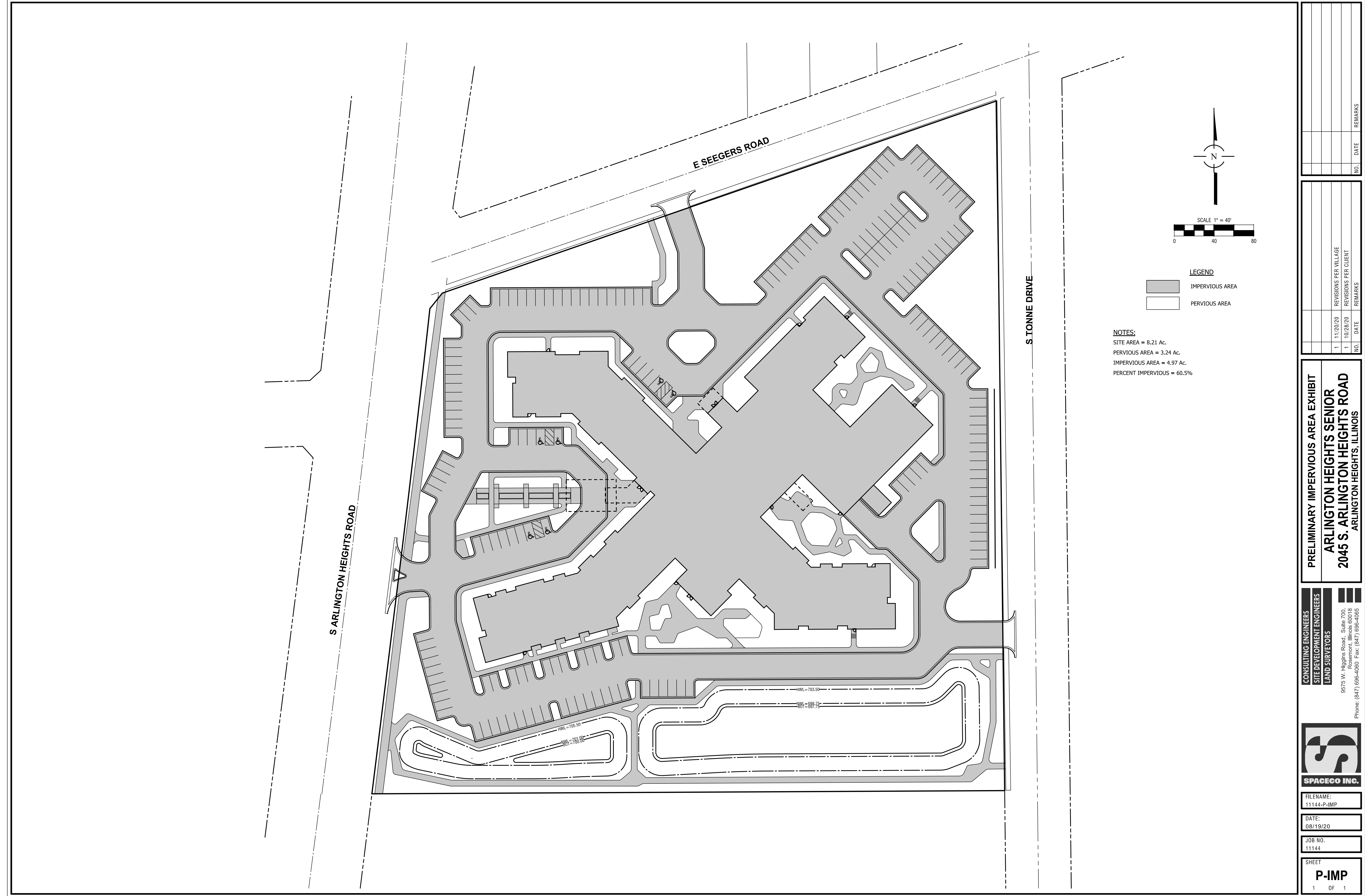
0.00

Total Detention Volume (ac-ft)

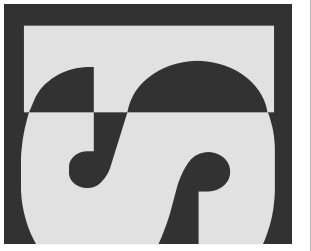
0.06

.....

3 Exhibits



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS


SPACECO INC.

FILENAME:
11144-P-IMP

DATE:
08/19/20

JOB NO.
11144

SHEET
P-IMP

PRELIMINARY IMPERVIOUS AREA EXHIBIT
ARLINGTON HEIGHTS SENIOR
2045 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

11/20/20
1
10/28/20
1

REVISIONS PER VILLAGE
REVISIONS PER CLIENT

NO. DATE REMARKS

11/20/20
1
10/28/20
1

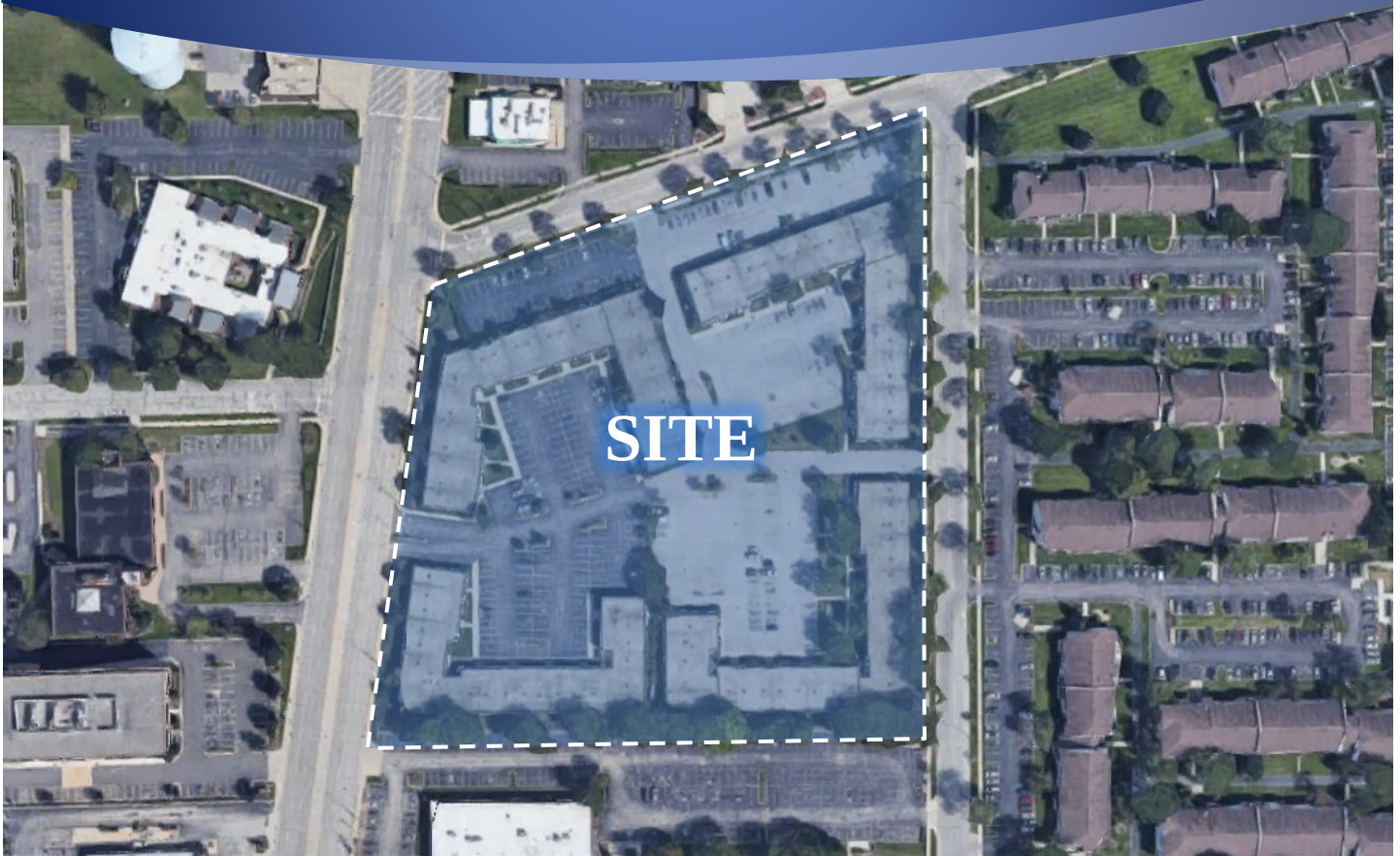
REVISIONS PER VILLAGE
REVISIONS PER CLIENT

NO. DATE REMARKS

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

Traffic Impact Study Proposed Senior Housing Development

Arlington Heights, Illinois



Prepared For:

Trammell Crow Company



October 27, 2020

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a senior housing development to be located in Arlington Heights, Illinois. The site, which is currently occupied by Arlington Executive Court, is located in the southeast quadrant of the intersection of Arlington Heights Road with Seegers Road. As proposed, the development will contain a senior living building providing 93 independent living units, 58 assisted living units, and 24 memory care units with 193 off-street parking spaces similar to existing conditions. Access to the proposed development will be provided via one restricted access drive off Arlington Heights Road, one full movement access drive off Seegers Road, and one full movement access drive off Tonne Drive.

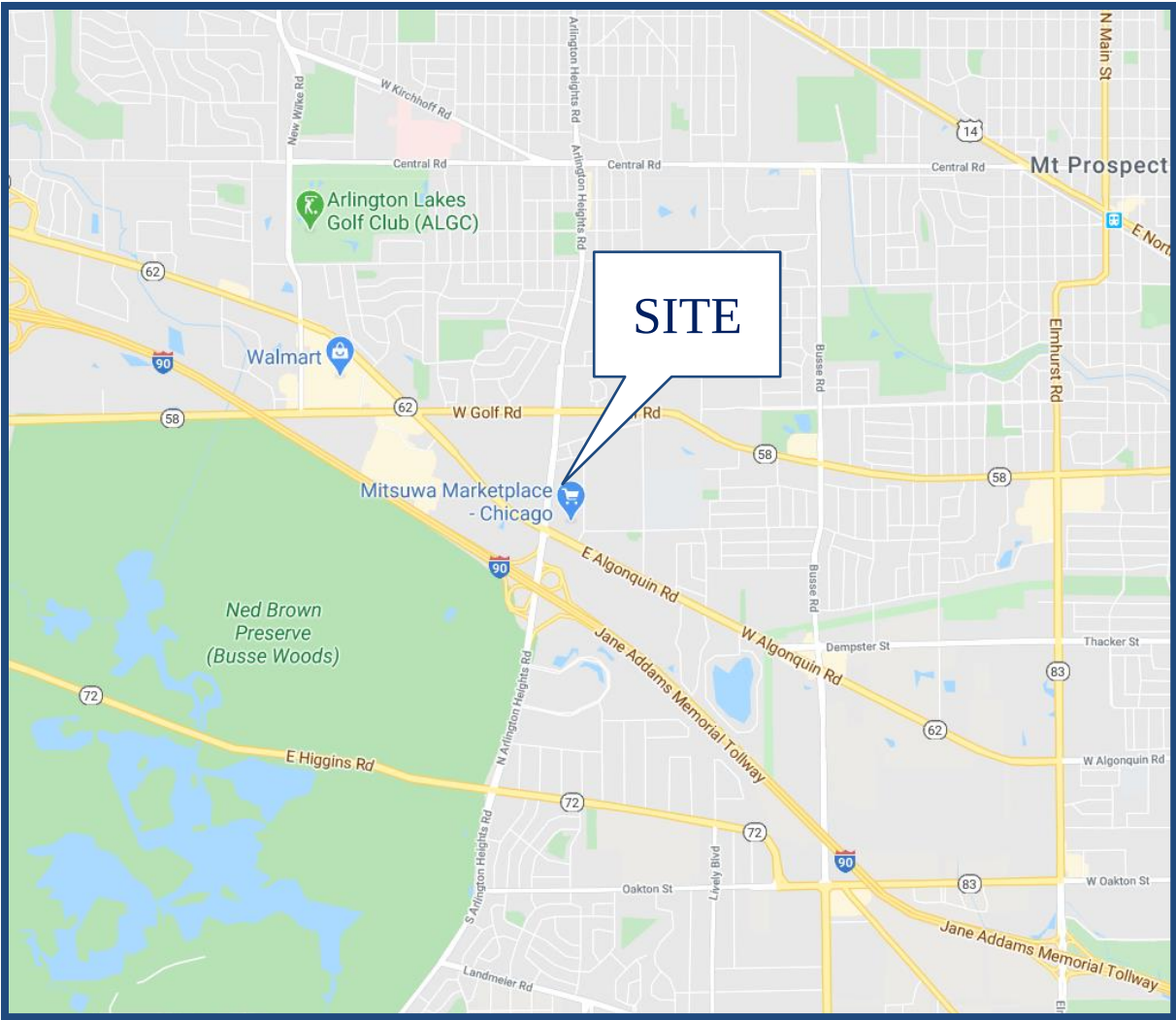
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and evening peak hours for the following conditions:

1. Existing Conditions – Analyze the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. No-Build Conditions – Analyze the capacity of the roadway system using the background traffic volumes that include the existing traffic volumes and traffic to be generated by the proposed medical office building to be located in the northwest quadrant of the intersection of Seegers Road with Goebbert Road as well as ambient area growth not attributable to any particular development.
3. Projected Conditions – Analyze the capacity of the future roadway system using the projected traffic volumes that include the background traffic volumes and the traffic estimated to be generated by the proposed development.



Site Location

Figure 1



Aerial View of Site

Figure 2

2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

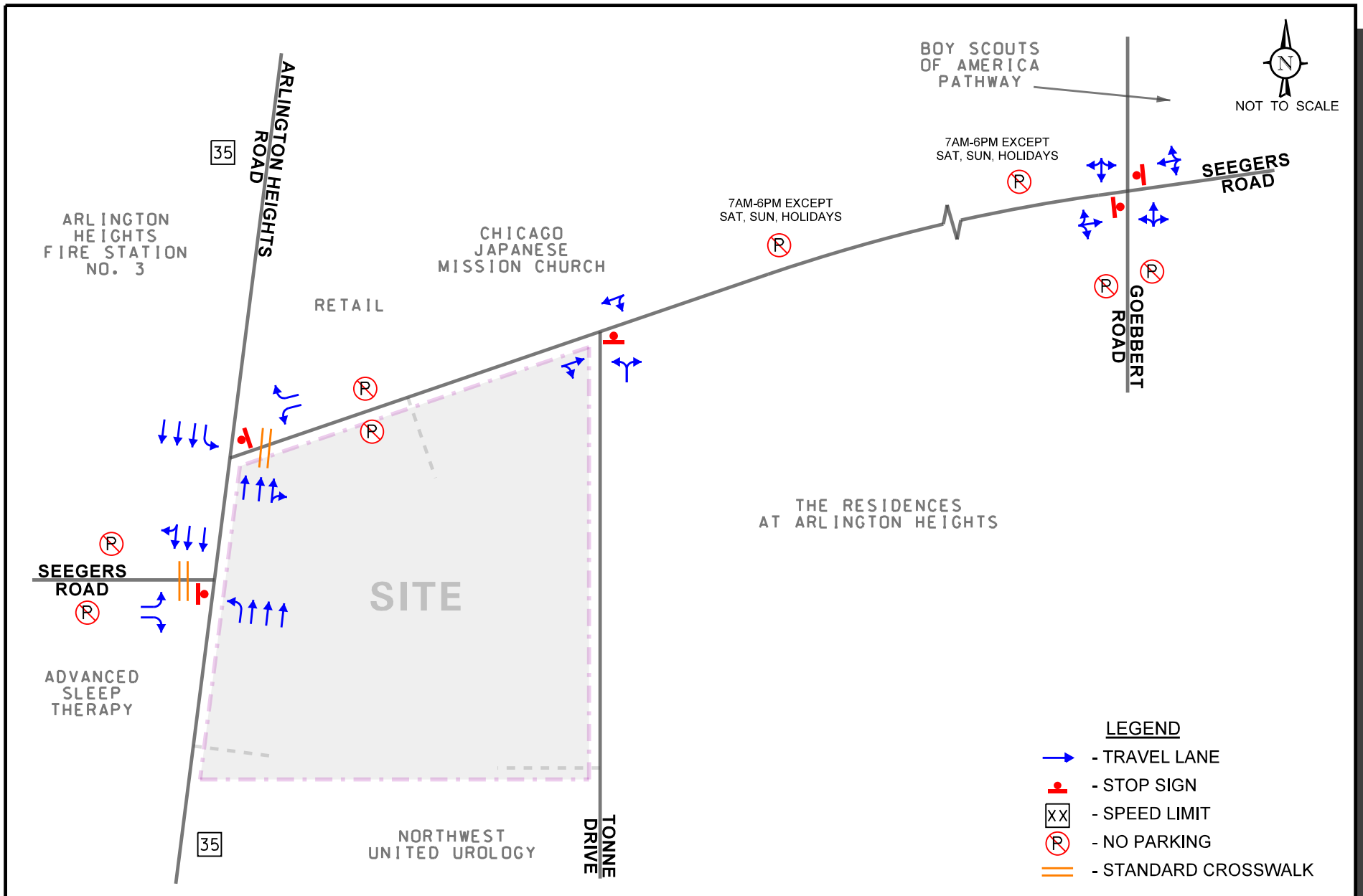
The site, which is currently occupied by Arlington Executive Court, is located in the southeast quadrant of the intersection of Arlington Heights Road with Seegers Road. Land uses in the vicinity of the site include Chicago Japanese Mission Church and Jonnie's Beef to the north, The Residences at Arlington Heights to the east, Northwest United Urology to the south, and Arlington Heights Fire Station and Converge Cornerstone Fund to the west.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Arlington Heights Road is a north-south minor arterial that generally provides three lanes in each direction in the vicinity of the site. At its unsignalized intersection with the east leg of Seegers Road, Arlington Heights Road provides two through lanes and a combined through/right-turn lane on the southbound approach. The northbound approach provides three through lanes and an exclusive left-turn lane. At its unsignalized intersection with the west leg of Seegers Road, Arlington Heights Road provides an exclusive left-turn lane and three through lanes on the southbound approach. The northbound approach provides two through lanes and a combined through/right-turn lane. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is not classified as a Strategic Regional Arterial (SRA), carries an Annual Average Daily Traffic (AADT) volume of 32,300 vehicles (IDOT 2018), and has a posted speed limit of 35 miles per hour.

Seegers Road is an east-west local road that provides one lane in each direction in the vicinity of the site and has an offset at Arlington Heights Road. At its unsignalized intersection with Arlington Heights Road, Seegers Road provides an exclusive left-turn lane and an exclusive right-turn lane on both approaches under stop sign control. In addition, standard style crosswalks are provided on the east and west legs of these intersections. At its unsignalized intersection with Tonne Drive, Seegers Road provides a combined through/right-turn lane on the eastbound approach and a combined through/left-turn lane on the westbound approach. At its unsignalized intersection with Goebbert Road, Seegers Road provides a combined left-turn/through/right-turn lane on both approaches under stop sign control. Parking is generally not permitted on both sides of the road except on Saturdays, Sundays, and holidays. Seegers Road is under the jurisdiction of the Village of Arlington Heights.



Proposed Senior Housing
Development
Arlington Heights, Illinois

Existing Roadway Characteristics

Tonne Drive is a north-south local road that provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Seegers Road, Tonne Drive provides a combined left-turn/right-turn lane on the northbound approach under stop sign control. Tonne Drive is under the jurisdiction of the Village of Arlington Heights.

Goebbert Road is a north-south local roadway that generally provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Seegers Road, Goebbert Road provides a combined left-turn/through/right-turn lane on both approaches. Parking is generally not permitted on both sides of the road. Goebbert Road is under the jurisdiction of the Village of Arlington Heights.

Existing Traffic Volumes

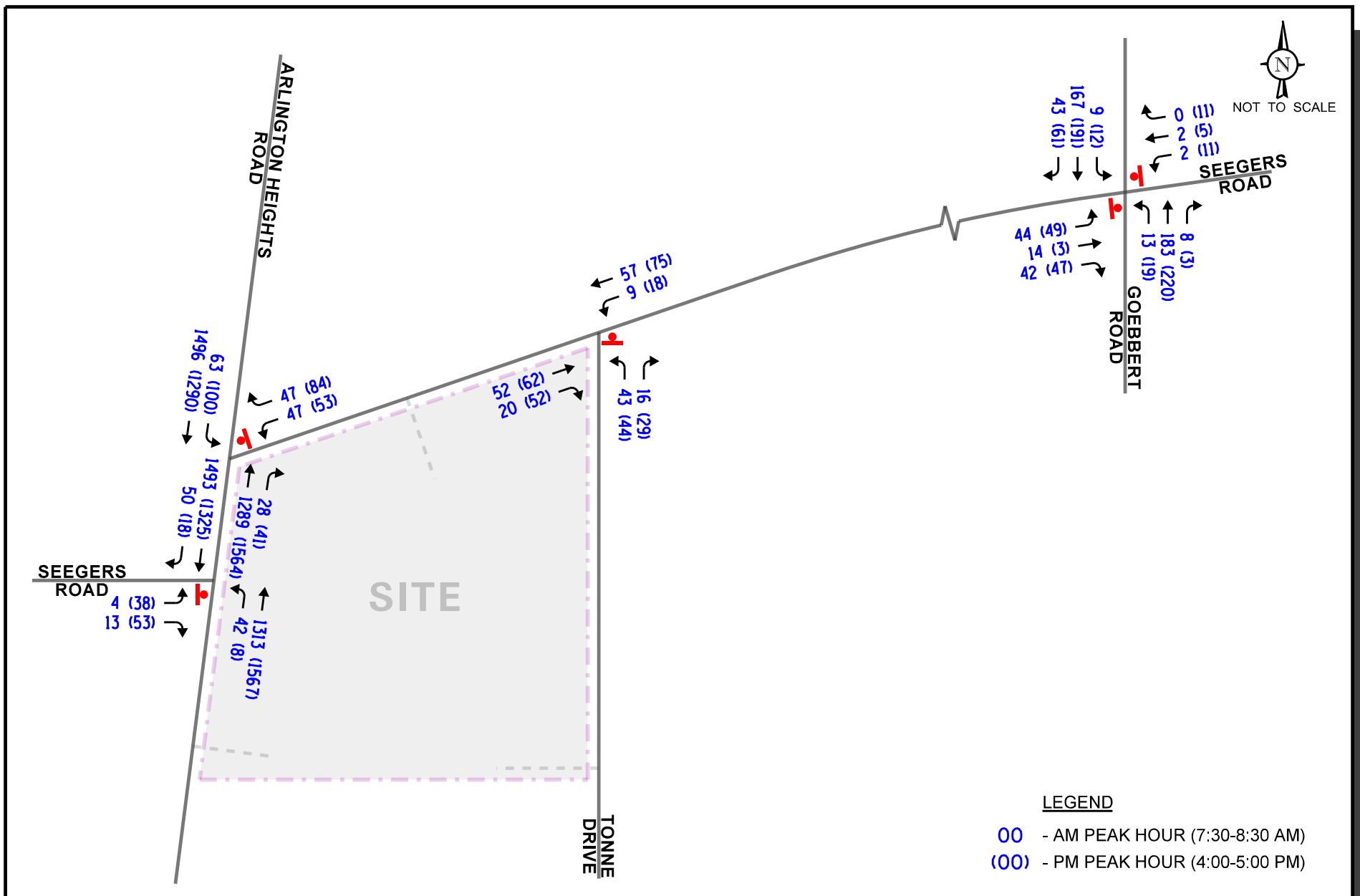
In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts using Miovision Scout Video Collection Units on Tuesday, August 4, 2020 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

- Arlington Heights Road with Seegers Road (both legs)
- Seegers Road with Tonne Drive

Based on the results of the traffic counts, the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the evening peak hour of traffic occurs from 4:00 P.M. to 5:00 P.M. In addition, traffic counts previously conducted by Gewalt Hamilton Associates, LLC in December 2019 at the intersection of Seegers Road with Goebbert Road were also utilized.

Additionally, it is important to note that the traffic counts were evaluated to determine if any adjustment was needed to account for any variation in typical traffic volumes due to the ongoing Covid-19 pandemic. Traffic counts were conducted for a 24-hour period along Arlington Heights Road and the results indicated that the daily traffic volumes on Arlington Heights Road were 4.4 percent lower when compared to the AADT traffic volumes collected by IDOT. Furthermore, when compared to the traffic counts at Seegers Road with Goebbert Road, Seegers Road traffic was found to be similar. However, recent traffic counts conducted on Golf Road between Arlington Heights Road and Seegers Road indicate that morning peak hour counts were 40 percent lower and evening peak hour counts were 15 percent lower when compared to pre COVID-19 traffic count data. As such, the traffic volumes along Arlington Heights Road were increased by 40 percent and 15 percent, respectively.

Figure 4 illustrates the existing peak hour traffic volumes adjusted as discussed above. Copies of the traffic count summary sheets are included in the Appendix.



Proposed Senior Housing
Development
Arlington Heights, Illinois

Existing Traffic Volumes

Crash Analysis

KLOA, Inc. obtained crash data¹ from IDOT for the most recent available five years (2014 to 2018) for the intersections of Arlington Heights Road with Seegers Road, Seegers Road with Tonne Drive, and Seegers Road with Goebbert Road. The crash data for these intersections are summarized in **Tables 1 through 3**, respectively. A review of the crash data indicated that no fatalities were reported at any of these intersections.

Table 1

ARLINGTON HEIGHTS ROAD WITH SEEGER'S ROAD – CRASH SUMMARY

Year	Type of Crash Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2014	0	1	0	0	2	0	3
2015	0	0	0	0	6	0	6
2016	0	0	2	0	4	0	6
2017	0	0	1	0	3	0	4
2018	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>8</u>	<u>0</u>	<u>10</u>
Total	0	1	4	1	23	0	29
Average	0	<1.0	<1.0	<1.0	4.6	0	5.8

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Table 2

SEEGERS ROAD WITH TONNE DRIVE – CRASH SUMMARY

Year	Type of Crash Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	0	0	0	0	3	0	3
2017	0	0	0	0	0	1	1
2018	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	0	0	0	0	3	1	4
Average	0	0	0	0	<1.0	<1.0	<1.0

Table 3

SEEGERS ROAD WITH GOEBBERT ROAD – CRASH SUMMARY

Year	Type of Crash Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2014	0	0	0	0	1	0	1
2015	0	0	1	0	0	0	1
2016	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0
2018	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>3</u>	<u>0</u>	<u>5</u>
Total	0	1	2	0	4	0	7
Average	0	<1.0	<1.0	0	<1.0	0	1.4

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the development will contain a senior living building providing 93 independent living units, 58 assisted living units, and 24 memory care units with 193 off-street parking spaces. Access to the proposed development will be provided via the following:

- A proposed restricted access drive off Arlington Heights Road located approximately 325 feet south of Seegers Road. This access drive, which will be physically restricted to right turns only and will replace an existing full movement access drive, will provide one inbound lane and one outbound lane with outbound movements under stop sign control.
- An existing full movement access drive off Seegers Road located approximately 270 feet east of Arlington Heights Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control.
- A proposed full movement access drive off Tonne Drive located approximately 580 feet south of Seegers Road. This access drive will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

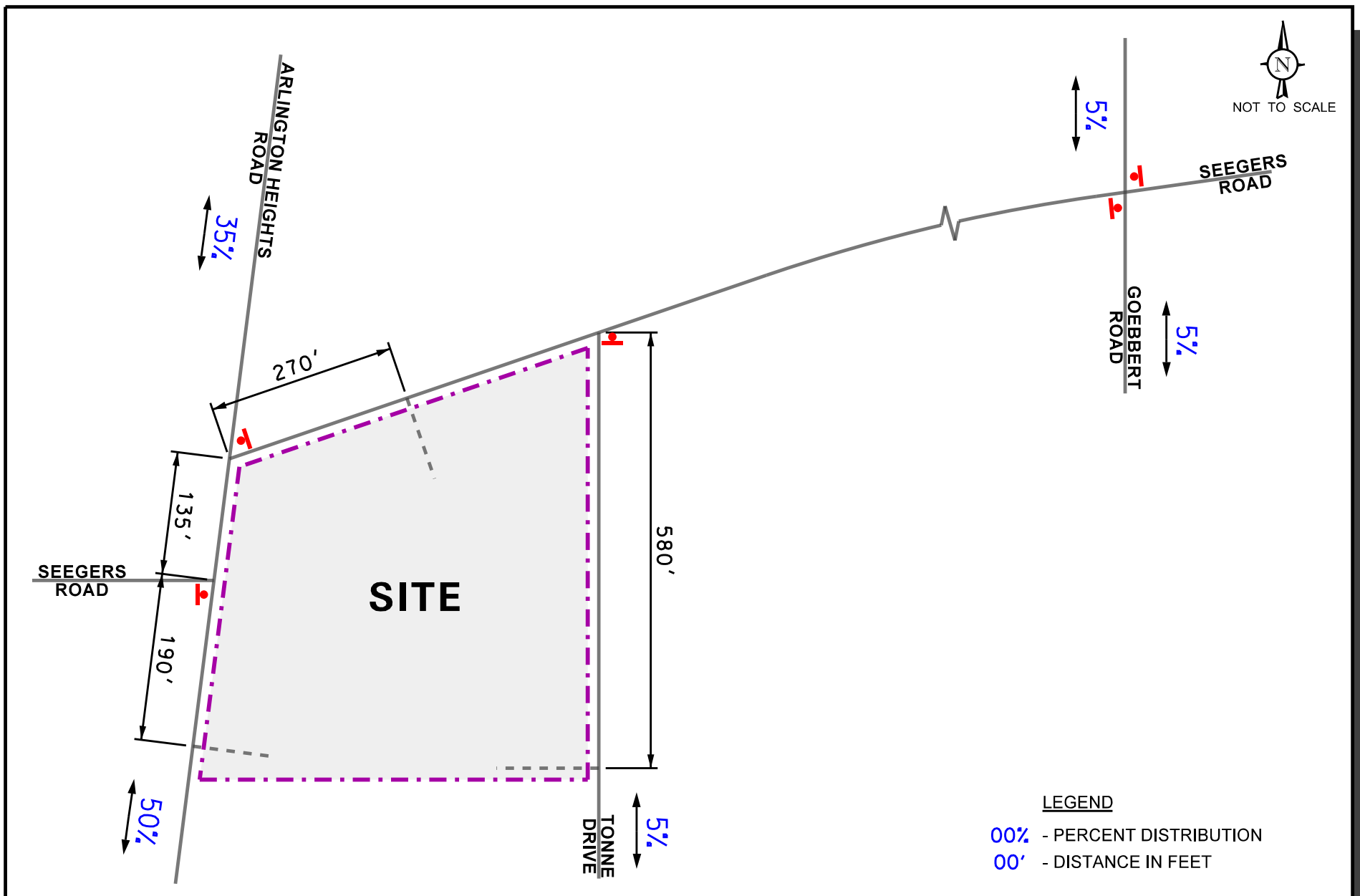
A site plan depicting the proposed development layout and access is included in the Appendix.

Directional Distribution

The directions from which residents and visitors of the development will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Peak Hour Traffic Volumes

The number of peak hour vehicle trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). **Table 4** shows the site-generated traffic volumes for the proposed development. Copies of the trip generation graphs are included in the Appendix. It is important to note that the site is currently occupied by the approximate 101,000 square-foot Arlington Executive Court. **Table 5** shows the trip generation comparison between the current use and the proposed senior housing development.



Proposed Senior Housing
Development
Arlington Heights, Illinois

Estimated Directional Distribution

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

Job No: 20-138

Figure: 5

Table 4
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
252	Independent Living (93 units)	6	12	18	14	11	25	348
254	Assisted Living (58 beds)	7	4	11	6	9	15	151
254	Memory Care (24 beds)	3	2	5	2	4	6	62
Total		16	18	34	22	24	46	561

Trip Generation Comparison

As previously indicated, the site is currently occupied by the approximate 101,000 square-foot Arlington Executive Court. **Table 5** shows the trip generation comparison between the current use and the proposed senior housing development.

Table 5
TRIP GENERATION COMPARISON

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips
		In	Out	Total	In	Out	Total	
252/ 254	Proposed Senior Housing Development	16	18	34	22	24	46	561
710	Arlington Executive Court (101,000 s.f.)	104	17	121	18	97	115	1,071
Difference		-88	+1	-87	+4	-73	-69	-510

As can be seen in Table 5, the proposed senior development will generate less traffic than the Arlington Executive Court. As such, the traffic to be generated by the proposed senior housing development will have a limited impact on the roadway system.

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to ambient growth and other developments in the area, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the proposed development is illustrated in **Figure 6**.

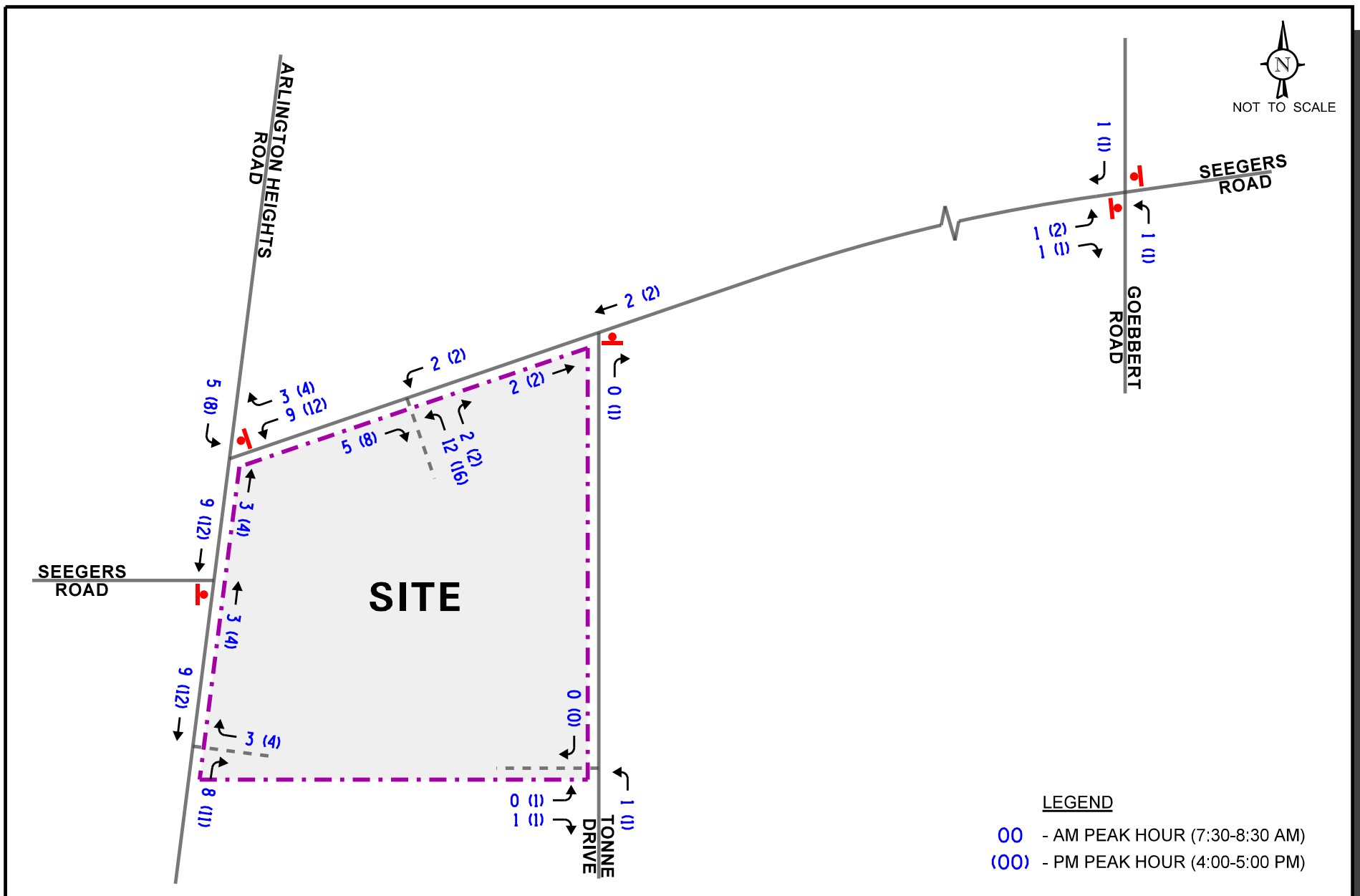
Background Traffic Conditions

The existing traffic volumes (Figure 4) 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 August 3rd, 2020, the existing traffic volumes were increased by an annually compounded growth rate for five years (one-year buildout plus five years) totaling 2.4 percent to represent Year 2026 no-build conditions. Additionally, the traffic volumes projected to be generated by the proposed medical office building to be located in the northwest quadrant of the intersection of Seegers Road with Goebbert Road and the proposed mixed-use development to occupy the northeast quadrant of the intersection of Golf Road with Arlington Heights Road were included in the background volumes.

Figure 7 shows the Year 2026 no-build traffic volumes. A copy of the CMAP 2050 projections letter is included in the Appendix.

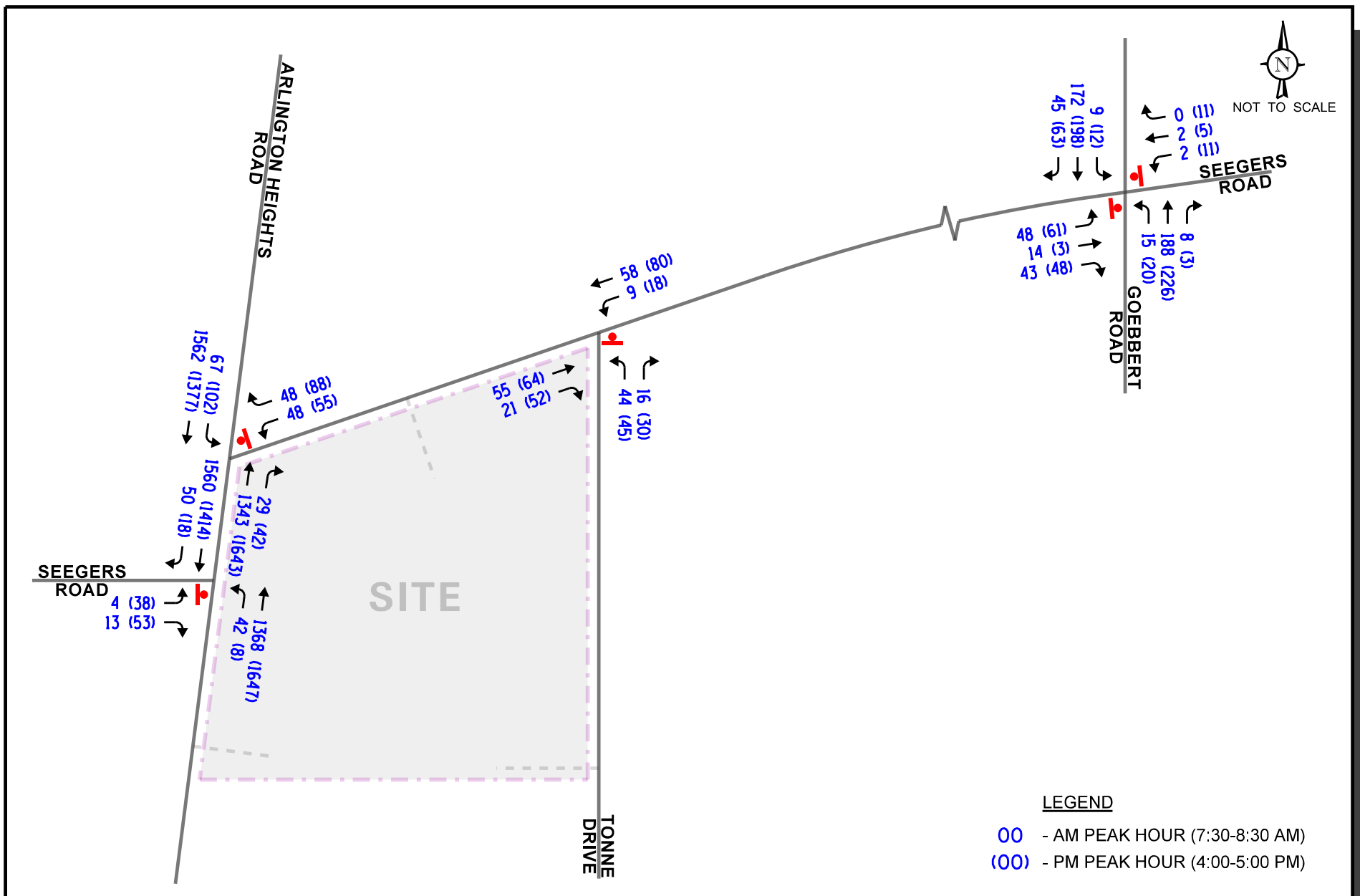
Total Projected Traffic Volumes

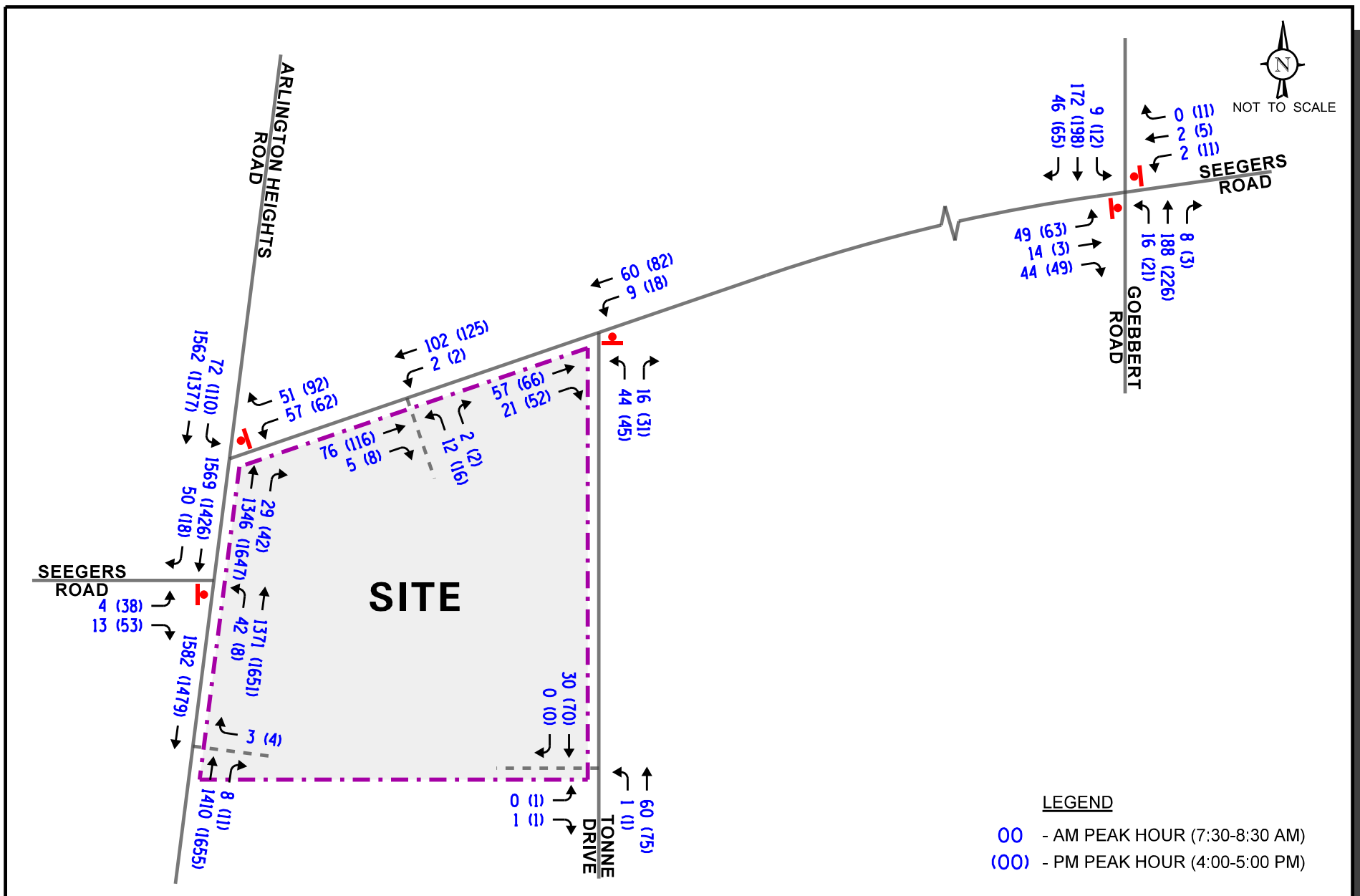
Total projected traffic volumes include the Year 2026 no-build traffic volumes (Figure 7) and the traffic estimated to be generated by the proposed development (Figure 6). **Figure 8** shows the Year 2026 total projected traffic volumes.



Proposed Senior Housing
Development
Arlington Heights, Illinois

Estimated Site-Generated Traffic Volumes





Proposed Senior Housing
Development
Arlington Heights, Illinois

Year 2026 Total Projected Traffic Volumes

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing conditions, Year 2026 no-build conditions, and Year 2026 total projected conditions.

The 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 10 computer software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. 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.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing conditions, Year 2026 no-build conditions, and Year 2026 total projected conditions are presented in **Tables 6** through **8**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 6
CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with the East Leg of Seegers Road				
• Westbound Approach	F	56.6	F	99+
○ Westbound Left Turns	F	95.4	F	99+
○ Westbound Right Turns	C	17.8	C	24.1
• Southbound Left Turns	C	24.7	E	45.6
Arlington Heights Road with the West Leg of Seegers Road				
• Eastbound Approach	D	28.9	D	30.3
○ Eastbound Left Turns	F	61.4	E	47.7
○ Eastbound Right Turns	C	18.9	C	17.8
• Northbound Left Turns	D	29.7	C	19.4
Tonne Drive with Seegers Road				
• Northbound Approach	A	9.7	A	9.9
• Westbound Left Turns	A	7.5	A	7.6
Goebbert Road with Seegers Road				
• Eastbound Approach	B	12.1	B	13.0
• Westbound Approach	B	12.7	B	12.5
• Northbound Left Turns	A	7.7	A	7.8
• Southbound Left Turns	A	7.6	A	7.7
LOS = Level of Service Delay is measured in seconds.				

Table 7
CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
YEAR 2026 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with the East Leg of Seegers Road				
• Westbound Approach	F	70.4	F	99+
○ Westbound Left Turns	F	99+	F	99+
○ Westbound Right Turns	C	18.6	D	26.2
• Southbound Left Turns	D	27.0	F	55.5
Arlington Heights Road with the West Leg of Seegers Road				
• Eastbound Approach	D	31.4	D	34.6
○ Eastbound Left Turns	F	69.5	F	56.6
○ Eastbound Right Turns	C	19.7	C	18.9
• Northbound Left Turns	D	32.5	C	21.0
Tonne Drive with Seegers Road				
• Northbound Approach	A	9.7	B	10.0
• Westbound Left Turns	A	7.5	A	7.6
Goebbert Road with Seegers Road				
• Eastbound Approach	B	12.4	B	13.8
• Westbound Approach	B	12.9	B	12.7
• Northbound Left Turns	A	7.7	A	7.8
• Southbound Left Turns	A	7.7	A	7.7
LOS = Level of Service Delay is measured in seconds.				

Table 8
CAPACITY ANALYSIS RESULTS (UNSIGNALIZED)
YEAR 2026 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with the East Leg of Seegers Road				
• Westbound Approach	F	91.8	F	99+
○ Westbound Left Turns	F	99+	F	99+
○ Westbound Right Turns	C	18.8	D	26.9
• Southbound Left Turns	D	27.5	F	58.7
Arlington Heights Road with the West Leg of Seegers Road				
• Eastbound Approach	D	31.8	E	35.4
○ Eastbound Left Turns	F	70.7	F	58.1
○ Eastbound Right Turns	C	19.8	C	19.1
• Northbound Left Turns	D	32.9	C	21.2
Tonne Drive with Seegers Road				
• Northbound Approach	A	9.7	B	10.0
• Westbound Left Turns	A	7.5	A	7.6
Goebbert Road with Seegers Road				
• Eastbound Approach	B	12.4	B	13.9
• Westbound Approach	B	12.9	B	12.7
• Northbound Left Turns	A	7.7	A	7.8
• Southbound Left Turns	A	7.7	A	7.7
Arlington Heights Road with Proposed Restricted Access Drive				
• Westbound Approach	C	16.8	C	19.4
Seegers Road with Proposed Full Movement Access Drive				
• Northbound Approach	A	9.5	A	9.9
• Westbound Left Turns	A	7.4	A	7.5
Tonne Drive with Proposed Full Movement Access Drive				
• Eastbound Approach	A	8.4	A	9.0
• Northbound Left Turns	A	7.3	A	7.3
LOS = Level of Service. Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Arlington Heights with the East Leg of Seegers Road

The results of the capacity analysis indicate that the southbound left-turn movement is operating at Level of Service (LOS) C during the weekday morning peak hour and LOS E during the weekday evening peak hour. In addition, the westbound approach currently operates at LOS F during the weekday morning and evening peak hours. This is normal and expected when a minor road intersects a major road such as Arlington Heights Road.

Under Year 2026 no-build conditions, the southbound left-turn movement is projected to operate at LOS D during the weekday morning peak hour and continue to operate at LOS F during the weekday evening peak hour with increases in delay of approximately two seconds and 10 seconds, respectively. In addition, the westbound approach will continue to operate at the same existing levels of service.

Under Year 2026 total projected conditions, the westbound approach will continue to operate at the same levels of service during the weekday morning and evening peak hours and will experience 95th percentile queues of approximately four vehicles and eight vehicles, respectively and, as such, will not extend to or beyond the proposed access drive. The southbound left-turn movement will continue to operate at LOS D during the weekday morning peak hour and LOS F during the weekday evening peak hour with increases in delay of approximately three seconds or less. In addition, the southbound left-turn movement will experience 95th percentile queues of approximately one vehicle and four vehicles during the weekday morning and evening peak hours, respectively, which can be accommodated by the existing exclusive southbound left-turn lane. It should also be noted that the proximity of this intersection to the existing traffic signal at the intersection of Arlington Heights Road with Golf Road (approximately 760 feet) will create additional gaps in the Arlington Heights Road traffic stream, which will allow for turning movements to/from Seegers Road to occur more efficiently. Additionally, when compared to the projected traffic volumes that will travel through this intersection, the proposed development will increase traffic by less than one percent during the peak hours. This minimal increase indicates that the projected traffic to be generated by the proposed development will not have a significant impact on the overall operations of the intersection.

Arlington Heights with the West Leg of Seegers Road

The results of the capacity analysis indicate that the eastbound approach and the northbound left-turn movement are operating at an acceptable LOS D or better during the weekday morning and evening peak hours.

Under Year 2026 no-build conditions, the eastbound approach is projected to continue to operate at LOS D during the weekday morning and evening peak hours with increases in delay of approximately four seconds or less. Additionally, the northbound left-turn movement will continue to operate at LOS D or better during both peak hours with increases in delay of approximately three seconds or less.

Under Year 2026 total projected conditions, the eastbound approach will operate at LOS D during the weekday morning peak hour and LOS E during the weekday evening peak hour with increases in delay of approximately one second during both peak hours. The northbound left-turn movement will operate at the same levels of service during the weekday morning and evening peak hours with increases in delay of less than one second. The northbound left-turn movement will experience 95th percentile queues of one to two vehicles during both peak hours. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Tonne Drive with Seegers Road

The results of the capacity analysis indicate that the northbound approach and the westbound left-turn movement are operating at LOS A during the weekday morning and evening peak hours.

Under Year 2026 no-build conditions, the northbound approach will operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening peak hour with increases in delay of less than one second. Additionally, the westbound left-turn movement will continue to operate at LOS A with increases in delay of less than one second.

Under Year 2026 total projected conditions, the northbound approach and the westbound left-turn movement will operate at the same levels of service with increases in delay of less than one second. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Seegers Road with Goebbert Road

The results of the capacity analysis indicate that the eastbound and westbound approaches currently operate at LOS B during the weekday morning and evening peak hours. In addition, the northbound and southbound left-turn movements are operating at LOS A during both peak hours.

Under Year 2026 no-build conditions, all approaches will continue to operate at the same existing levels of service during both peak hours with increases in delay of less than one second.

Under Year 2026 total projected conditions, all approaches will continue to operate at the same levels of service during both peak hours with increases in delay of less than one second over no-build conditions. Therefore, no intersection or roadway traffic control improvements will be required in conjunction with the proposed development.

Arlington Heights Road with Proposed Restricted Access Drive

The results of the capacity analysis indicate that the outbound movements from the site onto Arlington Heights Road will operate at LOS C during the weekday morning and evening peak hours with 95th percentile queues of one to two vehicles. When the total projected traffic volumes are compared to the right-turn lane warrant guidelines published in Chapter 36 of the IDOT *Bureau of Design and Environment* (BDE) Manual, Figure 36-3.B, an exclusive northbound right-turn lane serving the proposed access drive will not be warranted. A copy of Figure 36-3.B is included in the Appendix. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development.

Seegers Road with Proposed Full Movement Access Drive

The results of the capacity analysis indicate that the outbound movements will operate at LOS A during the weekday morning and evening peak hours with 95th percentile queues of one to two vehicles during both peak hours. In addition, the westbound left-turn movement will operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development.

Tonne Drive with Proposed Full Movement Access Drive

The results of the capacity analysis indicate that the outbound movements will operate at LOS A during the weekday morning and evening peak hours with 95th percentile queues of one to two vehicles during both peak hours. In addition, the northbound left-turn movement will operate at LOS A during both peak hours with 95th percentile queues of one to two vehicles. As such, the proposed access drive will be sufficient to accommodate the traffic projected to be generated by the proposed development.

Parking Analysis

The following section summarizes the results and findings of a parking analysis completed for the proposed senior housing development in order to determine the adequacy of the proposed parking supply.

Proposed Parking

As previously stated, the proposed development calls for a senior housing facility with 93 independent living units, 58 assisted living units, and 24 memory care units. A total of 193 off-street parking spaces will be provided on site. Based on the number of parking spaces and units, the parking supply translates to a parking ratio of approximately 1.10 spaces per unit.

ITE Parking Demand

In order to determine the anticipated parking needs of the proposed development, a review of the 5th Edition of the *Parking Generation Manual* published by ITE was completed. Based on the ITE data, the following is the projected peak parking demand for the development:

- Senior Housing – Attached
 - Average - 0.61 spaces per unit
 - 85th Percentile - 0.67 spaces per unit
- Assisted Living/Memory Care
 - Average - 0.40 spaces per unit
 - 85th Percentile - 0.53 spaces per unit
- Total Demand
 - Average – 90 parking spaces, resulting in a surplus of 103 parking spaces
 - 85th percentile – 106 parking spaces, resulting in a surplus of 87 parking spaces

Given the above, the proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

Village of Arlington Heights

Based on the Village of Arlington Heights Zoning Ordinance, the 93 independent living units and 58 assisted living units should provide a parking ratio of one space per unit and the 24 memory care units should provide a parking ratio of one space per two beds. As such, the proposed senior development is required to provide 163 parking spaces, resulting in a surplus of 30 parking spaces. As such, the off-street parking spaces will be adequate in accommodating the parking demand of the residents, employees, and visitors.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The proposed development will generate a low volume of trips during the weekday morning and evening peak hours and will have a low traffic impact on the surrounding roadway network.
- The results of the capacity analysis indicate that the proposed development traffic will not have a significant impact on the area roadways.
- The development-generated traffic will only add less than one percent of the traffic projected to be traversing the intersection of Arlington Heights Road with the east leg of Seegers Road.
- The proposed access drives will be adequate in accommodating site traffic and will ensure that a flexible access system is provided.
- The proposed restricted access drive on Arlington Heights Road will replace an existing full movement access drive and, as such, will reduce traffic conflicts and improve traffic flow.
- Based on the BDE Manual, an exclusive northbound right-turn lane serving the proposed access drive on Arlington Heights Road is not warranted.
- The proposed parking supply of 193 off-street parking spaces will be adequate in accommodating the parking demand of the residents, employees, and visitors.

Appendix

Traffic Count Summary Sheets
Preliminary Site Plan
ITE Trip Generation Worksheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Turn Lane Warrants

Traffic Count Summary Sheets

Rosemont, Illinois, United States 60018
(847)518-9990

Site Code:
Start Date: 08/04/2020
Page No: 1

Arlington Heights Road

Arlington Heights Road

Rosemont, Illinois, United States 60018
(847)518-9990

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Arlington Heights Road

Arlington Heights Road

Rosemont, Illinois, United States 60018
(847)518-9990

Site Code:
Start Date: 08/04/2020
Page No: 3

Start Time	Seegers Road Westbound						Arlington Heights Road Northbound						Arlington Heights Road Southbound					
	U-Turn	Left	Right	Peds	App. Total		U-Turn	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Peds	App. Total	Int. Total
4:00 PM	0	10	26	2	36		0	307	10	0	317		1	26	295	0	322	675
4:15 PM	0	20	19	0	39		0	313	10	0	323		1	19	277	0	297	659
4:30 PM	0	10	20	0	30		0	341	8	0	349		0	20	258	0	278	657
4:45 PM	0	11	15	0	26		0	342	11	0	353		0	29	245	0	274	653
Total	0	51	80	2	131		0	1303	39	0	1342		2	94	1075	0	1171	2644
Approach %	0.0	38.9	61.1	-	-		0.0	97.1	2.9	-	-		0.2	8.0	91.8	-	-	-
Total %	0.0	1.9	3.0	-	5.0		0.0	49.3	1.5	-	50.8		0.1	3.6	40.7	-	44.3	-
PHF	0.000	0.638	0.769	-	0.840		0.000	0.952	0.886	-	0.950		0.500	0.810	0.911	-	0.909	0.979
Lights	0	50	79	-	129		0	1278	39	-	1317		2	90	1054	-	1146	2592
% Lights	-	98.0	98.8	-	98.5		-	98.1	100.0	-	98.1		100.0	95.7	98.0	-	97.9	98.0
Buses	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0		0.0	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	1	1	-	2		0	17	0	-	17		0	4	16	-	20	39
% Single-Unit Trucks	-	2.0	1.3	-	1.5		-	1.3	0.0	-	1.3		0.0	4.3	1.5	-	1.7	1.5
Articulated Trucks	0	0	0	-	0		0	8	0	-	8		0	0	5	-	5	13
% Articulated Trucks	-	0.0	0.0	-	0.0		-	0.6	0.0	-	0.6		0.0	0.0	0.5	-	0.4	0.5
Bicycles on Road	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
Pedestrians	-	-	-	2	-		-	-	-	0	-		-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-		-	-	-	-	-		-	-	-	-	-	-



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: Seegers Road with Tonne Drive
Site Code:
Start Date: 08/04/2020
Page No: 1

Turning Movement Data

Start Time	Seegers Road Eastbound						Seegers Road Westbound						Tonne Drive Northbound					
	U-Turn	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Peds	App. Total		U-Turn	Left	Right	Peds	App. Total	Int. Total
7:00 AM	0	17	3	0	20		0	5	8	1	13		0	10	5	1	15	48
7:15 AM	0	10	5	0	15		0	4	17	1	21		0	8	4	0	12	48
7:30 AM	0	8	4	0	12		0	3	16	0	19		0	9	3	0	12	43
7:45 AM	0	16	4	0	20		0	3	16	0	19		0	16	7	0	23	62
Hourly Total	0	51	16	0	67		0	15	57	2	72		0	43	19	1	62	201
8:00 AM	0	13	5	0	18		0	2	12	0	14		0	8	1	0	9	41
8:15 AM	0	13	6	0	19		0	1	12	0	13		0	9	4	1	13	45
8:30 AM	0	10	4	0	14		0	5	6	0	11		0	15	1	1	16	41
8:45 AM	1	19	9	0	29		0	0	19	1	19		0	9	2	0	11	59
Hourly Total	1	55	24	0	80		0	8	49	1	57		0	41	8	2	49	186
*** BREAK ***	-	-	-	-	-		-	-	-	-	-		-	-	-	-	-	-
4:00 PM	0	15	10	0	25		0	6	18	0	24		0	14	13	0	27	76
4:15 PM	0	13	13	0	26		0	3	18	0	21		0	13	4	0	17	64
4:30 PM	0	9	13	0	22		0	2	19	0	21		0	6	5	1	11	54
4:45 PM	0	22	16	0	38		0	6	17	0	23		0	11	6	0	17	78
Hourly Total	0	59	52	0	111		0	17	72	0	89		0	44	28	1	72	272
5:00 PM	0	19	20	0	39		0	5	17	1	22		0	16	6	0	22	83
5:15 PM	0	25	14	0	39		0	0	17	0	17		0	9	14	0	23	79
5:30 PM	0	20	14	0	34		0	1	15	0	16		0	14	3	0	17	67
5:45 PM	0	17	8	1	25		0	12	11	1	23		0	13	12	0	25	73
Hourly Total	0	81	56	1	137		0	18	60	2	78		0	52	35	0	87	302
Grand Total	1	246	148	1	395		0	58	238	5	296		0	180	90	4	270	961
Approach %	0.3	62.3	37.5	-	-		0.0	19.6	80.4	-	-		0.0	66.7	33.3	-	-	-
Total %	0.1	25.6	15.4	-	41.1		0.0	6.0	24.8	-	30.8		0.0	18.7	9.4	-	28.1	-
Lights	1	240	142	-	383		0	55	230	-	285		0	173	81	-	254	922
% Lights	100.0	97.6	95.9	-	97.0		-	94.8	96.6	-	96.3		-	96.1	90.0	-	94.1	95.9
Buses	0	0	0	0	0		0	2	0	0	2		0	0	0	0	0	2
% Buses	0.0	0.0	0.0	-	0.0		-	3.4	0.0	-	0.7		-	0.0	0.0	-	0.0	0.2
Single-Unit Trucks	0	6	0	-	6		0	1	5	-	6		0	0	0	-	0	12
% Single-Unit Trucks	0.0	2.4	0.0	-	1.5		-	1.7	2.1	-	2.0		-	0.0	0.0	-	0.0	1.2
Articulated Trucks	0	0	1	-	1		0	0	1	-	1		0	0	0	3	3	5
% Articulated Trucks	0.0	0.0	0.7	-	0.3		-	0.0	0.4	-	0.3		-	0.0	3.3	-	1.1	0.5
Bicycles on Road	0	0	5	-	5		0	0	2	-	2		0	7	6	-	13	20
% Bicycles on Road	0.0	0.0	3.4	-	1.3		-	0.0	0.8	-	0.7		-	3.9	6.7	-	4.8	2.1
Pedestrians	-	-	-	1	-		-	-	-	5	-		-	-	-	4	-	-
% Pedestrians	-	-	-	100.0	-		-	-	-	100.0	-		-	-	-	100.0	-	-

Rosemont, Illinois, United States 60018
(847)518-9990

Site Code:
Start Date: 08/04/2020
Page No: 2

Turning Movement Peak Hour Data (7:30 AM)

Start Time	Seegers Road Eastbound						Seegers Road Westbound						Tonne Drive Northbound					
	U-Turn	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Peds	App. Total		U-Turn	Left	Right	Peds	App. Total	Int. Total
7:30 AM	0	8	4	0	12		0	3	16	0	19		0	9	3	0	12	43
7:45 AM	0	16	4	0	20		0	3	16	0	19		0	16	7	0	23	62
8:00 AM	0	13	5	0	18		0	2	12	0	14		0	8	1	0	9	41
8:15 AM	0	13	6	0	19		0	1	12	0	13		0	9	12	1	13	45
Total	0	50	19	0	69		0	9	56	0	65		0	42	15	1	57	191
Approach %	0.0	72.5	27.5	-	-		0.0	13.8	86.2	-	-		0.0	73.7	26.3	-	-	-
Total %	0.0	26.2	9.9	-	36.1		0.0	4.7	29.3	-	34.0		0.0	22.0	7.9	-	29.8	-
PHF	0.000	0.781	0.792	-	0.863		0.000	0.750	0.875	-	0.855		0.000	0.656	0.536	-	0.620	0.770
Lights	0	48	19	-	67		0	8	53	-	61		0	41	15	-	56	184
% Lights	-	96.0	100.0	-	97.1		-	88.9	94.6	-	93.8		-	97.6	100.0	-	98.2	96.3
Buses	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Buses	-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0	0.0
Single-Unit Trucks	0	2	0	-	2		0	1	2	-	3		0	0	0	-	0	5
% Single-Unit Trucks	-	4.0	0.0	-	2.9		-	11.1	3.6	-	4.6		-	0.0	0.0	-	0.0	2.6
Articulated Trucks	0	0	0	-	0		0	0	0	-	0		0	0	0	-	0	0
% Articulated Trucks	-	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	1	-	1		0	1	0	-	1	2
% Bicycles on Road	-	0.0	0.0	-	0.0		-	0.0	1.8	-	1.5		-	2.4	0.0	-	1.8	1.0
Pedestrians	-	-	-	0	-		-	-	-	0	-		-	-	-	1	-	-
% Pedestrians	-	-	-	-	-		-	-	-	-	-		-	-	-	100.0	-	-

Rosemont, Illinois, United States 60018
(847)518-9990

Site Code:
Start Date: 08/04/2020
Page No: 3

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Seegers Road Eastbound						Seegers Road Westbound						Tonnie Drive Northbound					
	U-Turn	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Peds	App. Total		U-Turn	Left	Right	Peds	App. Total	Int. Total
4:00 PM	0	15	10	0	25		0	6	18	0	24		0	14	13	0	27	76
4:15 PM	0	13	13	0	26		0	3	19	0	21		0	13	4	0	17	64
4:30 PM	0	9	13	0	22		0	2	19	0	21		0	6	5	1	11	54
4:45 PM	0	22	16	0	38		0	6	17	0	23		0	11	6	0	17	78
Total	0	59	52	0	111		0	17	72	0	89		0	44	28	1	72	272
Approach %	0.0	53.2	46.8	-	-		0.0	19.1	80.9	-	-		0.0	61.1	38.9	-	-	-
Total %	0.0	21.7	19.1	-	40.8		0.0	6.3	26.5	-	32.7		0.0	16.2	10.3	-	26.5	-
PHF	0.000	0.670	0.813	-	0.730		0.000	0.708	0.947	-	0.927		0.000	0.786	0.538	-	0.667	0.872
Lights	0	56	50		106		0	16	71	-	87		0	42	25	-	67	260
% Lights	-	94.9	96.2	-	95.5		-	94.1	98.6	-	97.8		-	95.5	89.3	-	93.1	95.6
Buses	0	0	0	-	0		0	1	0	-	1		0	0	0	-	0	1
% Buses	-	0.0	0.0	-	0.0		-	5.9	0.0	-	1.1		-	0.0	0.0	-	0.0	0.4
Single-Unit Trucks	0	3	0	-	3		0	0	1	-	1		0	0	0	-	0	4
% Single-Unit Trucks	-	5.1	0.0	-	2.7		-	0.0	1.4	-	1.1		-	0.0	0.0	-	0.0	1.5
Articulated Trucks	0	0	0	-	0		0	0	0	-	0		0	0	3	-	3	3
% Articulated Trucks	-	0.0	0.0	-	0.0		-	0.0	0.0	-	0.0		-	0.0	10.7	-	4.2	1.1
Bicycles on Road	0	0	2	-	2		0	0	0	-	0		0	2	0	-	2	4
% Bicycles on Road	-	0.0	3.8	-	1.8		-	0.0	0.0	-	0.0		-	4.5	0.0	-	2.8	1.5
Pedestrians	-	-	-	0	-		-	-	-	0	-		-	-	-	1	-	-
% Pedestrians	-	-	-	-	-		-	-	-	-	-		-	-	-	100.0	-	-

Preliminary Site Plan

ITE Trip Generation Worksheets

Senior Adult Housing - Attached (252)

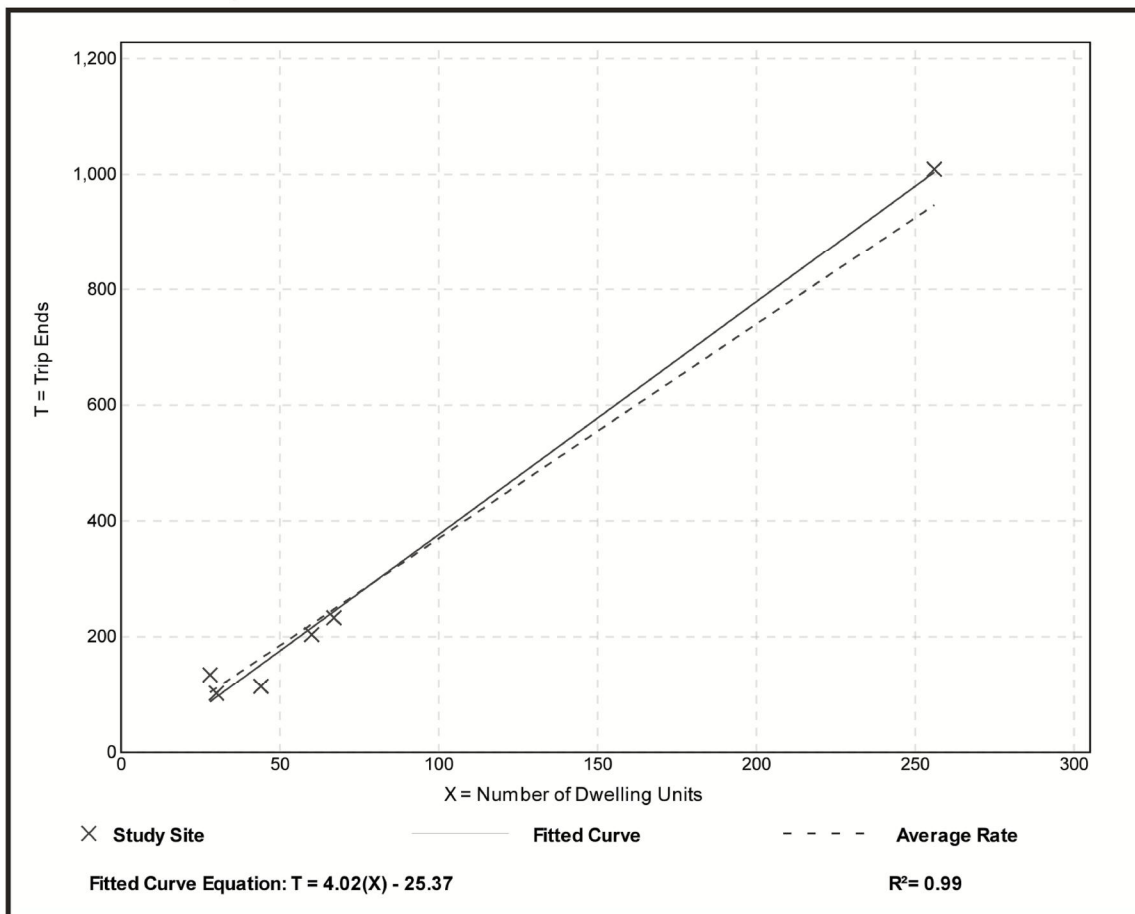
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Dwelling Units: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.70	2.59 - 4.79	0.53

Data Plot and Equation



Senior Adult Housing - Attached (252)

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: 11

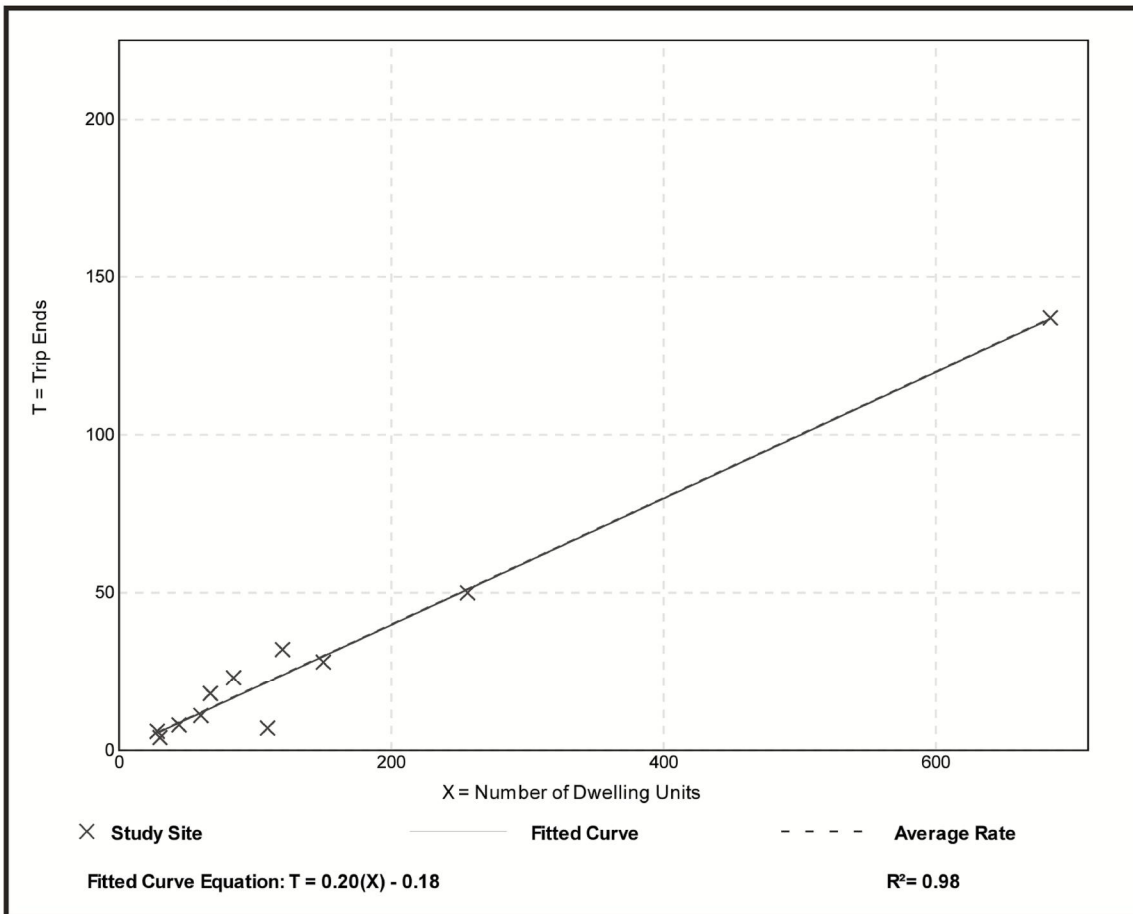
Avg. Num. of Dwelling Units: 148

Directional Distribution: 35% entering, 65% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.20	0.06 - 0.27	0.05

Data Plot and Equation



Senior Adult Housing - Attached (252)

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: 11

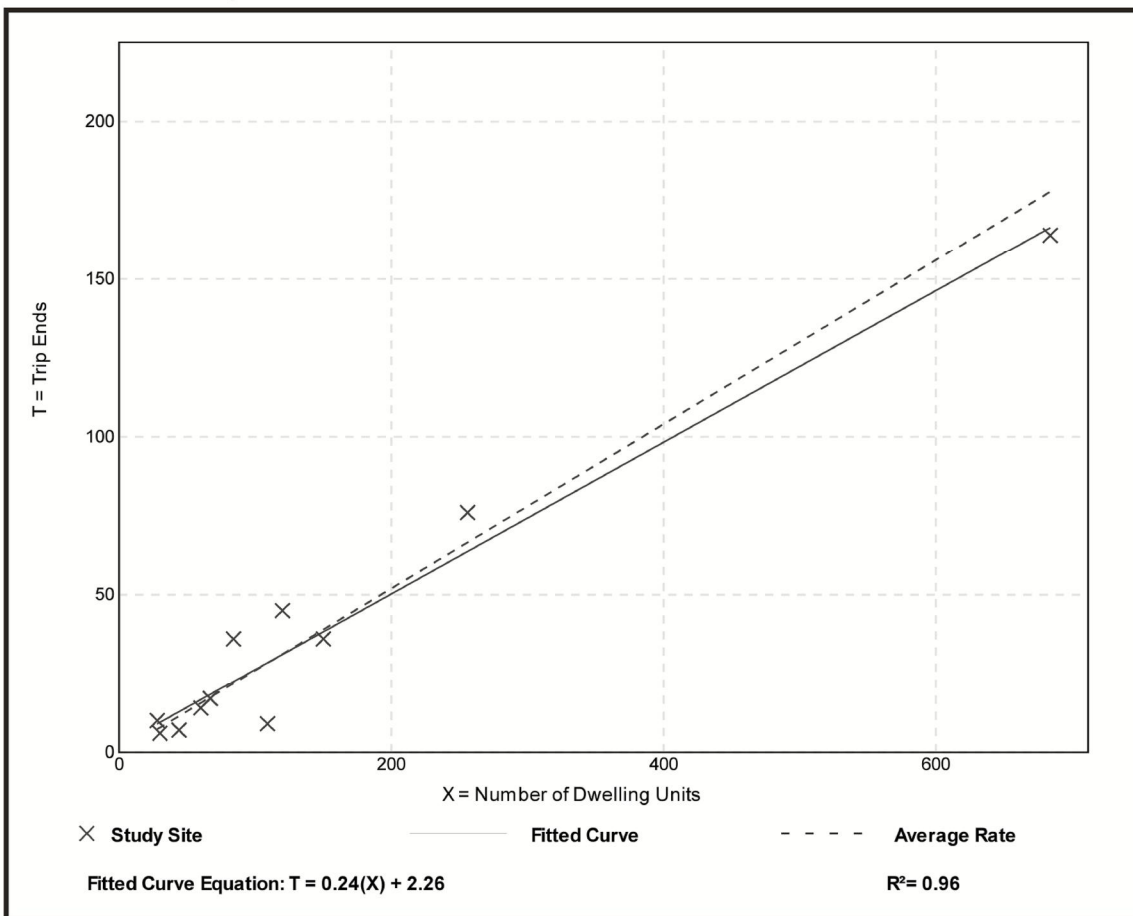
Avg. Num. of Dwelling Units: 148

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.26	0.08 - 0.43	0.08

Data Plot and Equation



Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday

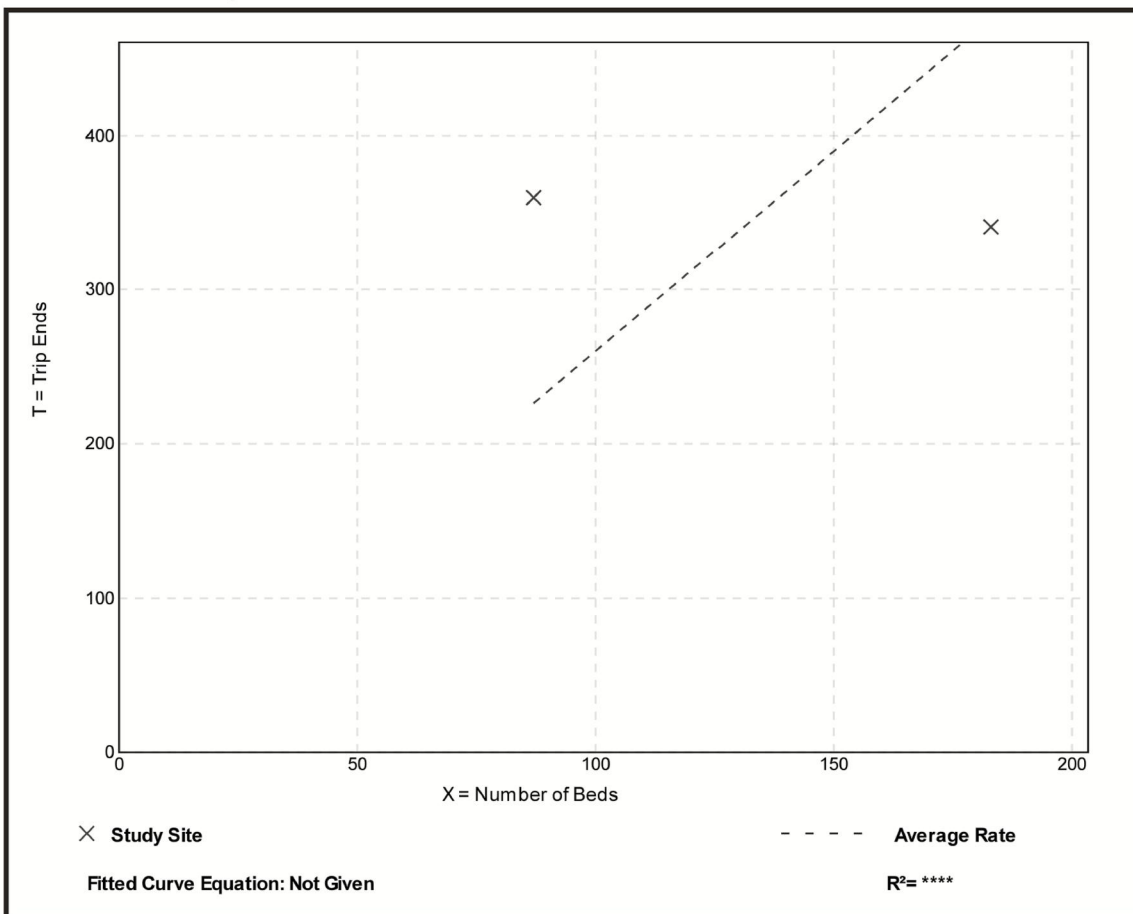
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

Data Plot and Equation

Caution – Small Sample Size



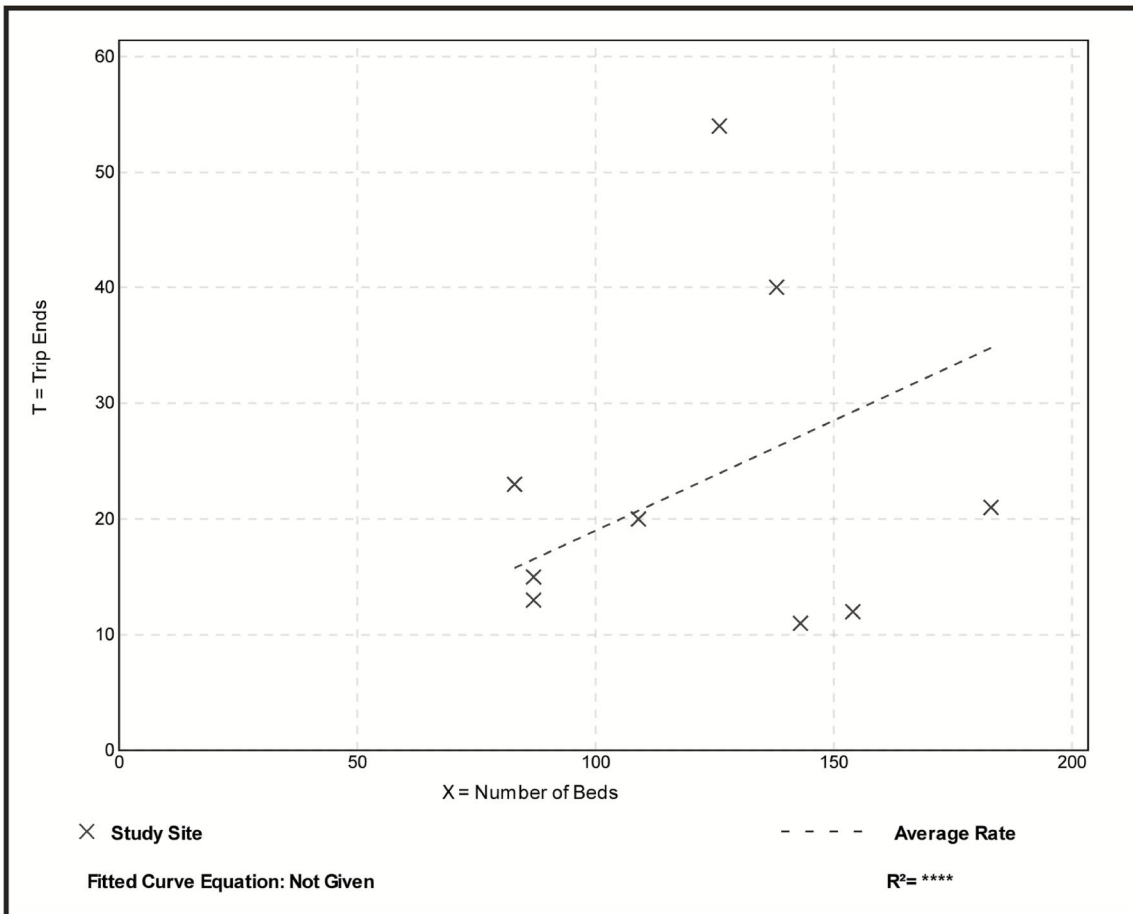
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
Avg. Num. of Beds: 123
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

Data Plot and Equation



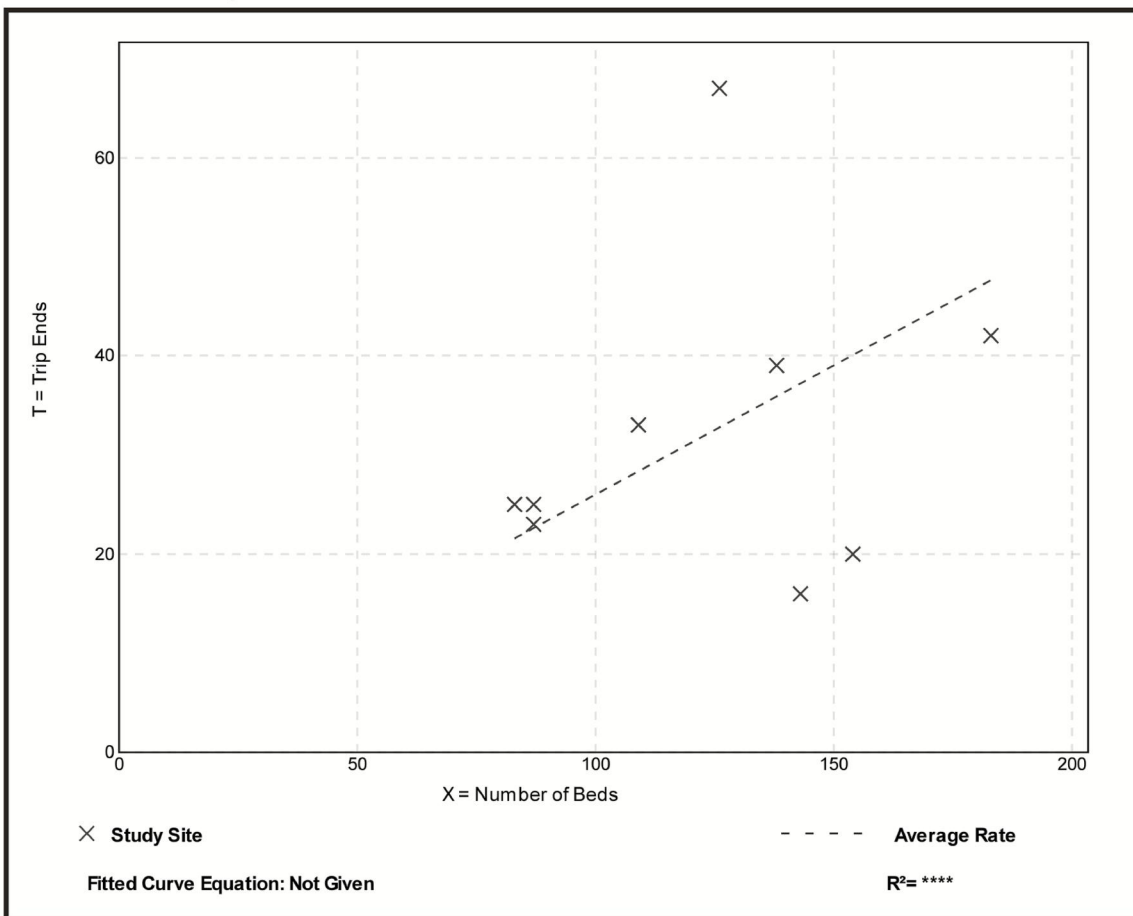
Assisted Living (254)

Vehicle Trip Ends vs: Beds
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: 9
Avg. Num. of Beds: 123
Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

Data Plot and Equation



CMAP 2050 Projections Letter



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

August 5, 2020

Elise Purguette
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Arlington Heights Road - Golf Road - Algonquin Road
IDOT

Dear Ms. Purguette:

In response to a request made on your behalf and dated August 3, 2020, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Arlington Hts Rd north of Golf Rd	30,400	34,400
Arlington Hts Rd from Golf Rd to Algonquin Rd	32,300	36,500
Arlington Hts Rd south of Algonquin Rd	32,400	36,600
Algonquin Rd west of Arlington Hts Rd	26,200	29,600
Algonquin Rd east of Arlington Hts Rd	29,600	33,500
Golf Rd west of Arlington Hts Rd	28,300	32,000
Golf Rd fr Arlington Hts Rd to Goebbert Rd	27,800	31,500
Golf Rd east of Goebbert Rd	25,900	29,300

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2020 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: Quigley (IDOT)
\\2020_TrafficForecast\ck-79-20\ck-79-20.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.	>80.0
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*, 2010.

Capacity Analysis Summary Sheets
Existing Weekday Morning Peak Hour Conditions

HCM 6th TWSC

1: Arlington Heights Road & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	47	47	1289	28	63	1496
Future Vol, veh/h	47	47	1289	28	63	1496
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	0	7	0	2	3
Mvmt Flow	50	50	1371	30	67	1591

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	2157	702	0
Stage 1	1387	-	-
Stage 2	770	-	-
Critical Hdwy	5.78	7.1	-
Critical Hdwy Stg 1	6.68	-	-
Critical Hdwy Stg 2	6.08	-	-
Follow-up Hdwy	3.84	3.9	-
Pot Cap-1 Maneuver	75	330	-
Stage 1	137	-	-
Stage 2	374	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	55	330	-
Mov Cap-2 Maneuver	85	-	-
Stage 1	100	-	-
Stage 2	374	-	-

Approach	WB	NB	SB
HCM Control Delay, s	56.6	0	1
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1WBLn2	SBL	SBT
Capacity (veh/h)	-	-	85	330
HCM Lane V/C Ratio	-	-	0.588	0.152
HCM Control Delay (s)	-	-	95.4	17.8
HCM Lane LOS	-	-	F	C
HCM 95th %tile Q(veh)	-	-	2.7	0.5

HCM 6th TWSC

2: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	13	42	1313	1493	50
Future Vol, veh/h	4	13	42	1313	1493	50
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	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	7	3	2
Mvmt Flow	4	14	45	1397	1588	53

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	2264	821	1641	0	-	0
Stage 1	1615	-	-	-	-	-
Stage 2	649	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	67	273	190	-	-	-
Stage 1	100	-	-	-	-	-
Stage 2	439	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	51	273	190	-	-	-
Mov Cap-2 Maneuver	68	-	-	-	-	-
Stage 1	76	-	-	-	-	-
Stage 2	439	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	28.9	0.9	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	190	-	68	273	-	-
HCM Lane V/C Ratio	0.235	-	0.063	0.051	-	-
HCM Control Delay (s)	29.7	-	61.4	18.9	-	-
HCM Lane LOS	D	-	F	C	-	-
HCM 95th %tile Q(veh)	0.9	-	0.2	0.2	-	-

HCM 6th TWSC
3: Tonne Drive & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	52	20	9	57	43	16
Future Vol, veh/h	52	20	9	57	43	16
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	4	0	11	3	0	0
Mvmt Flow	68	26	12	74	56	21

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	95
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.21
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.299
Pot Cap-1 Maneuver	-	-	1444
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1443
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	847	-	-	1443	-
HCM Lane V/C Ratio	0.09	-	-	0.008	-
HCM Control Delay (s)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC
4: Goebbert Road & Seegers Road

10/26/2020

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	14	42	2	2	0	13	183	8	9	167	43
Future Vol, veh/h	44	14	42	2	2	0	13	183	8	9	167	43
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	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	46	15	44	2	2	0	14	193	8	9	176	45
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	443	446	199	471	464	197	221	0	0	201	0	0
Stage 1	217	217	-	225	225	-	-	-	-	-	-	-
Stage 2	226	229	-	246	239	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	525	507	842	503	495	844	1348	-	-	1371	-	-
Stage 1	785	723	-	778	718	-	-	-	-	-	-	-
Stage 2	777	715	-	758	708	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	516	497	842	459	485	844	1348	-	-	1371	-	-
Mov Cap-2 Maneuver	516	497	-	459	485	-	-	-	-	-	-	-
Stage 1	776	717	-	769	709	-	-	-	-	-	-	-
Stage 2	765	706	-	698	702	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.1		12.7		0.5		0.3					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1348	-	-	612	472	1371	-	-				
HCM Lane V/C Ratio	0.01	-	-	0.172	0.009	0.007	-	-				
HCM Control Delay (s)	7.7	0	-	12.1	12.7	7.6	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile O(veh)	0	-	-	0.6	0	0	-	-				

Capacity Analysis Summary Sheets
Existing Weekday Evening Peak Hour Conditions

HCM 6th TWSC

1: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	9.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	53	84	1564	41	100	1290
Future Vol, veh/h	53	84	1564	41	100	1290
Conflicting Peds, #/hr	0	0	0	2	2	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	1	2	0	4	2
Mvmt Flow	54	86	1596	42	102	1316
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	2349	821	0	0	1640	0
Stage 1	1619	-	-	-	-	-
Stage 2	730	-	-	-	-	-
Critical Hdwy	5.74	7.12	-	-	5.38	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.91	-	-	3.14	-
Pot Cap-1 Maneuver	61	274	-	-	186	-
Stage 1	100	-	-	-	-	-
Stage 2	398	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 28	273	-	-	186	-
Mov Cap-2 Maneuver	~ 40	-	-	-	-	-
Stage 1	~ 45	-	-	-	-	-
Stage 2	398	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	177.8	0		3.3		
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT	
Capacity (veh/h)	-	-	40	273	186	-
HCM Lane V/C Ratio	-	-	1.352	0.314	0.549	-
HCM Control Delay (s)	-	-	\$ 421.3	24.1	45.6	-
HCM Lane LOS	-	-	F	C	E	-
HCM 95th %tile Q(veh)	-	-	5.5	1.3	2.9	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th TWSC

2: Arlington Heights Road & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	53	8	1567	1325	18
Future Vol, veh/h	38	53	8	1567	1325	18
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	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	54	8	1599	1352	18

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2017	685	1370
Stage 1	1361	-	-
Stage 2	656	-	-
Critical Hdwy	5.74	7.14	5.34
Critical Hdwy Stg 1	6.64	-	-
Critical Hdwy Stg 2	6.04	-	-
Follow-up Hdwy	3.82	3.92	3.12
Pot Cap-1 Maneuver	92	335	258
Stage 1	145	-	-
Stage 2	435	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	89	335	258
Mov Cap-2 Maneuver	122	-	-
Stage 1	141	-	-
Stage 2	435	-	-

Approach	EB	NB	SB
HCM Control Delay, s	30.3	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	258	-	122	335	-	-
HCM Lane V/C Ratio	0.032	-	0.318	0.161	-	-
HCM Control Delay (s)	19.4	-	47.7	17.8	-	-
HCM Lane LOS	C	-	E	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.2	0.6	-	-

HCM 6th TWSC
3: Tonne Drive & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	62	52	18	75	44	29
Future Vol, veh/h	62	52	18	75	44	29
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	0	6	1	0	11
Mvmt Flow	71	60	21	86	51	33

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	132
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.16
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.254
Pot Cap-1 Maneuver	-	-	1429
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1428
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	813	-	-	1428	-
HCM Lane V/C Ratio	0.103	-	-	0.014	-
HCM Control Delay (s)	9.9	-	-	7.6	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC
4: Goebbert Road & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	49	3	47	11	5	11	19	220	3	12	191	61
Future Vol, veh/h	49	3	47	11	5	11	19	220	3	12	191	61
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	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	3	49	12	5	12	20	232	3	13	201	64

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	541	534	233	559	565	234	265	0	0	235	0	0
Stage 1	259	259	-	274	274	-	-	-	-	-	-	-
Stage 2	282	275	-	285	291	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	452	452	806	440	434	805	1299	-	-	1332	-	-
Stage 1	746	694	-	732	683	-	-	-	-	-	-	-
Stage 2	725	683	-	722	672	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	431	438	806	401	421	805	1299	-	-	1332	-	-
Mov Cap-2 Maneuver	431	438	-	401	421	-	-	-	-	-	-	-
Stage 1	733	686	-	719	671	-	-	-	-	-	-	-
Stage 2	696	671	-	666	664	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	13		12.5		0.6		0.4	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1299	-	-	554 510	1332	-	-
HCM Lane V/C Ratio	0.015	-	-	0.188 0.056	0.009	-	-
HCM Control Delay (s)	7.8	0	-	13 12.5	7.7	0	-
HCM Lane LOS	A	A	-	B B	A A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.7 0.2	0	-	-

Capacity Analysis Summary Sheets
No-Build Weekday Morning Peak Hour Conditions

HCM 6th TWSC

1: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	2.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	48	48	1343	29	66	1562
Future Vol, veh/h	48	48	1343	29	66	1562
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	0	7	0	2	3
Mvmt Flow	51	51	1429	31	70	1662
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	2251	731	0	0	1461	0
Stage 1	1446	-	-	-	-	-
Stage 2	805	-	-	-	-	-
Critical Hdwy	5.78	7.1	-	-	5.34	-
Critical Hdwy Stg 1	6.68	-	-	-	-	-
Critical Hdwy Stg 2	6.08	-	-	-	-	-
Follow-up Hdwy	3.84	3.9	-	-	3.12	-
Pot Cap-1 Maneuver	67	316	-	-	233	-
Stage 1	126	-	-	-	-	-
Stage 2	359	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 47	316	-	-	233	-
Mov Cap-2 Maneuver	75	-	-	-	-	-
Stage 1	88	-	-	-	-	-
Stage 2	359	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	70.4	0		1.1		
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT	
Capacity (veh/h)	-	-	75	316	233	-
HCM Lane V/C Ratio	-	-	0.681	0.162	0.301	-
HCM Control Delay (s)	-	-	122.1	18.6	27	-
HCM Lane LOS	-	-	F	C	D	-
HCM 95th %tile Q(veh)	-	-	3.1	0.6	1.2	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th TWSC

2: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	13	42	1368	1560	50
Future Vol, veh/h	4	13	42	1368	1560	50
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	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	7	3	2
Mvmt Flow	4	14	45	1455	1660	53
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	2359	857	1713	0	-	0
Stage 1	1687	-	-	-	-	-
Stage 2	672	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	60	258	175	-	-	-
Stage 1	90	-	-	-	-	-
Stage 2	427	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	45	258	175	-	-	-
Mov Cap-2 Maneuver	60	-	-	-	-	-
Stage 1	67	-	-	-	-	-
Stage 2	427	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	31.4	1		0		
HCM LOS	D					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	175	-	60	258	-	-
HCM Lane V/C Ratio	0.255	-	0.071	0.054	-	-
HCM Control Delay (s)	32.5	-	69.5	19.7	-	-
HCM Lane LOS	D	-	F	C	-	-
HCM 95th %tile Q(veh)	1	-	0.2	0.2	-	-

HCM 6th TWSC
3: Tonne Drive & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	55	21	9	58	44	16
Future Vol, veh/h	55	21	9	58	44	16
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	4	0	11	3	0	0
Mvmt Flow	71	27	12	75	57	21

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	99
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.21
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.299
Pot Cap-1 Maneuver	-	-	1439
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1438
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	841	-	-	1438	-
HCM Lane V/C Ratio	0.093	-	-	0.008	-
HCM Control Delay (s)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC
4: Goebbert Road & Seegers Road

10/26/2020

Intersection												
Int Delay, s/veh	2.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	48	14	43	2	2	0	15	188	8	9	172	45
Future Vol, veh/h	48	14	43	2	2	0	15	188	8	9	172	45
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	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	51	15	45	2	2	0	16	198	8	9	181	47
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	458	461	205	487	480	202	228	0	0	206	0	0
Stage 1	223	223	-	234	234	-	-	-	-	-	-	-
Stage 2	235	238	-	253	246	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	513	497	836	491	485	839	1340	-	-	1365	-	-
Stage 1	780	719	-	769	711	-	-	-	-	-	-	-
Stage 2	768	708	-	751	703	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	503	486	836	446	474	839	1340	-	-	1365	-	-
Mov Cap-2 Maneuver	503	486	-	446	474	-	-	-	-	-	-	-
Stage 1	769	713	-	758	701	-	-	-	-	-	-	-
Stage 2	755	698	-	690	697	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	12.4		12.9			0.5			0.3			
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1340	-	-	598	460	1365	-	-				
HCM Lane V/C Ratio	0.012	-	-	0.185	0.009	0.007	-	-				
HCM Control Delay (s)	7.7	0	-	12.4	12.9	7.7	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.7	0	0	-	-				

Capacity Analysis Summary Sheets
No-Build Weekday Evening Peak Hour Conditions

HCM 6th TWSC

1: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	13.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	55	88	1643	42	102	1377
Future Vol, veh/h	55	88	1643	42	102	1377
Conflicting Peds, #/hr	0	0	0	2	2	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	1	2	0	4	2
Mvmt Flow	56	90	1677	43	104	1405
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	2471	862	0	0	1722	0
Stage 1	1701	-	-	-	-	-
Stage 2	770	-	-	-	-	-
Critical Hdwy	5.74	7.12	-	-	5.38	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.91	-	-	3.14	-
Pot Cap-1 Maneuver	~ 52	258	-	-	169	-
Stage 1	88	-	-	-	-	-
Stage 2	379	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 20	258	-	-	169	-
Mov Cap-2 Maneuver	~ 30	-	-	-	-	-
Stage 1	~ 34	-	-	-	-	-
Stage 2	379	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	283.2	0		3.8		
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT	
Capacity (veh/h)	-	-	30	258	169	-
HCM Lane V/C Ratio	-	-	1.871	0.348	0.616	-
HCM Control Delay (s)	-	-	\$ 694.3	26.2	55.5	-
HCM Lane LOS	-	-	F	D	F	-
HCM 95th %tile Q(veh)	-	-	6.5	1.5	3.4	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th TWSC

2: Arlington Heights Road & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	53	8	1647	1414	18
Future Vol, veh/h	38	53	8	1647	1414	18
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	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	54	8	1681	1443	18

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2140	731	1461
Stage 1	1452	-	-
Stage 2	688	-	-
Critical Hdwy	5.74	7.14	5.34
Critical Hdwy Stg 1	6.64	-	-
Critical Hdwy Stg 2	6.04	-	-
Follow-up Hdwy	3.82	3.92	3.12
Pot Cap-1 Maneuver	79	312	233
Stage 1	127	-	-
Stage 2	419	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	76	312	233
Mov Cap-2 Maneuver	107	-	-
Stage 1	123	-	-
Stage 2	419	-	-

Approach	EB	NB	SB
HCM Control Delay, s	34.6	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	233	-	107	312	-	-
HCM Lane V/C Ratio	0.035	-	0.362	0.173	-	-
HCM Control Delay (s)	21	-	56.6	18.9	-	-
HCM Lane LOS	C	-	F	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.5	0.6	-	-

HCM 6th TWSC
3: Tonne Drive & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	64	52	18	80	45	30
Future Vol, veh/h	64	52	18	80	45	30
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	0	6	1	0	11
Mvmt Flow	74	60	21	92	52	34

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	135
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.16
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.254
Pot Cap-1 Maneuver	-	-	1425
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1424
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	805	-	-	1424	-
HCM Lane V/C Ratio	0.107	-	-	0.015	-
HCM Control Delay (s)	10	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

HCM 6th TWSC

4: Goebbert Road & Seegers Road

10/26/2020

Intersection												
Int Delay, s/veh	3.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	61	3	48	11	5	11	21	226	3	12	198	63
Future Vol, veh/h	61	3	48	11	5	11	21	226	3	12	198	63
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	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	64	3	51	12	5	12	22	238	3	13	208	66
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	559	552	241	578	584	240	274	0	0	241	0	0
Stage 1	267	267	-	284	284	-	-	-	-	-	-	-
Stage 2	292	285	-	294	300	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	440	442	798	427	423	799	1289	-	-	1326	-	-
Stage 1	738	688	-	723	676	-	-	-	-	-	-	-
Stage 2	716	676	-	714	666	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	419	428	798	388	409	799	1289	-	-	1326	-	-
Mov Cap-2 Maneuver	419	428	-	388	409	-	-	-	-	-	-	-
Stage 1	723	680	-	709	662	-	-	-	-	-	-	-
Stage 2	686	662	-	658	658	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	13.8		12.7		0.7		0.3					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1289	-	-	526	497	1326	-	-				
HCM Lane V/C Ratio	0.017	-	-	0.224	0.057	0.01	-	-				
HCM Control Delay (s)	7.8	0	-	13.8	12.7	7.7	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile O(veh)	0.1	-	-	0.9	0.2	0	-	-				

Capacity Analysis Summary Sheets
Projected Weekday Morning Peak Hour Conditions

HCM 6th TWSC

1: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	3.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	57	51	1346	29	69	1562
Future Vol, veh/h	57	51	1346	29	69	1562
Conflicting Peds, #/hr	0	0	0	1	1	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	4	0	7	0	2	3
Mvmt Flow	61	54	1432	31	73	1662
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	2260	733	0	0	1464	0
Stage 1	1449	-	-	-	-	-
Stage 2	811	-	-	-	-	-
Critical Hdwy	5.78	7.1	-	-	5.34	-
Critical Hdwy Stg 1	6.68	-	-	-	-	-
Critical Hdwy Stg 2	6.08	-	-	-	-	-
Follow-up Hdwy	3.84	3.9	-	-	3.12	-
Pot Cap-1 Maneuver	66	315	-	-	232	-
Stage 1	125	-	-	-	-	-
Stage 2	356	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 45	315	-	-	232	-
Mov Cap-2 Maneuver	73	-	-	-	-	-
Stage 1	86	-	-	-	-	-
Stage 2	356	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	91.8	0		1.2		
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	73	315	232	-
HCM Lane V/C Ratio	-	-	0.831	0.172	0.316	-
HCM Control Delay (s)	-	-	157.2	18.8	27.5	-
HCM Lane LOS	-	-	F	C	D	-
HCM 95th %tile Q(veh)	-	-	4.1	0.6	1.3	-
Notes						
~: Volume exceeds capacity		\$: Delay exceeds 300s		+: Computation Not Defined		*: All major volume in platoon

HCM 6th TWSC

2: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	0.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	13	42	1371	1569	50
Future Vol, veh/h	4	13	42	1371	1569	50
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	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	7	3	2
Mvmt Flow	4	14	45	1459	1669	53

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	2370	861	1722	0	-	0
Stage 1	1696	-	-	-	-	-
Stage 2	674	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	59	257	173	-	-	-
Stage 1	89	-	-	-	-	-
Stage 2	426	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	44	257	173	-	-	-
Mov Cap-2 Maneuver	59	-	-	-	-	-
Stage 1	66	-	-	-	-	-
Stage 2	426	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	31.8	1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	173	-	59	257	-	-
HCM Lane V/C Ratio	0.258	-	0.072	0.054	-	-
HCM Control Delay (s)	32.9	-	70.7	19.8	-	-
HCM Lane LOS	D	-	F	C	-	-
HCM 95th %tile Q(veh)	1	-	0.2	0.2	-	-

HCM 6th TWSC
3: Tonne Drive & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	57	21	9	60	44	16
Future Vol, veh/h	57	21	9	60	44	16
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	77	77	77	77	77	77
Heavy Vehicles, %	4	0	11	3	0	0
Mvmt Flow	74	27	12	78	57	21

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	102
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.21
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.299
Pot Cap-1 Maneuver	-	-	1436
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1435
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.7
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	836	-	-	1435	-
HCM Lane V/C Ratio	0.093	-	-	0.008	-
HCM Control Delay (s)	9.7	-	-	7.5	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

HCM 6th TWSC

4: Goebbert Road & Seegers Road

10/26/2020

Intersection												
Int Delay, s/veh	2.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	49	14	44	2	2	0	16	188	8	9	172	46
Future Vol, veh/h	49	14	44	2	2	0	16	188	8	9	172	46
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	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	52	15	46	2	2	0	17	198	8	9	181	48
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	460	463	205	490	483	202	229	0	0	206	0	0
Stage 1	223	223	-	236	236	-	-	-	-	-	-	-
Stage 2	237	240	-	254	247	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	512	496	836	489	483	839	1339	-	-	1365	-	-
Stage 1	780	719	-	767	710	-	-	-	-	-	-	-
Stage 2	766	707	-	750	702	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	502	485	836	444	472	839	1339	-	-	1365	-	-
Mov Cap-2 Maneuver	502	485	-	444	472	-	-	-	-	-	-	-
Stage 1	769	713	-	756	700	-	-	-	-	-	-	-
Stage 2	753	697	-	688	696	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	12.4		12.9		0.6		0.3					
HCM LOS	B		B									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1339	-	-	597	458	1365	-	-				
HCM Lane V/C Ratio	0.013	-	-	0.189	0.009	0.007	-	-				
HCM Control Delay (s)	7.7	0	-	12.4	12.9	7.7	0	-				
HCM Lane LOS	A	A	-	B	B	A	A	-				
HCM 95th %tile O(veh)	0	-	-	0.7	0	0	-	-				

Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	3	1410	8	0	1582
Future Vol, veh/h	0	3	1410	8	0	1582
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	-	-	-	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	7	0	0	3
Mvmt Flow	0	3	1484	8	0	1665
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	746	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	309	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	309	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	16.8	0		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	- 309		-		
HCM Lane V/C Ratio	-	- 0.01		-		
HCM Control Delay (s)	-	- 16.8		-		
HCM Lane LOS	-	- C		-		
HCM 95th %tile Q(veh)	-	- 0		-		

Intersection						
Int Delay, s/veh	0.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	76	5	2	102	12	2
Future Vol, veh/h	76	5	2	102	12	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	0	0	3	0	0
Mvmt Flow	80	5	2	107	13	2
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	85	0	194	83
Stage 1	-	-	-	-	83	-
Stage 2	-	-	-	-	111	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1524	-	799	982
Stage 1	-	-	-	-	945	-
Stage 2	-	-	-	-	919	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1524	-	798	982
Mov Cap-2 Maneuver	-	-	-	-	798	-
Stage 1	-	-	-	-	944	-
Stage 2	-	-	-	-	919	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		9.5	
HCM LOS	A					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	820	-	-	1524	-	
HCM Lane V/C Ratio	0.018	-	-	0.001	-	
HCM Control Delay (s)	9.5	-	-	7.4	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile O(veh)	0.1	-	-	0	-	

HCM 6th TWSC

7: Tonne Drive & Proposed Full Movement Access Drive

10/26/2020

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1	1	60	30	0
Future Vol, veh/h	0	1	1	60	30	0
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	0	1	1	63	32	0
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	97	32	32	0	-	0
Stage 1	32	-	-	-	-	-
Stage 2	65	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	907	1048	1593	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	963	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	906	1048	1593	-	-	-
Mov Cap-2 Maneuver	906	-	-	-	-	-
Stage 1	995	-	-	-	-	-
Stage 2	963	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	8.4	0.1		0		
HCM LOS	A					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1593	-	1048	-	-	
HCM Lane V/C Ratio	0.001	-	0.001	-	-	
HCM Control Delay (s)	7.3	0	8.4	-	-	
HCM Lane LOS	A	A	A	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

Capacity Analysis Summary Sheets
Projected Weekday Evening Peak Hour Conditions

HCM 6th TWSC

1: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	21.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	67	92	1647	42	106	1377
Future Vol, veh/h	67	92	1647	42	106	1377
Conflicting Peds, #/hr	0	0	0	2	2	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	70	0	-	-	115	-
Veh in Median Storage, #	1	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	1	2	0	4	2
Mvmt Flow	68	94	1681	43	108	1405
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	2483	864	0	0	1726	0
Stage 1	1705	-	-	-	-	-
Stage 2	778	-	-	-	-	-
Critical Hdwy	5.74	7.12	-	-	5.38	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.91	-	-	3.14	-
Pot Cap-1 Maneuver	~ 51	257	-	-	168	-
Stage 1	88	-	-	-	-	-
Stage 2	375	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 18	257	-	-	168	-
Mov Cap-2 Maneuver	~ 28	-	-	-	-	-
Stage 1	~ 31	-	-	-	-	-
Stage 2	375	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	417.7	0		4.2		
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT	
Capacity (veh/h)	-	-	28	257	168	-
HCM Lane V/C Ratio	-	-	2.442	0.365	0.644	-
HCM Control Delay (s)	-	-	\$ 954.4	26.9	58.7	-
HCM Lane LOS	-	-	F	D	F	-
HCM 95th %tile Q(veh)	-	-	8.2	1.6	3.6	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

HCM 6th TWSC

2: Arlington Heights Road & Seegers Road

10/26/2020

Intersection						
Int Delay, s/veh	1.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	53	8	1651	1426	18
Future Vol, veh/h	38	53	8	1651	1426	18
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	0	135	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	39	54	8	1685	1455	18
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	2154	737	1473	0	-	0
Stage 1	1464	-	-	-	-	-
Stage 2	690	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	77	310	230	-	-	-
Stage 1	125	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	74	310	230	-	-	-
Mov Cap-2 Maneuver	105	-	-	-	-	-
Stage 1	121	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	35.4	0.1		0		
HCM LOS	E					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	230	-	105	310	-	-
HCM Lane V/C Ratio	0.035	-	0.369	0.174	-	-
HCM Control Delay (s)	21.2	-	58.1	19.1	-	-
HCM Lane LOS	C	-	F	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.5	0.6	-	-

HCM 6th TWSC
3: Tonne Drive & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	66	52	18	82	45	31
Future Vol, veh/h	66	52	18	82	45	31
Conflicting Peds, #/hr	0	1	1	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	5	0	6	1	0	11
Mvmt Flow	76	60	21	94	52	36

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	137
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.16
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.254
Pot Cap-1 Maneuver	-	-	1423
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1422
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.4	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	803	-	-	1422	-
HCM Lane V/C Ratio	0.109	-	-	0.015	-
HCM Control Delay (s)	10	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

HCM 6th TWSC

4: Goebbert Road & Seegers Road

10/26/2020

Intersection

Int Delay, s/veh 3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	63	3	49	11	5	11	21	226	3	12	198	65
Future Vol, veh/h	63	3	49	11	5	11	21	226	3	12	198	65
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	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	66	3	52	12	5	12	22	238	3	13	208	68

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	560	553	242	580	586	240	276	0	0	241	0	0
Stage 1	268	268	-	284	284	-	-	-	-	-	-	-
Stage 2	292	285	-	296	302	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	439	441	797	426	422	799	1287	-	-	1326	-	-
Stage 1	738	687	-	723	676	-	-	-	-	-	-	-
Stage 2	716	676	-	712	664	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	418	427	797	386	408	799	1287	-	-	1326	-	-
Mov Cap-2 Maneuver	418	427	-	386	408	-	-	-	-	-	-	-
Stage 1	723	679	-	709	662	-	-	-	-	-	-	-
Stage 2	686	662	-	655	656	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	13.9		12.7		0.7		0.3	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1287	-	-	525 495	1326	-	-
HCM Lane V/C Ratio	0.017	-	-	0.231 0.057	0.01	-	-
HCM Control Delay (s)	7.8	0	-	13.9 12.7	7.7	0	-
HCM Lane LOS	A	A	-	B B	A A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.9 0.2	0	-	-

Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗ ↑↑↑	↗ ↑↑↑			↗ ↑↑↑
Traffic Vol, veh/h	0	4	1655	11	0	1479
Future Vol, veh/h	0	4	1655	11	0	1479
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	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	2	0	0	2
Mvmt Flow	0	4	1742	12	0	1557
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	877	0	0	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	7.1	-	-	-	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.9	-	-	-	-
Pot Cap-1 Maneuver	0	254	-	-	0	-
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	254	-	-	-	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	19.4	0		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBT		
Capacity (veh/h)	-	254		-		
HCM Lane V/C Ratio	-	0.017		-		
HCM Control Delay (s)	-	19.4		-		
HCM Lane LOS	-	C		-		
HCM 95th %tile Q(veh)	-	0.1		-		

Intersection						
Int Delay, s/veh	0.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	116	8	2	125	16	2
Future Vol, veh/h	116	8	2	125	16	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	5	0	0	1	0	0
Mvmt Flow	122	8	2	132	17	2
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	130	0	262	126
Stage 1	-	-	-	-	126	-
Stage 2	-	-	-	-	136	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1468	-	731	930
Stage 1	-	-	-	-	905	-
Stage 2	-	-	-	-	895	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1468	-	730	930
Mov Cap-2 Maneuver	-	-	-	-	730	-
Stage 1	-	-	-	-	904	-
Stage 2	-	-	-	-	895	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.1		9.9	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	748	-	-	1468	-	
HCM Lane V/C Ratio	0.025	-	-	0.001	-	
HCM Control Delay (s)	9.9	-	-	7.5	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

HCM 6th TWSC

7: Tonne Drive & Proposed Full Movement Access Drive

10/26/2020

Intersection

Int Delay, s/veh 0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1	1	75	70	0
Future Vol, veh/h	1	1	1	75	70	0
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	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	1	1	1	79	74	0

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	155	74	74
Stage 1	74	-	-
Stage 2	81	-	-
Critical Hdwy	6.4	6.2	4.1
Critical Hdwy Stg 1	5.4	-	-
Critical Hdwy Stg 2	5.4	-	-
Follow-up Hdwy	3.5	3.3	2.2
Pot Cap-1 Maneuver	841	993	1538
Stage 1	954	-	-
Stage 2	947	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	840	993	1538
Mov Cap-2 Maneuver	840	-	-
Stage 1	953	-	-
Stage 2	947	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1538	-	910	-	-
HCM Lane V/C Ratio	0.001	-	0.002	-	-
HCM Control Delay (s)	7.3	0	9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

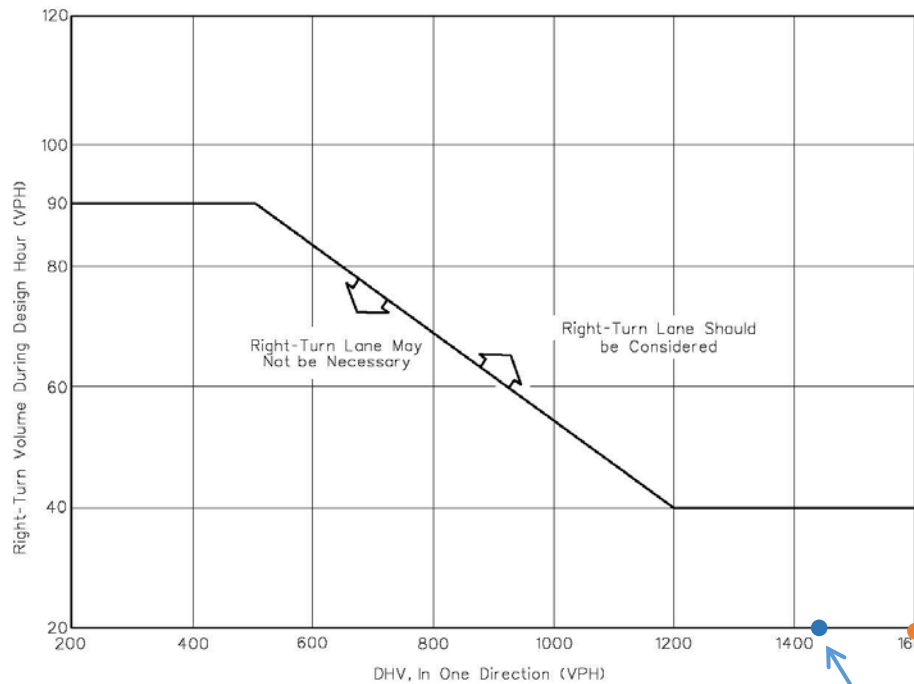
Turn Lane Warrants

Arlington Heights Road with Proposed Access Drive Right Turn Lane Guidelines

Illinois

INTERSECTIONS

October 2015



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

AM Peak Hour:
(1418,8)

PM Peak Hour:
(1666,11)

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



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility – Rezoning from M-1 District to I District, PUD, Density Variation

PC#: 20-013– Round 1

Date: September 4, 2020

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
2. Provide information on the proposed type of construction for the building. The narrative indicated the use of wood studs and metal studs in some areas. Wood framing is permitted in Types III, IV and V construction. However, not all construction types allow floor areas as large as proposed.
3. Per the 2018 IBC, the use/occupancy type is I-1.
4. Provide a height and area calculation based on the proposed type of construction and include all allowable increases for fire suppression and frontage.
5. Provide an occupant load calculation.
6. If providing a fire pump room, it shall be constructed of a minimum 1-hour fire barrier and horizontal assembly.

7. Elevator, stairwell, linen and waste chutes shaft enclosures shall be a minimum 1-hour fire barriers, including chute access rooms and collection rooms.
8. If the electrical service is 1,200 amps or more the electrical room shall have doors with panic hardware.
9. Angled accessible parking is required to have dedicated access aisles for each space.
10. A permit from the Office of the State Fire Marshal is required for the underground diesel tank for the emergency generator.
11. The swimming pool shall be submitted to the Illinois Department of Public Health for review.



Village of Arlington Heights, IL
Building & Life Safety Department

Fire Safety Division
Fire/Life Safety Review

RECEIVED
SEP 02 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 9/1/2020 P.C. Number: 20-013 Round 1

Project Name: Trammell Crow Senior Living Facility

Project Location: 2015-2045 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. Provide information on planned access roads with fire hydrants.
3. 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 shoulder in the immediate vicinity of the building.
4. One or more of the required access routes shall be located not less than 15 feet and not greater than 30 feet 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*.
5. **The fire apparatus access road 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.** Provide information on how this will be attained with limited vehicular accessibility.
6. Dead-end fire apparatus access roads are not permitted.
7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
8. 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.

9. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286, and meeting the acceptance criteria of Section 803.1.1.1, shall be used where a Class A classification in accordance with ASTM E84 or UL 723 is required.
10. 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.
11. An automatic smoke detection system shall be installed in *corridors* in Group I-2, Condition 1 facilities and spaces permitted to be open to the *corridors* by Section 407.2 of the *International Building Code*. The system shall be activated in accordance with Section 907.4. Group I-2, Condition 2 occupancies shall be equipped with an automatic smoke detection system as required in Section 407 of the *International Building Code*.
12. Fire department connections 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.
13. Sprinkler access/equipment room should be located on the first floor.
14. 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.
15. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
16. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
17. A fully functional fire alarm shall be installed per NFPA 72. **The alarm annunciator panel shall be located at the front entrance.**
18. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
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.
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.

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).
22. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
23. 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.
24. 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.
25. **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.
26. 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, provided the cab size shall be not less than 60 inches by 85 inches, 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.
27. Areas of refuge may be required and identified with fire department communications.
28. Separate permits may be required for fuel tanks to supply an emergency back-up generator if one is proposed.
29. Additional fire protection systems may be required for cooking appliances if used.

Date 09-01-20

Reviewed By: 
Fire Safety Supervisor/Fire Marshal

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 17, 2020
Subject: 2015-2045 S Arlington Heights Road, PC#20-013 Round 1

With regard the rezoning Trammell Crow Senior Living Facility, PW has the following comments:

1. The proposed water main loop must utilize existing connections on Seeger's and S. Arlington Heights Road.
2. The existing compound meters within the two pits need to be replaced and the pits refurbished (if possible) to ensure minimal water infiltration.
3. Submit a maintenance plan for the detention/retention basin.
4. Backflow (RPZ) devices will be sized upon review of plumbing plans.
5. Trees that are to be preserved must be protected from construction activities.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>20-013</u>	P.I.N.# <u>08-16-202-010-0000, 08-16-202-009-0000</u>
Petitioner: <u>Trammell Crow Company</u>	Location: <u>2045 S. Arlington Heights Road</u>
<u>700 Commerce Drive, Ste 455</u>	Rezoning: <u>✓</u> Current: <u>OT</u> Proposed: <u>1</u>
<u>Oak Brook, IL 60523</u>	Subdivision: <u>✓</u>
Owner: <u>Arlington Executive Court, LLC</u>	# of Lots: <u>1</u> Current: <u>2</u> Proposed: <u>1</u>
	PUD: <u>✓</u> For: _____
	Special Use: _____ For: _____
Contact Person: <u>Trammell Crow - Mary Boehmler</u>	Land Use Variation: <u>✓</u> For: <u>Density Variation</u>
Address: <u>700 Commerce Drive, Ste. 455</u>	from Section 5.1 - 8.1
<u>Oak Brook, IL 60523</u>	Land Use: _____ Current: <u>single story office</u>
Phone #: <u>612-387-0725</u>	Proposed: <u>Senior Living</u>
Fax #: _____	Site Gross Area: <u>8.3 acres</u>
E-Mail: <u>mboehmler@trammellcrow.com</u>	# of Units Total: <u>175 (93 IL, 58, AL, 24 MC)</u>
	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ NO

b. Surface Improvement

Pavement _____ NO

Curb & Gutter _____ NO

Sidewalks _____ NO

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ YES

Access _____ YES(?) PUBLIC SIDEWALKS

ALONG SOUTH PROPERTY LINE (?)

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC X b. IDOT Xc. ARMY CORP _____ d. IEPA X

e. CCHD _____

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____

_____ X

4. SITE PLAN ACCEPTABLE? _____

_____ X

SEE ATTACHED COMMENTS

5. PRELIMINARY PLAT ACCEPTABLE? _____

_____ X

N/A

6. TRAFFIC STUDY ACCEPTABLE? _____

_____ X

SEE ATTACHED COMMENTS

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: SPACECO, INC.DATE OF PLANS: 8-19-2020

Michael J. Ryan 9/15/2020
 Director VILLAGE ENGINEER Date

RECEIVED

SEP 15 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, PUD
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. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. The estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
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

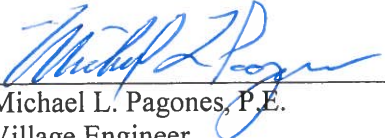
14. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
15. The detention basin cross section shows the top of berm elevation at 705.50, providing the required a 1-foot freeboard, but the length of the overflow weir is not shown. Provide calculations for sizing (length) the weir to pass the 100-yr flow at 6" depth.
16. The grading of the bio-retention facility along Seegers Road must be revised to provide a 5' flat zone from the ROW line before the basin top of slope begins.
17. The preliminary detention calculations are acceptable.
18. The exhibit showing the turning path of the Fire Department's responding vehicle is incomplete. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Show the vehicle maneuvering through both horseshoe entrance areas.

19. The exhibit showing the turning path of the Fire Department's tower truck references a steering angle of 29 degrees, however; the Village's tower truck specifications reference a turning angle of 40 degrees. Confirm that the wheel paths shown on the exhibit are for the correct truck.
20. Provide AutoTurn exhibit showing a garbage truck backing into loading dock.
21. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. 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. The horseshoe entrance areas must also be heavy duty pavement. Decorative pavement would be allowed in the horseshoe entrances areas provided the cross section has a structural number equivalent to heavy duty pavement.
22. Public sidewalks, 8" thick concrete, shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalks at driveways with traffic control (stop signs).
23. The public sidewalk along Arlington Heights Road is shown on private property. Provide a Plat of Easement for Public Sidewalks.
24. The public sidewalk along Arlington Heights Rd shall transition from the easement to the existing location of the sidewalk at the south property limits.
25. The ADA ramps at the NE and SE corners of Seegers Rd and Arlington Heights Rd shall be reconstructed to meet current Public Rights of Way Accessibility Guidelines.
26. The Village will be evaluating the possibility of establishing bike or multi-use paths along Seegers Rd and Tonne Rd. The Village may require at time of permit that the existing sidewalk along Seegers Rd and/or Tonne Rd be removed and replaced with a 10 ft wide path. The petitioner shall acknowledge that they accept this understanding.
27. Both water tap locations must have master meter vaults on private property at the ROW line. Show the location of these vaults on the plans. All internal water mains and appurtenances will be privately maintained. This will also be spelled out in the OUMA.

Traffic:

28. Transformer and generator pads are located in close proximity to the loading dock. It is recommended that protection from vehicles be provided.
29. Provide monument sign detail or height. Signs should be located so as not to obstruct the driver's line of sight.
30. Please provide the number of full and part-time employees parked on-site during hours of operation. Will employees be parking in a designated section of the parking lot?
31. How will entrances be designated as one-way? Site signage plan to be provided before final engineering approval.

32. The traffic report makes the recommendation of restriping the left turn lane on Arlington Heights Road to be a two-way left turn lane for north and southbound traffic (not proposed on plans). Arlington Heights Road is under the jurisdiction of IDOT and they will have the final say, but the Village is against this recommendation. Seegers Road is a public street with appreciably more NB to WB left turn volume than the new facility will generate SB to EB into their driveway.
33. If IDOT decides to restrict the Arlington Heights Road driveway to right-in-right-out, the Village would concur.


Michael L. Pagones, P.E. 9/15/2020
Village Engineer Date

Attachments:

- Plat of Easement Checklist (1 page)
- Public Sidewalk Easement Provisions (1 page)

Plat of Easement Checklist

- Legal description of proposed easement area
- Area of proposed easement in square feet.
- Owner's Certificate
- Notary signature block
- Surveyor's Certificate
- Village signature blocks as shown below
- ~~○ Utility signature blocks~~ *NOT NEEDED FOR SIDEWALK EASEMENT*
- Easement Provisions

Sample Village signature blocks:

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 Village Board of Trustees at a meeting held

_____, 20__

By: _____
Village President

Attest: _____
Village Clerk

APPROVED by the Village Collector on _____, 20__

APPROVED by the Village Engineer on _____, 20__

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "PUBLIC SIDEWALK EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE PUBLIC SIDEWALKS OVER, ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT. THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC SIDEWALK EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-013

Project Name Trammell Crow Senior Living Facility

Project Location 2015-2045 S. Arlington Heights Rd.

Planning Department Contact Sam Hubbard

General Comments

Round 1 General Comments:

- 1)Building is to be sprinkled per code.
- 2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.
- 3) A Knox Box shall be located at the main front entrance. It is very likely that we will request more Knox Boxes based on the size of the property as plans are finalized.
- 4) Install a fully operational annunciator panel or alarm panel at the main front entrance.
- 5) Please review IFC 2018 Section D105 to make sure Aerial Fire Apparatus Roads are in compliance. It appears this is a problem based on the preliminary drawings.
- 6) Please review the Village Amendment to the IBC code for elevators to accommodate ambulance stretchers.
- 7)The overhangs at the drop-offs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Please provide an auto turn diagram showing our truck being capable of driving using these circular drives.
- 8)The auto-turn diagram that was provided does not allow adequate space for turning. Adjustments to roads will be necessary. The steering angle needs to be 40.0 not 29.0 that was used.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date September 10, 2020 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Trammel Crow Senior Living 2015-2045 S Arlington Heights Rd. Land Use Variation

Round 1 Review Comments

09/14/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

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

3. Present traffic problems?

Recommended that traffic leaving the lot turn right only onto Arlington Heights Road and no crossing Arlington Heights Road. This area of roadway is busy during both peak and non-peak hours. Traffic impact study recommended.

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:

- 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.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

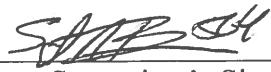
- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

RECEIVED
SEP 15 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:



Supervisor's Signature

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>20-013</u>	P.I.N.# <u>08-16-202-010-0000, 08-16-202-009-0000</u>
Petitioner: <u>Trammell Crow Company</u>	Location: <u>2045 S. Arlington Heights Road</u>
<u>700 Commerce Drive, Ste 455</u>	Rezoning: <u>✓</u> Current: <u>OT</u> Proposed: <u>1</u>
<u>Oak Brook, IL 60523</u>	Subdivision: <u>✓</u>
Owner: <u>Arlington Executive Court, LLC</u>	# of Lots: <u>1</u> Current: <u>2</u> Proposed: <u>1</u>
	PUD: <u>✓</u> For: _____
	Special Use: _____ For: _____
	Land Use Variation: <u>✓</u> For: <u>Density Variation</u>
Contact Person: <u>Trammell Crow - Mary Boehmler</u>	<u>from Section 5.1 - 8.1</u>
Address: <u>700 Commerce Drive, Ste. 455</u>	Land Use: _____ Current: <u>single story office</u>
<u>Oak Brook, IL 60523</u>	Proposed: <u>Senior Living</u>
Phone #: <u>612-387-0725</u>	Site Gross Area: <u>8.3 acres</u>
Fax #: _____	# of Units Total: <u>175 (93 II, 58 AI, 24 MC)</u>
E-Mail: <u>mboehmler@trammellcrow.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

The pool will need a plan review and license from the Illinois Department of Public Health
A recycling plan will need to be provided at occupancy

Jeff Bohner 9/15/20

Environmental Health Officer

Date

James McCalister 9/15/20

for

James McCalister

Director
Date

Planning & Community Development Dept. Review

September 17, 2020



REVIEW ROUND 1

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

- 1) The following approvals are needed:
 - **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
 - **Planned Unit Development to allow a 175-unit senior living facility.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet is required.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.**
 - **Variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.**
 - **Variations may be required as based on accessory structure locations and final determination of yards.**
 - **Variations may be required as based on the circulation and drive aisle widths of the interior drop-off courtyards.**
- 2) Please provide written justification for the variations identified above but for which written justification has not yet been provided.
- 3) Please revise the project narrative to include additional details on the three types of residential living structures available within the development (AL, IL, MC) and the services they receive, their average age and tenancy, and the differences between the populations. What differentiates the IL units from standard multi-family units as far as services provided within the facility? What are the age restrictions? Please provide details on affordability and pay structures (see email from 8/26/20).
- 4) Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Details on the estimated general construction timeline was included in the project narrative. However, please provide a construction staging plan, which must include 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 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.
- 5) Please outline the maximum number of staff that will be working out of the building at any one time.
- 6) Please provide an electronic copy of the legal description.
- 7) Impact Fee's shall be required for the Independent Living Units.
- 8) Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Site Plan:

- 9) The connection to the south is skewed slightly to the eastern side of the site. To provide enhanced connectivity, please shift the location of this connection point to the west so that it is just west of the halfway point along the southern lot line.
- 10) There are inconsistencies between the landscape plans and civil site plans (outdoor lounge, generator and transformer, terrace areas, servicewalks, etc.). Please correct all inconsistencies so all plans show identical information.
- 11) Please provide details for all proposed fencing (height, style, material) and call out locations on site plan.
- 12) Additional details are needed for the "Putting Green" area proposed along Arlington Heights Road. Will it be fenced? Will there be berms and recreational equipment? What will the adjacent "outdoor lounge" be used for?
- 13) Please provide additional details on the all accessory structures/elements proposed throughout the site (i.e. any structure permanently affixed to the ground so that it cannot be moved).
 - Will pool terrace, outdoor terrace, outdoor lounge, overlook area, and memory care courtyard include any permanent fixed improvements (outdoor kitchen, bbq grill, seatwalls, pergolas, etc.). If so, please provide details on these elements (height, size, material).
 - Please provide details on the proposed pergolas at the main entrance to the building.
 - Please provide details on the overlook area. Will this be a raised wooden deck? Will it include a roof? How tall will the structure be as measured from grade?
- 14) Please consider locating the generator and transformer in a masonry enclosure to match the materials on the building, for enhanced screening and sound attenuation.
- 15) The proposed driveway entrance along Arlington Heights Road requires a variation. Please provide the required justification for the variation identified below:
 - Variation to Chapter 28, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.
- 16) Please review Section 10.2-12.3c.(3) and verify conformance relative to the proposed 25' tall light poles. Certain poles do not appear to maintain the required 3:1 spacing.
- 17) Other than the transformer and generator proposed on the east side of the building, are any above ground utility or mechanical units proposed on the site (HVAC equipment, utility pedestals, etc.)?
- 18) An easement shall be required for the sidewalk along Arlington Heights Road. Additionally, an easement for utility burial shall be dedicated in this area as well.

Market Study:

- 19) Please evaluate the viability of a small portion of commercial space at the northwest corner of the site.

Building/Landscaping:

- 20) The proposed unit sizes appear to require a variation. Please provide the required justification for the variation identified below:
 - Variation to Chapter 28, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for studio/efficiency units.
- 21) Does the "Building Area" figure on Sheet P-GM include the roofed/canopy areas? If not, please provide a separate figure for "Building Lot Coverage", which shall include all roofed/canopy areas on the property.

- 22) Landscape islands are required at each end of all rows of parking, which shall include a 4" caliper shade tree. Certain parking rows within the main entry interior motorcourt do not appear to include the required landscape island and shade tree.

Traffic/Parking/Circulation:

- 23) Will the drop-off courtyards be one way? Please show signage and/or directional striping if circulation is to one directional. Please provide drive aisle widths within interior courtyard and revise areas where numbers are unclear. Aisle width at parallel parking stalls is missing. Variations may be needed based on aisle widths and directionality, please review Section 10.2-8 of the Zoning Code.
- 24) The traffic study recommended the re-striping of a portion of Arlington Heights Road to allow for a shared left turn lane. What is the status of communications with IDOT on this propose change?
- 25) Were traffic counts taken at the intersection of Goebbert and Seegers? If so, how do counts compare to the based on the volumes observed in the Gewalt Hamilton survey. Do they correspond with the 4.4% reduction as observed on Arlington Heights Road.

Prepared by: 

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
September 16, 2020

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing island near the center drop off where the code-required tree is absent.
- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide additional detail for the code required screen.
- 3) It is recommended that additional trees be incorporated along Tonne Drive in order to buffer the proposed building adjacent to the residential district.
- 4) Provide additional landscaping along Arlington Height Road. The landscaping should consist of a mix of shrubs and perennials.
- 5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. The transformer and the generator on the east elevation must be screened with landscaping.
- 6) Please provided details of the proposed paving within the drop off areas. In addition, please provide details of the site furnishings.
- 7) Provide a detailed landscape plan that identifies the proposed shrubs and perennials.
- 8) 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: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility – Rezoning from M-1 District to I District, PUD, Density Variation

PC#: 20-013– Round 1

Date: September 4, 2020

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

Response: Noted

2. Provide information on the proposed type of construction for the building. The narrative indicated the use of wood studs and metal studs in some areas. Wood framing is permitted in Types III, IV and V construction. However, not all construction types allow floor areas as large as proposed.

Response: Refer to code sheets. Reference drawings.

3. Per the 2018 IBC, the use/occupancy type is I-1.

Response: The building will be classified into the following types:

- I-1 (for assisted and independent living areas)
- I-2 (for memory care area)
- A (for amenity areas)

4. Provide a height and area calculation based on the proposed type of construction and include all allowable increases for fire suppression and frontage.

Response: Refer to calculations on code sheet.

5. Provide an occupant load calculation.

Response: Occupant load calculations are shown on the code sheets. Reference drawings.

6. If providing a fire pump room, it shall be constructed of a minimum 1-hour fire barrier and horizontal assembly.

Response: Noted

7. Elevator, stairwell, linen and waste chutes shaft enclosures shall be a minimum 1-hour fire barriers, including chute access rooms and collection rooms.

Response: Noted

8. If the electrical service is 1,200 amps or more the electrical room shall have doors with panic hardware.

Response: Noted

9. Angled accessible parking is required to have dedicated access aisles for each space.

Response: Noted. Due to site plan revisions, angled accessible parking is no longer proposed.

10. A permit from the Office of the State Fire Marshal is required for the underground diesel tank for the emergency generator.

Response: Noted; to be submitted at time of building permitting.

11. The swimming pool shall be submitted to the Illinois Department of Public Health for review.

Response: Noted; pool design will be reviewed at time of building permitting.



**Village of Arlington Heights, IL
Building & Life Safety Department**

**Fire Safety Division
Fire/Life Safety Review**

RECEIVED

SEP 02 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 9/1/2020 P.C. Number: 20-013 Round 1

Project Name: Trammell Crow Senior Living Facility

Project Location: 2015-2045 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. All currently adopted codes shall apply.
Response: Noted.
2. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. Provide information on planned access roads with fire hydrants.
Response: Site plan has been revised to accommodate 26-FT fire access roads.
3. 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 shoulder in the immediate vicinity of the building.
Response: Site plan has been revised to accommodate 26-FT fire access roads.
4. One or more of the required access routes shall be located not less than 15 feet and not greater than 30 feet 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*.
Response: Site plan has been revised to accommodate the spacing requirement.
5. **The fire apparatus access road 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.** Provide information on how this will be attained with limited vehicular accessibility.
Response: Enclosed for your review is a Fire Hydrant Coverage Exhibit.
6. Dead-end fire apparatus access roads are not permitted.
Response: The site plan does not contain any dead-end fire apparatus access roads.
7. An approved water supply capable of supplying the required fire flow for fire protection shall be provided.
Response: Acknowledged; will be provided in full plumbing plans at time of building permitting.

8. 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.
Response: Noted; a DAS system or the like will be employed if needed for communication and will comply with the requirements listed above.
9. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.3 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286, and meeting the acceptance criteria of Section 803.1.1.1, shall be used where a Class A classification in accordance with ASTM E84 or UL 723 is required.
Response: Noted; to be addressed and will comply at the time of building permitting.
10. 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.
Response: Noted; to be addressed and will comply at the time of building permitting.
11. An automatic smoke detection system shall be installed in *corridors* in Group 1-2, Condition 1 facilities and spaces permitted to be open to the *corridors* by Section 407.2 of the *International Building Code*. The system shall be activated in accordance with Section 907.4. Group 1-2, Condition 2 occupancies shall be equipped with an automatic smoke detection system as required in Section 407 of the *International Building Code*.
Response: Noted; to be addressed and will comply at the time of building permitting.
12. Fire department connections 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.
Response: The Fire Department Connection (FDC) is located just to the north of the primary building entrance along S Arlington Heights Rd. A fire hydrant is located within 100 feet of the FDC.
13. Sprinkler access/equipment room should be located on the first floor.
Response: The sprinkler access/equipment room is located on the first floor of the building to the west of the secondary building entrance along E Seegers Rd.
14. 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.
Response: Noted; to be addressed and will comply at the time of building permitting.
15. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
Response: Noted; to be addressed and will comply at the time of building permitting.
16. In buildings and structures where standby power is required or furnished to operate an elevator the operation shall comply with current code requirements.
Response: Noted; to be addressed and will comply at the time of building permitting.

17. A fully functional fire alarm shall be installed per NFPA 72. **The alarm annunciator panel shall be located at the front entrance.**
Response: Noted; to be addressed and will comply at the time of building permitting.
18. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
Response: Noted; to be addressed and will comply at the time of building permitting.
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.
Response: Noted; to be addressed and will comply at the time of building permitting.
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.
Response: Noted; to be addressed and will comply at the time of building permitting.
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).
Response: Four Knox Box locations are proposed. These are located at the primary building entrance, the secondary building entrance, building entrance to the indoor pool area, and at the delivery/refuse area.
22. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements.
Response: Noted; to be addressed and will comply at the time of building permitting.
23. 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.
Response: Noted; to be addressed and will comply at the time of building permitting.
24. 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.
Response: Noted; to be addressed and will comply at the time of building permitting.
25. **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.
Response: Noted; to be addressed and will comply at the time of building permitting.
26. 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, provided the cab size shall be not less than 60 inches by 85 inches, 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.
Response: Noted; one elevator will accommodate an ambulance stretcher and comply, at time of permit, with the Village of Arlington Heights requirements.
27. Areas of refuge may be required and identified with fire department communications.
Response: Noted; to be addressed and will comply at the time of building permitting.

28. Separate permits may be required for fuel tanks to supply an emergency back-up generator if one is proposed.

Response: Noted; to be addressed and will comply at the time of building permitting.

29. Additional fire protection systems may be required for cooking appliances if used.

Response: Noted; to be addressed and will comply at the time of building permitting.

Date 09-01-20

Reviewed By: 
Fire Safety Supervisor/Fire Marshal

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: September 17, 2020
Subject: 2015-2045 S Arlington Heights Road, PC#20-013 Round 1

With regard the rezoning Trammell Crow Senior Living Facility, PW has the following comments:

1. The proposed water main loop must utilize existing connections on Seeger's and S. Arlington Heights Road.
Response: The proposed looped water main system will utilize the existing connections along S Arlington Heights Rd and E Seegers Rd.
2. The existing compound meters within the two pits need to be replaced and the pits refurbished (if possible) to ensure minimal water infiltration.
Response: Comment noted. The existing compound water meters shall be removed and replaced. The existing meter pits will be reviewed by the developer, contractor, and Village to determine what measures can be employed to reduce/minimize water infiltration.
3. Submit a maintenance plan for the detention/retention basin.
Response: The Onsite Utility Maintenance Agreement will be provided at time of final engineering.
4. Backflow (RPZ) devices will be sized upon review of plumbing plans.
Response: Noted; plumbing plans to be submitted at time of building permitting.
5. Trees that are to be preserved must be protected from construction activities.
Response: All Trees shown as preserved will be protected during construction as per the detail illustrating tree protection on sheet L1.0 Tree Preservation Plan.

C. file

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

P.I.N.# 08-16-202-010-0000, 08-16-202-009-0000

Petition #: P.C. 20-013 Location: 2045 S. Arlington Heights Road

Petitioner: Trammell Crow Company Rezoning: ☒ Current: OT Proposed: 1

700 Commerce Drive, Ste 455 Subdivision: ☒

Oak Brook, IL 60523 # of Lots: 1 Current: 2 Proposed: 1

Owner: Arlington Executive Court, LLC PUD: ☒ For: _____

Special Use: _____ For: _____

Land Use Variation: ☒ For: Density Variation

from Section 5.1 - 8.1

Land Use: _____ Current: single story office

Proposed: Senior Living

Contact Person: Trammell Crow - Mary Boehmler Site Gross Area: 8.3 acres

Address: 700 Commerce Drive, Ste. 455 # of Units Total: 175 (93 IL, 58, AL, 24 MC)

Oak Brook, IL 60523 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

Phone #: 612-387-0725

Fax #: _____

E-Mail: mboehmler@trammellcrow.com

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO

Sanitary Sewer _____ NO

Storm Sewer _____ NO

b. Surface Improvement

Pavement _____ NO

Curb & Gutter _____ NO

Sidewalks _____ NO

Street Lighting _____ NO

c. Easements

Utility & Drainage _____ YES

Access _____ YES(?)

PUBLIC SIDEWALKS

ALONG SOUTH PROPERTY LINE(?)

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC ☒ b. IDOT ☒c. ARMY CORP _____ d. IEPA ☒

e. CCHD _____

YES NO COMMENTS

3. R.O.W. DEDICATIONS? _____

X

4. SITE PLAN ACCEPTABLE? _____

X

SEE ATTACHED COMMENTS

5. PRELIMINARY PLAT ACCEPTABLE? _____

X

N/A

6. TRAFFIC STUDY ACCEPTABLE? _____

X

SEE ATTACHED COMMENTS

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: SPACECO, INC.DATE OF PLANS: 8-19-2020

Michael J. Pagan 9/15/2020

Director VILLAGE ENGINEER Date

Response to 1c: If required, a plat of easement would be provided at time of final engineering.

RECEIVED

SEP 15 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, PUD
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.

Response: Acknowledged

12. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. The estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.

Response: An Engineer's Opinion of Probable Construction Cost for full site improvements will be provided prior to the final Plan Commission meeting for final engineering plan approval. An estimate is not being provided as part of the preliminary engineering plan submittal.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. Below are details about projection:

Response: Comment noted. The project is on the required coordinate system.

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_PIPS_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 proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. 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: Comment noted. The required Onsite Utility Maintenance Agreement will be provided by the developer at the time of final engineering.

15. The detention basin cross section shows the top of berm elevation at 705.50, providing the required a 1-foot freeboard, but the length of the overflow weir is not shown. Provide calculations for sizing (length) the weir to pass the 100-yr flow at 6" depth.

Response: The preliminary stormwater management report has been updated to provide the requested overflow weir calculations.

16. The grading of the bio-retention facility along Seegers Road must be revised to provide a 5' flat zone from the ROW line before the basin top of slope begins.
Response: Comment noted. The site plan has been revised. The proposed stormwater management basin which provides both detention and retention volume is now located along the south property line.
17. The preliminary detention calculations are acceptable.
Response: Noted; refer to revised engineering plans.
18. The exhibit showing the turning path of the Fire Department's responding vehicle is incomplete. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autotum" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Show the vehicle maneuvering through both horseshoe entrance areas.
Response: Revised AutoTURN exhibits are enclosed for your review and comment.
19. The exhibit showing the turning path of the Fire Department's tower truck references a steering angle of 29 degrees, however; the Village's tower truck specifications reference a turning angle of 40 degrees. Confirm that the wheel paths shown on the exhibit are for the correct truck.
Response: The revised AutoTURN exhibits utilize the Village's Tower Truck specifications.
20. Provide AutoTum exhibit showing a garbage truck backing into loading dock.
Response: An AutoTURN exhibit for the requested garbage truck movement is now provided.
21. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. 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. The horseshoe entrance areas must also be heavy duty pavement. Decorative pavement would be allowed in the horseshow entrances areas provided the cross section has a structural number equivalent to heavy duty pavement.
Response: The heavy duty asphalt fire lane section as required by the Village is shown in drawings. Final drawings will comply with Village's heavy duty pavement specifications.
22. Public sidewalks, 8" thick concrete, shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalks at driveways with traffic control (stop signs).
Response: Comment noted.
23. The public sidewalk along Arlington Heights Road is shown on private property. Provide a Plat of Easement for Public Sidewalks.
Response: A plat of easement for public sidewalks will be provided at time of final engineering plan preparation.
24. The public sidewalk along Arlington Heights Rd shall transition from the easement to the existing location of the sidewalk at the south property limits.
Response: Comment noted.
25. The ADA ramps at the NE and SE comers of Seegers Rd and Arlington Heights Rd shall be reconstructed to meet current Public Rights of Way Accessibility Guidelines.
Response: Comment noted. ADA ramp details for reconstruction of the curb ramps at the northeast and southeast corners of the intersection of S Arlington Heights Rd/E Seegers Rd to meet PROWAG requirements will be provided at time of final engineering plan preparation.
26. The Village will be evaluating the possibility of establishing bike or multi-use paths along Seegers Rd and Tonne Rd. The Village may require at time of permit that the existing sidewalk along Seegers Rd and/or Tonne Rd be removed and replaced with a 10 ft wide path. The petitioner shall acknowledge that they accept this understanding.
Response: Our intent is to keep the existing pedestrian sidewalk. If the Village intends to move forward with the bike path, we will work with the Village to accomplish this.

27. Both water tap locations must have master meter vaults on private property at the ROW line. Show the location of these vaults on the plans. All internal water mains and appurtenances will be privately maintained. This will also be spelled out in the OUMA.

Response: The approximate location of the existing water meter vaults are now depicted. The required Onsite Utility Maintenance Agreement will be provided by the Developer at the time of final engineering.

Traffic:

28. Transformer and generator pads are located in close proximity to the loading dock. It is recommended that protection from vehicles be provided.

Response: Noted. Design team will consider protective measures.

29. Provide monument sign detail or height. Signs should be located so as not to obstruct the driver's line of sight.

Response: Please refer to sheet A1-3 for monument sign details.

30. Please provide the number of full and part-time employees parked on-site during hours of operation. Will employees be parking in a designated section of the parking lot?

Response: There are 80-85 employees on the payroll. At peak there are a maximum of 40-45 employees on site.

Care Teams: Typically, 3 shifts: (10-12 care staff on each shift).

Care staff hours are scheduled from: 7:00 AM - 3:00 PM (8 care staff); 3:00 PM - 11:00 PM (8 care staff);
11:00 PM - 7:00 AM (5 care staff).

Designated staff parking will be in the parking lot locations farthest from the building and building entrances to allow residents and visitors to have preferred parking locations. Specifically, for this property, most employees will park in the northeast corner of the lot.

Parking	Utilization	Parking Need
Independent Living	30%	28
Assisted Living	20%	12
Staff Max at Shift Change	100%	50
Guests		25
Total		115

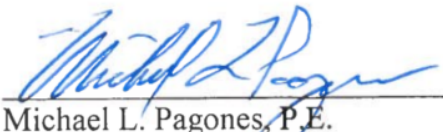
31. How will entrances be designated as one-way? Site signage plan to be provided before final engineering approval.

Response: The site plan has been revised. One-way entrances are no longer proposed.

32. The traffic report makes the recommendation of restriping the left turn lane on Arlington Heights Road to be a two-way left turn lane for north and southbound traffic (not proposed on plans). Arlington Heights Road is under the jurisdiction of IDOT and they will have the final say, but the Village is against this recommendation. Seegers Road is a public street with appreciably more NB to WB left turn volume than the new facility will generate SB to EB into their driveway.

Response: The access drive on Arlington Heights Road will be restricted to right turns in and out only. As such the existing striping on Arlington Heights Road will not be modified.

33. If IDOT decides to restrict the Arlington Heights Road driveway to right-in-right-out, the Village would concur. **Response:** IDOT review letter dated 9/24/20 states to restrict this drive to right-in right-out; refer to IDOT review letter and revised Traffic Study.


Michael L. Pagones, P.E. 9/15/2020
Village Engineer Date

Attachments:

Plat of Easement Checklist (1 page)

Public Sidewalk Easement Provisions (1 page)

Plat of Easement Checklist

- Legal description of proposed easement area
- Area of proposed easement in square feet.
- Owner's Certificate
- Notary signature block
- Surveyor's Certificate
- Village signature blocks as shown below
- ~~Utility signature blocks~~ *NOT NEEDED FOR SIDEWALK EASEMENT*
- Easement Provisions

Sample Village signature blocks:

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 Village Board of Trustees at a meeting held

_____, 20__

By: _____
Village President

Attest: _____
Village Clerk

APPROVED by the Village Collector on _____, 20__

APPROVED by the Village Engineer on _____, 20__

PUBLIC SIDEWALK EASEMENT PROVISIONS

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS ("VILLAGE") FOR ALL AREAS HEREON PLATTED AND DESIGNATED AS "PUBLIC SIDEWALK EASEMENT", TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN, AND OPERATE PUBLIC SIDEWALKS OVER, ACROSS, ALONG, AND UPON THE SURFACE OF SAID EASEMENT. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT. THE VILLAGE MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS, ROOTS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "PUBLIC SIDEWALK EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE, AND OPERATION OF SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE VILLAGE SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILLING ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-013

Project Name

Trammell Crow Senior Living Facility

Project Location

2015-2045 S. Arlington Heights Rd.

Planning Department Contact Sam Hubbard

General Comments

Round 1 General Comments:

1)Building is to be sprinkled per code. **Response: Noted**

2) The Fire Department Connection shall be located at the main front entrance. It shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow. **Response: The Fire Department Connection (FDC) is located just to the north of the primary building entrance along S Arlington Heights Rd. A fire hydrant is located within 100 feet of the FDC.**

3) A Knox Box shall be located at the main front entrance. It is very likely that we will request more Knox Boxes based on the size of the property as plans are finalized. **Response: Four Knox Box locations are proposed. These are located at the primary building entrance, the secondary building entrance, building entrance to the indoor pool area, and at the delivery/refuse area.**

4) Install a fully operational annunciator panel or alarm panel at the main front entrance. **Response: Noted; to be addressed and will comply at the time of building permitting.**

5) Please review IFC 2018 Section D105 to make sure Aerial Fire Apparatus Roads are in compliance. It appears this is a problem based on the preliminary drawings.

Response: Site plan has been revised to accommodate 26-FT fire access roads.

6) Please review the Village Amendment to the IBC code for elevators to accommodate ambulance stretchers. **Response: Noted; one elevator will accommodate an ambulance stretcher and comply, at time of permit, with the Village of Arlington Heights requirements**

7) The overhangs at the drop-offs shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. Please provide an auto turn diagram showing our truck being capable of driving using these circular drives. **Response: Revised AutoTURN exhibits are enclosed for your review and comment.**

8)The auto-turn diagram that was provided does not allow adequate space for turning. Adjustments to roads will be necessary. The steering angle needs to be 40.0 not 29.0 that was used. **Response: The revised AutoTURN exhibits utilize the Village's Tower Truck specifications.**

NOTE: PLAN IS CONCEPTUAL ONLY SUBJECT TO DETAILED PLAN REVIEW

Date September 10, 2020 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Trammel Crow Senior Living 2015-2045 S Arlington Heights Rd. Land Use Variation

Round 1 Review Comments

09/14/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

Response: Noted

2. Are lighting requirements adequate?

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

Response: Noted; building lighting will be finalized at the time of building permitting.

3. Present traffic problems?

Recommended that traffic leaving the lot turn right only onto Arlington Heights Road and no crossing Arlington Heights Road. This area of roadway is busy during both peak and non-peak hours. Traffic impact study recommended.

Response: IDOT review letter dated 9/24/20 states to restrict this drive to right-in right-out; refer to IDOT review letter and revised Traffic Study.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

Response: Noted

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

Response: Noted

6. General comments:

- 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: The form will be completed during building permitting.



- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

Response: The landscape plan is in accordance with this comment.

- Consider posting no trespassing / loitering/ no un-authorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

Response: We will work with the Arlington Heights Police Department on no trespassing signage. We will post signs intended to deter any harmful or destructive activity to ensure the safety of the property and our residents.

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>20-013</u>	P.I.N.# <u>08-16-202-010-0000, 08-16-202-009-0000</u>
Petitioner: <u>Trammell Crow Company</u>	Location: <u>2045 S. Arlington Heights Road</u>
<u>700 Commerce Drive, Ste 455</u>	Rezoning: ☒ Current: <u>OT</u> Proposed: <u>I</u>
<u>Oak Brook, IL 60523</u>	Subdivision: ☒
Owner: <u>Arlington Executive Court, LLC</u>	# of Lots: <u>1</u> Current: <u>2</u> Proposed: <u>1</u>
	PUD: ☒ For: _____
	Special Use: _____ For: _____
	Land Use Variation: ☒ For: <u>Density Variation</u>
Contact Person: <u>Trammell Crow - Mary Boehmler</u>	<u>from Section 5.1 - 8.1</u>
Address: <u>700 Commerce Drive, Ste. 455</u>	Land Use: _____ Current: <u>single story office</u>
<u>Oak Brook, IL 60523</u>	Proposed: <u>Senior Living</u>
Phone #: <u>612-387-0725</u>	Site Gross Area: <u>8.3 acres</u>
Fax #: _____	# of Units Total: <u>175 (93 II, 58 AI, 24 MC)</u>
E-Mail: <u>mboehmler@trammellcrow.com</u>	1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

The pool will need a plan review and license from the Illinois Department of Public Health
A recycling plan will need to be provided at occupancy

Jeff Bohner 9/15/20

Environmental Health Officer

Date

James McCalister 9/15/20

for Sean Francis Direc
ACW Date

Response: Noted; pool design will be reviewed at time of building permitting.

Planning & Community Development Dept. Review

September 17, 2020



REVIEW ROUND 1

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

- 1) The following approvals are needed:
 - **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
 - **Planned Unit Development to allow a 175-unit senior living facility.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 361,548 square feet of land area where 420,000 square feet is required.** Response: Refer to provided, revised Justification Narrative and Applications for amount requested (357,628 SF = 8.21 acres per Civil plans).
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for study/efficiency units.** Response: Refer to provided, revised Justification Narrative.
 - **Variation to Chapter 28 of the Municipal Code, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.** Response: the driveway widths are now less than 36 FT per revised plans.
 - **Variations may be required as based on accessory structure locations and final determination of yards.** Response: Based on site plan revisions, no structures are being shown in the landscape yards that are detached from the building.
 - **Variations may be required as based on the circulation and drive aisle widths of the interior drop-off courtyards.** Response: Based on site plan revisions, variations are not proposed for circulation and access drive aisle widths of the interior drop-off courtyards.
- 2) Please provide written justification for the variations identified above but for which written justification has not yet been provided.
Response: Refer to provided, revised Justification Narrative.
- 3) Please revise the project narrative to include additional details on the three types of residential living structures available within the development (AL, IL, MC) and the services they receive, their average age and tenancy, and the differences between the populations. What differentiates the IL units from standard multi-family units as far as services provided within the facility? What are the age restrictions? Please provide details on affordability and pay structures (see email from 8/26/20).
Response: Refer to revised project narrative.
- 4) Section 9.8(i) of the Zoning Code requires that all PUD's include a preliminary construction schedule and phasing plan. Details on the estimated general construction timeline was included in the project narrative. However, please provide a construction staging plan, which must include 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 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.

Response: An exhibit will be provided at the time of building permitting by our selected general contractor. On past projects of this scale, tradesmen on-site can range anywhere from 10 - 120 per day depending on the stage of construction and the activities being performed. A parking plan/area will be provided by the general contractor at time of building permitting. The project site is fairly large and should allow most, if not all, construction activities and staging to occur within the boundaries of the site itself. Our general contractor will confirm their intent on the construction staging plan that will be provided when the building permit and/or demolition permit is applied for. Please see enclosed for a preliminary construction parking and staging plan.

- 5) Please outline the maximum number of staff that will be working out of the building at any one time.

Response: Refer to revised project narrative. There are 80-85 employees on the payroll. At peak there are a maximum of 40-45 employees on site. Care Teams: Typically, 3 shifts: (10-12 care staff on each shift). Care staff hours are scheduled from: 7:00 AM - 3:00 PM (8 care staff); 3:00 PM - 11:00 PM (8 care staff); 11:00 PM - 7:00 AM (5 care staff).

- 6) Please provide an electronic copy of the legal description.

Response: Enclosed is the electronic copy of the legal description.

- 7) Impact Fee's shall be required for the Independent Living Units.

Response: Impact fees will be paid on the Independent Units.

	Units	Elementary School	High School	Park	Library
IL - Studio	9	\$0.00	\$0.00	\$2,019.60	\$162.22
IL - 1 Bed	48	\$9.24	\$3.87	\$2,603.21	\$209.10
IL - 1 Bed + Den	21	\$9.24	\$3.87	\$2603.21	\$209.10
IL - 2 Bed A	15	\$1,087.24	\$449.37	\$4,481.73	\$359.99

	Elementary School	High School	Park	Library	Total
IL - Studio	\$ -	\$ -	\$ 18,176	\$ 1,460	
IL - 1 Bed A	\$ 444	\$ 186	\$ 124,954	\$ 10,037	
IL - 1 Bed + Den	\$ 194	\$ 81	\$ 54,667	\$ 4,391	
IL - 2 Bed A	\$ 16,309	\$ 6,741	\$ 67,226	\$ 5,400	
TOTAL	\$ 16,946	\$ 7,008	\$ 265,024	\$ 21,288	\$310,265

- 8) Please ensure that all plans and/or studies to be resubmitted as a result of the Round 1 Department review comments include a revision date.

Response: Noted

Site Plan:

- 9) The connection to the south is skewed slightly to the eastern side of the site. To provide enhanced connectivity, please shift the location of this connection point to the west so that it is just west of the halfway point along the southern lot line.
 Response: The site plan has been revised and the proposed stormwater management basin providing detention and retention volume is now located along the southern property line.
- 10) There are inconsistencies between the landscape plans and civil site plans (outdoor lounge, generator and transformer, terrace areas, servicewalks, etc.). Please correct all inconsistencies so all plans show identical information.
 Response: The revised plans have corrected inconsistencies.
- 11) Please provide details for all proposed fencing (height, style, material) and call out locations on site plan.
 Response: This has been provided for the Memory Care Courtyard; see Architectural drawing A1-3.
- 12) Additional details on needed for the "Putting Green" area proposed along Arlington Heights Road. Will it be fenced? Will there be berms and recreational equipment? What will the adjacent "outdoor lounge" be used for?
 Response: This original design has been modified; refer to plans.
- 13) Please provide additional details on the all accessory structures/elements proposed throughout the site (i.e. any structure permanently affixed to the ground so that it cannot be moved).
 Response: Refer to revised plans; there are no accessory permanent structures proposed on the site.
- Will pool terrace, outdoor terrace, outdoor lounge, overlook area, and memory care courtyard include any permanent fixed improvements (outdoor kitchen, bbq grill, seatwalls, pergolas, etc.). If so, please provide details on these elements (height, size, material). Response: Outdoor grills are illustrated in drawings.
 - Please provide details on the proposed pergolas at the main entrance to the building. Response: refer to sheet A1-3.
 - Please provide details on the overlook area. Will this be a raised wooden deck? Will it include a roof? How tall will the structure be as measured from grade? Response: This has been removed from the project.
- 14) Please consider locating the generator and transformer in a masonry enclosure to match the materials on the building, for enhanced screening and sound attenuation.
 Response: Dense vegetative screening as currently planned will help visually and acoustically screen the generator and transformer. Additional fence screening may be proposed.
- 15) The proposed driveway entrance along Arlington Heights Road requires a variation. Please provide the required justification for the variation identified below:
- Variation to Chapter 28, Section 10.2-9, to allow a driveway width of 49.8' where code limits maximum driveway widths to 36'.
- Response: the driveway widths are now less than 36 FT per revised plans.
- 16) Please review Section 10.2-12.3c.(3) and verify conformance relative to the proposed 25' tall light poles. Certain poles do not appear to maintain the required 3:1 spacing.
 Response: The 25 ft light poles will be readjusted to meet the 3:1 or less luminaire spacing requirement.
- 17) Other than the transformer and generator proposed on the east side of the building, are any above ground utility or mechanical units proposed on the site (HVAC equipment, utility pedestals, etc.)?
 Response: Mechanical condensing units are proposed for the rooftop of the central Commons area.
- 18) An easement shall be required for the sidewalk along Arlington Heights Road. Additionally, an easement for utility burial shall be dedicated in this area as well.
 Response: A plat of easement for public sidewalks will be provided at time of final engineering plan preparation. Coordination with the dry utility companies for necessary existing facilities relocations, easement vacations, and plats of easement preparation has commenced.

Market Study:

19) Please evaluate the viability of a small portion of commercial space at the northwest corner of the site.

Response: We have provided the staff our concept plan on the feasibility of a commercial outlot.

Building/Landscaping:

20) The proposed unit sizes appear to require a variation. Please provide the required justification for the variation identified below:

- Variation to Chapter 28, Section 5.1-8.6, to allow studio/efficiency units to be 455 square feet (and studio/efficiency memory care units to be 289 square feet), where code requires a minimum size of 550 for studio/efficiency units.

Response: Refer to provided, revised Justification Narrative.

21) Does the "Building Area" figure on Sheet P-GM include the roofed/canopy areas? If not, please provide a separate figure for "Building Lot Coverage", which shall include all roofed/canopy areas on the property.

Response: A Lot Coverage calculation has been added to sheet P-GM and includes all roofed/canopy areas.

22) Landscape islands are required at each end of all rows of parking, which shall include a 4" caliper shade tree. Certain parking rows within the main entry interior motorcourt do not appear to include the required landscape island and shade tree.

Response: This is added to the design to accommodate the requirement.

Traffic/Parking/Circulation:

23) Will the drop-off courtyards be one way? Please show signage and/or directional striping if circulation is to one directional. Please provide drive aisle widths within interior courtyard and revise areas where numbers are unclear. Aisle width at parallel parking stalls is missing. Variations may be needed based on aisle widths and directionality, please review Section 10.2-8 of the Zoning Code.

Response: The site plan has been revised. One-way entrances are no longer proposed.

24) The traffic study recommended the re-striping of a portion of Arlington Heights Road to allow for a shared left turn lane. What is the status of communications with IDOT on this propose change?

Response: The access drive on Arlington Heights Road will be restricted to right turns in and out only. As such the existing striping on Arlington Heights Road will not be modified.

25) Were traffic counts taken at the intersection of Goebbert and Seegers? If so, how do counts compare to the based on the volumes observed in the Gewalt Hamilton survey. Do they correspond with the 4.4% reduction as observed on Arlington Heights Road.

Response: Traffic counts were not conducted at the intersection of Goebbert and Seegers but were conducted at Tonne Drive which indicated that traffic volumes on Seegers Road were very similar and did not vary much between the two counts.

Prepared by:



Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
September 16, 2020

Landscape Comments

- 1) Per Chapter 28, Section 6.15, a four inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree within the existing island near the center drop off where the code-required tree is absent.

Response: This is accommodated in the design to meet regulations.

- 2) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area. Please provide additional detail for the code required screen.

Response: We will be providing this screening with landscaping.

- 3) It is recommended that additional trees be incorporated along Tonne Drive in order to buffer the proposed building adjacent to the residential district.

Response: Tonne Drive has existing street trees; our current design is infilling the spaces between the street trees and our development is to provide buffering. We will fill in any areas that are currently open to strengthen that buffer. If you want further tree planting or feel the street trees are inadequate, please let us know where this should happen.

- 4) Provide additional landscaping along Arlington Height Road. The landscaping should consist of a mix of shrubs and perennials.

Response: A planting buffer along Arlington Heights Road is provided to accommodate this request.

- 5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening. The transformer and the generator on the east elevation must be screened with landscaping.

Response: Mechanical units are now located on the building roof (refer to architectural plans). The transformer and generator are screened with landscaping (refer to landscaping plans).

- 6) Please provided details of the proposed paving within the drop off areas. In addition, please provide details of the site furnishings.

Response: The heavy duty asphalt fire lane section as required by the Village is shown in drawings. Final drawings will comply with Village's heavy duty pavement specifications. Site furnishings details have been provided.

- 7) Provide a detailed landscape plan that identifies the proposed shrubs and perennials.

Response: A detailed landscape plan has been provided with a schedule of plants to be used on the site.

- 8) 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; will be provided in the building permit process.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility –
Rezoning from M-1 District to I District, PUD, Density Variation

PC#: 20-013– Round 2

Date: October 30, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any additional comments.



**Village of Arlington Heights, IL
Building & Life Safety Department**

**Fire Safety Division
Fire/Life Safety Review**

Date: 11/3/2020 P.C. Number: 20-013 Round 2

Project Name: Trammell Crow Senior Living Facility

Project Location: 2015-2045 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. No additional comments.

Date 11-03-20

Reviewed By:


Fire Safety Supervisor

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, PUD
Round 2

34. The petitioner's response to comment nos. 11- 14 is acceptable.
35. The petitioner's response to comment nos. 15 and 16 is noted. The basins require 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.
36. The petitioner's response to comment no. 17 is acceptable.
37. The petitioner's response to comment no. 18 is noted. Show the vehicle maneuvering through the horseshoe parking area along the east side of the site.
38. The petitioner's response to comment nos. 19 - 21 is acceptable.
39. The petitioner's response to comment no. 22 is noted. The sidewalk shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalk at driveways with traffic control (stop signs). This can be addressed at final engineering.
40. The petitioner's response to comment no. 23 is acceptable. The plat of easement for the public sidewalk shall be provided at final engineering.
41. The public response to comment no. 24 is noted. The sidewalk transition from the easement to the existing location of the sidewalk at the south property limits can be addressed at final engineering.
42. The petitioner's response to comment no. 25 is acceptable. The details for the reconstruction of the curb ramps at the northeast and southeast corners of the intersection of South Arlington Heights Rd and Seegers Rd to meet PROWAG requirements can be addressed at final engineering.
43. The petitioner's response to comment no. 26 is acceptable.
44. The petitioner's response to comment no. 27 is noted. The details for the master meter vaults can be addressed at final engineering.

Traffic:

45. The petitioner's response to comment nos. 28-31 is acceptable.
46. Proposed trees along Arlington Heights Road parkway are in conflict with existing utilities. The proposed hackberry north of the right-in/right-out entrance on Arlington Heights Road may be in conflict with the proposed sign and water services.

47. Proposed parkway trees along Arlington Heights should be located as not to create a site obstruction for vehicles leaving the site. The proposed landscape plan is subject IDOT's review and approval as Arlington Heights Road is under the jurisdiction of IDOT.
48. Some of the proposed parking spaces along the west property line, north of the right-in/right-out access, are in close proximity to the proposed public sidewalk. Wheel stops may be required where vehicle overhang obstructs the public sidewalk. This can be addressed at final engineering.

 11/10/2020
Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

November 10, 2020



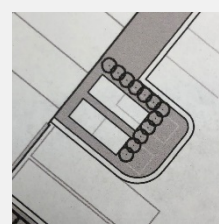
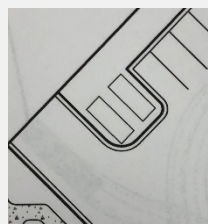
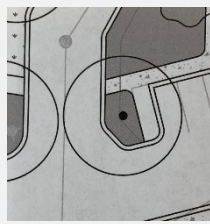
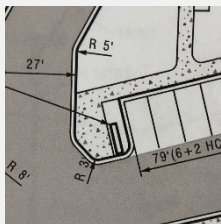
REVIEW ROUND 2

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

- 23) The response to comments #4 - #6, #8, #15, #17, #18, #20 - #2, #23 - #25 are acceptable.
- 24) The response to comment #1 is noted. Based upon the response and revised plans, the following approvals are needed:
- **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
 - **Planned Unit Development to allow a 175-unit senior living facility.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**
 - **Variation to Chapter 28, Section 6.5-2, to allow fire pits within a side yard where firepits are only allowed within a rear yard.**
- 25) The response to comment #2 is noted. Please incorporate justification for the firepit variation identified above.
- 26) The response to comment #3 is noted. Please provide additional specificity on rental rates/ranges for each unit type (studio, one-bedroom, one-bedroom + den, etc.) across each level of care (IL, AL, MC). Furthermore, please outline how financing for this project, projected rental rates, and market absorption may be affected by the potential Ryan Companies development to the north.
- 27) The response to comment #7 is noted. Final calculation of impact fees will be completed and assessed as part of the building permit for this project.
- 28) The response to comment #8 is not acceptable. The plan must be revised to enable the future connection to the south at the location as previously indicated on the plan dated 9/30/20 prepared by ESG. The easement for this future connection and implementation of said connection will be required when the property to the south develops and grants reciprocal access back to the subject property.
- 29) The response to comment #10 is noted. However, there are still minor inconsistencies between the plans. Please see below:



- 30) The response to comment #11 is noted. Per recent emails, a fence is also proposed along the side of the IL Terrace.
- 31) The response to comment #12 is noted. The project narrative references a putting green and dog run, and it is assumed that these elements are no longer proposed.
- 32) The response to comment #13 is noted. Please call out on the plans the locations of any ground mounted BBQ grill and/or firepit. These elements may require a variation as permanent BBQ grills and firepits are only allowed within a rear yard. Please confirm that there will be no pergolas/trellis proposed, or if proposed, please call out the location on the plans.
- 33) The response to comment #14 is noted. The generator and transformer should be located in a masonry enclosure to match the materials on the building.
- 34) The response to comment #16 is noted. The revised photometric plan was not to-scale and therefore compliance with the light spacing standards could not be verified. Accordingly, all light fixtures must comply with code and will be verified during building permit review when a scaled photometric plan shall be required.
- 35) The response to comment #19 is noted. Staff is amenable to omission of the requested commercial outlot on the site, but believes that its inclusion would enhance the overall development and land uses on the site.
- 36) The response to comment #22 is noted. Please refer to the landscape comments as it appears that certain landscape islands are missing the code required shade trees.
- 37) How tall are the proposed decorative columns at the front entrance? These elements shall not exceed 15' in height.
- 38) Please note that if the canopy and roof over the front drop-off/pick-up entrance is not attached to the main building, it shall be considered an accessory structure and will require a variation.
- 39) Please provide details (style and material) for the proposed 2.5' tall retaining wall along the east side of the site.
- 40) Will the newly proposed parking area at the northeast of the site be reserved for employees?
- 41) Please re-evaluate areas on the site where private sidewalks are located in close proximity to public sidewalks. Can these elements be further separated to avoid duplicative improvements so close to each other?

Prepared by: 

Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
November 10, 2020

Landscape Comments

- 1) Overall, the landscape plan is conceptual. Please provide a detailed landscape plan that identifies species, sizes, and quantities for all plant material.
- 2) Per Chapter 28, Section 6.15, a four-inch caliper shade tree are required at the ends of all parking rows. Please incorporate an additional tree within the center islands located in the northeast corner of the site. In addition, incorporate a shade tree at the end of the parking row on the east elevation.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.
- 4) It is recommended that specialty pavement be provided within the drop off area. If pavers are not feasible, consider stamped concrete.
- 5) The landscaping along Arlington Heights should be enhanced and consist of an abundance of landscaping that consists of shrubs and perennials.
- 6) Incorporate landscaping along the south property line adjacent to the walkway. The landscaping should consist of a mix of shrubs and perennials.
- 7) The location of the generator and transformer on the landscape plan are not consistent with the location on the engineering plan. Please verify the location. If the engineering plan is accurate, there is not enough space for the proposed landscaping. Please note that all mechanical units or utility meters must be screened with landscaping or another appropriate method of screening.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: 2015-2045 S Arlington Heights Rd – Trammell Crow Senior Living Facility – Rezoning from M-1 District to I District, PUD, Density Variation

PC#: 20-013– Round 2

Date: October 30, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any additional comments.



**Village of Arlington Heights, IL
Building & Life Safety Department**

**Fire Safety Division
Fire/Life Safety Review**

Date: 11/3/2020 P.C. Number: 20-013 Round 2

Project Name: Trammell Crow Senior Living Facility

Project Location: 2015-2045 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only, may not be totally inclusive for specific occupancies and is subject to a formal plan review.

1. No additional comments.

Date 11-03-20

Reviewed By: 
Fire Safety Supervisor

PLAN COMMISSION PC #20-013
Trammell Crow Senior Living Facility
2015 – 2045 S. Arlington Heights Road
Rezone, PUD
Round 2

34. The petitioner's response to comment nos. 11 - 14 is acceptable.
35. The petitioner's response to comment nos. 15 and 16 is noted. The basins require 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.
Response: Comment noted. The elevation relationship between the 100-year HWL, overflow elevation, and top of berm is depicted on the "Typical Native Planted Bottom Detention Basin Section" included on Sheet GN. We will incorporate the five-foot flat zone around the perimeter of the basin as part of the contour grading in the final engineering plans. The overflow weir calculations are now included in the updated preliminary stormwater management report.
36. The petitioner's response to comment no. 17 is acceptable.
37. The petitioner's response to comment no. 18 is noted. Show the vehicle maneuvering through the horseshoe parking area along the east side of the site.
Response: The tower ladder emergency vehicle AutoTURN exhibit provided with the October 28, 2020, resubmittal package was a three-page exhibit. The second page depicted the movement noted in the review comment.
38. The petitioner's response to comment nos. 19 - 21 is acceptable.
39. The petitioner's response to comment no. 22 is noted. The sidewalk shall be constructed through all driveways. The driveway curb shall stop on either side of the sidewalk. ADA detectable warning panels shall be included on the public sidewalk at driveways with traffic control (stop signs). This can be addressed at final engineering.
Response: Comment noted. The additional sidewalk linework is now included in the preliminary engineering plans. The ADA details will be included in the final engineering plans.
40. The petitioner's response to comment no. 23 is acceptable. The plat of easement for the public sidewalk shall be provided at final engineering.
Response: Comment noted. The plat of easement for the public sidewalk will be provided at time of final engineering.
41. The public response to comment no. 24 is noted. The sidewalk transition from the easement to the existing location of the sidewalk at the south property limits can be addressed at final engineering.
Response: Comment noted. Details of sidewalk transition from existing to proposed will be provided at the time of final engineering.
42. The petitioner's response to comment no. 25 is acceptable. The details for the reconstruction of the curb ramps at the northeast and southeast corners of the intersection of South Arlington Heights Rd and Seegers Rd to meet PROWAG requirements can be addressed at final engineering.
Response: Comment noted. This information will be provided at time of final engineering.
43. The petitioner's response to comment no. 26 is acceptable.
44. The petitioner's response to comment no. 27 is noted. The details for the master meter vaults can be addressed at final engineering.
Response: Comment noted. These details will be coordinated with the Village at time of final engineering.

Traffic:

45. The petitioner's response to comment nos. 28-31 is acceptable.

46. Proposed trees along Arlington Heights Road parkway are in conflict with existing utilities. The proposed hackberry north of the right-in/right-out entrance on Arlington Heights Road may be in conflict with the proposed sign and water services.

Response: Comment noted. The proposed trees are in potential conflict with an existing gas main. The project team will coordinate to determine if a location for these proposed parkway trees can be provided between the existing gas main and the proposed sidewalk. If the trees are within the IDOT ROW, then submittal to IDOT for approval of the trees will be made at the time of final engineering.

47. Proposed parkway trees along Arlington Heights should be located as not to create a site obstruction for vehicles leaving the site. The proposed landscape plan is subject IDOT's review and approval as Arlington Heights Road is under the jurisdiction of IDOT.

Response: IDOT has been preliminarily reviewing plans, and we will continue to work with IDOT on their approvals. If IDOT denies the parkway trees, the parkway trees can be removed from the parkway and can be re-distributed onto the site if the Village is amenable to this. [... if trees need to be removed – how does this impact where they get moved (do we need these trees to meet a Village req't? do we have room on the site if they need these for Village req'ts)?] (Confluence please finalize the drafted response)

48. Some of the proposed parking spaces along the west property line, north of the right-in/right-out access, are in close proximity to the proposed public sidewalk. Wheel stops may be required where vehicle overhang obstructs the public sidewalk. This can be addressed at final engineering.

Response: Comment noted. The parking spaces to the north of the access from Arlington Heights Rd have been shifted to the north to provide additional separation from the proposed sidewalk location.


Michael L. Pagones, P.E.
Village Engineer

11/10/2020
Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-013

Project Name

Trammell Crow Senior Living Facility

Project Location

2015-2045 S. Arlington Heights Rd.

Planning Department Contact

Sam Hubbard

General Comments

Round 2:

~~The Fire Department has no additional comments at this time.~~

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date November 3, 2020

Reviewed By:

LT. Mark Aleckson

Arlington Heights Fire Department

Planning & Community Development Dept. Review

November 10, 2020



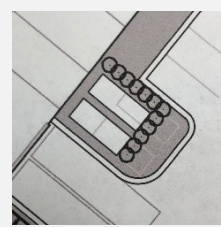
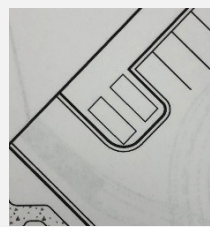
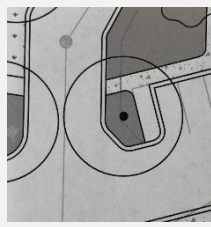
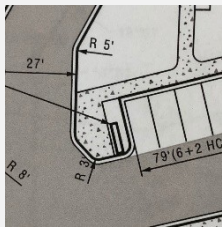
REVIEW ROUND 2

Project: Trammell Crow Senior Living Facility – 2015-2045 S. Arlington Heights Road

Case Number: PC 20-013

General:

- 23) The response to comments #4 - #6, #8, #15, #17, #18, #20 - #2, #23 - #25 are acceptable.
- 24) The response to comment #1 is noted. Based upon the response and revised plans, the following approvals are needed:
- **Rezoning from the O-T: Office Transitional District to the I: Institutional District.**
 - **Planned Unit Development to allow a 175-unit senior living facility.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.1, to allow 357,628 square feet of land area where 420,000 square feet is required.**
 - **Variation to Chapter 28 of the Municipal Code, Section 5.1-8.6, to allow certain independent and assisted living studio/efficiency units to be 431 square feet and certain memory care studio/efficiency units to be 334 square feet, where code requires a minimum size of 550 for studio/efficiency units, and to allow certain independent and assisted living one-bedroom units to be 646 square feet where code requires a minimum size of 650 square feet for one-bedroom units.**
 - **Variation to Chapter 28, Section 6.5-2, to allow fire pits within a side yard where firepits are only allowed within a rear yard.** – Response: this language has been revised to: Variation to Chapter 28 of the Municipal Code, Section 6.5-2, to allow fire pits and an outdoor kitchen (BBQ Grill) within a side yard where such improvements are only allowed within a rear yard.
- 25) The response to comment #2 is noted. Please incorporate justification for the firepit variation identified above.
Response: Please refer to revised variation justification narrative. The fireplace feature south of the pool area creates a backdrop, minimizes views to the parking lot driveway, and encloses the space. The approximate size is 7' tall x 12' wide x 2' deep. A variation is required for location not being in the rear yard. In addition, one fire table would be located in the IL terrace/dining area (which is in the rear yard; no variation required) and another fire table feature and ground-mounted barbeque grilling station would be located in the pool courtyard (which is in a side yard; variation required).
- 26) The response to comment #3 is noted. Please provide additional specificity on rental rates/ranges for each unit type (studio, one-bedroom, one-bedroom + den, etc.) across each level of care (IL, AL, MC). Furthermore, please outline how financing for this project, projected rental rates, and market absorption may be affected by the potential Ryan Companies development to the north.
Response: Please refer to revised general narrative.
- 27) The response to comment #7 is noted. Final calculation of impact fees will be completed and assessed as part of the building permit for this project.
Response: Noted.
- 28) The response to comment #8 is not acceptable. The plan must be revised to enable the future connection to the south at the location as previously indicated on the plan dated 9/30/20 prepared by ESG. The easement for this future connection and implementation of said connection will be required when the property to the south develops and grants reciprocal access back to the subject property.
Response: If the site to the south is a medical office, for example, we would rather have the sidewalk as designed in the current plans. As currently designed, the plans do not have the necessary area to include the stormwater retention and detention volume lost by including the added drive connection. Therefore, the future developer of the southern property would be responsible to compensate for this stormwater retention and detention volume. Please refer to the sketch plan exhibit of how the southern future roadway connection could be made. The sketch plan also notes how the five parking spaces lost by the southern road connection can be replaced by removing landscape islands.
- 29) The response to comment #10 is noted. However, there are still minor inconsistencies between the plans. Please see below: Response: Plans have been updated to address the minor inconsistencies.



- 30) The response to comment #11 is noted. Per recent emails, a fence is also proposed along the side of the IL Terrace.
 Response: The fence alongside the IL Terrace is the same design and height as the one around the Memory Care courtyard. Please see sheet A1-3.
- 31) The response to comment #12 is noted. The project narrative references a putting green and dog run, and it is assumed that these elements are no longer proposed.
 Response: The putting green and dog run are no longer programmed into the project, and the narrative has been revised. Rather than calling it "putting green," it is programmed as a flexible lawn space.
- 32) The response to comment #13 is noted. Please call out on the plans the locations of any ground mounted BBQ grill and/or firepit. These elements may require a variation as permanent BBQ grills and firepits are only allowed within a rear yard. Please confirm that there will be no pergolas/trellis proposed, or if proposed, please call out the location on the plans.
 Response: No pergolas/trellis are proposed. Variations are being requested as needed for the BBQ grilling station and fire pits. Please refer to revised variation justification.
- 33) The response to comment #14 is noted. The generator and transformer should be located in a masonry enclosure to match the materials on the building.
 Response: The generator and transformer will be enclosed in a masonry structure and clad with white fiber cement and gray brick to match the building. See sheet A1-3.
- 34) The response to comment #16 is noted. The revised photometric plan was not to-scale and therefore compliance with the light spacing standards could not be verified. Accordingly, all light fixtures must comply with code and will be verified during building permit review when a scaled photometric plan shall be required.
 Response: Noted. Please refer to revised photometric plan with the relocation of a light pole to a parking island as indicated by staff in an 11/17 email.
- 35) The response to comment #19 is noted. Staff is amenable to omission of the requested commercial outlot on the site, but believes that its inclusion would enhance the overall development and land uses on the site.
 Response: Noted.
- The building sits more north on the site and this is due to a significant grade change that exists from the NW corner of the lot to the SE corner. Locating the building on the north portion of the site allows for cost control related to site fill (to level the grade) and provides space for the sufficient detention requirement on the south. The approximate 148 units that would fit on the site with the 1 acre commercial component (loss of 27 units), stresses the operational efficiency and we cannot achieve the financial returns for our equity partner with this unit count. The loss of 43 parking stalls makes 150 stalls, which also does not maintain the 1.1 parking ratio. (148 units would need 163 parking stalls).
- 36) The response to comment #22 is noted. Please refer to the landscape comments as it appears that certain landscape islands are missing the code required shade trees.
 Response: The additional trees have been incorporated. Please refer to landscape plans.
- 37) How tall are the proposed decorative columns at the front entrance? These elements shall not exceed 15' in height.
 Response: These are 10 feet maximum.
- 38) Please note that if the canopy and roof over the front drop-off/pick-up entrance is not attached to the main building, it shall be considered an accessory structure and will require a variation.
 Response: The canopy and roof in this area is attached to the main building.
- 39) Please provide details (style and material) for the proposed 2.5' tall retaining wall along the east side of the site.
 Response: The retaining wall will be a CMU block wall clad with gray brick to match the building.

40) Will the newly proposed parking area at the northeast of the site be reserved for employees?

Response: Yes. We have the employees park the furthest away from the building so the closer spaces are kept open for residents and visitor

41) Please re-evaluate areas on the site where private sidewalks are located in close proximity to public sidewalks. Can these elements be further separated to avoid duplicative improvements so close to each other?

Response: The plans have been re-worked to connect private sidewalk with the public sidewalk in the center at the SW corner. The sidewalk at the head of parking stalls at the SW corner of the site is being removed. Due to proposed grade to existing grade differential at the southeast corner of the site, we are still proposing private sidewalk along the east end of the basin as well as the public sidewalk along S Tonne Rd.

Prepared by:



Trammell Crow Senior Living Facility
2015-2045 S. Arlington Heights Road
PC #20-013
November 10, 2020

Landscape Comments

- 1) Overall, the landscape plan is conceptual. Please provide a detailed landscape plan that identifies species, sizes, and quantities for all plant material.

Response: Details are provided in the revised plans and plant schedules; any revisions to the plant material can be rectified with building permitting.

- 2) Per Chapter 28, Section 6.15, a four-inch caliper shade tree are required at the ends of all parking rows. Please incorporate an additional tree within the center islands located in the northeast corner of the site. In addition, incorporate a shade tree at the end of the parking row on the east elevation.

Response: The additional trees have been incorporated. Please refer to landscape plans.

- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.

Response: We are showing landscape screening at the edge of all of the parking areas. The plant material we will select will need to provide year-round opacity at a height of 3'.

- 4) It is recommended that specialty pavement be provided within the drop off area. If pavers are not feasible, consider stamped concrete.

Response: Considered; final details to be determined at building permitting. We can commit to additional scoring within the drop-off area at a minimum to enhance and differentiate the drive from the drop-off area.

- 5) The landscaping along Arlington Heights should be enhanced and consist of an abundance of landscaping that consists of shrubs and perennials.

Response: Details are provided in the revised plans and plant schedules; any revisions to the plant material can be rectified with building permitting.

- 6) Incorporate landscaping along the south property line adjacent to the walkway. The landscaping should consist of a mix of shrubs and perennials.

Response: Details are provided in the revised plans and plant schedules; any revisions to the plant material can be rectified with building permitting.

- 7) The location of the generator and transformer on the landscape plan are not consistent with the location on the engineering plan. Please verify the location. If the engineering plan is accurate, there is not enough space for the proposed landscaping. Please note that all mechanical units or utility meters must be screened with landscaping or another appropriate method of screening.

Response: Mechanical units are now located on the building roof (refer to architectural roof plan). They will be screened if visible. Per the Planning and Community Development Department comment #33, the generator and transformer will be enclosed in a masonry structure and clad with white fiber cement and gray brick to match the building. See sheet A1-3. Landscaping will surround this enclosure (refer to Architecture drawing A1-3 and landscaping plans).

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: November 18, 2020
Subject: 2015-2045 S Arlington Heights Road, PC#20-013 Round 2



With regard the rezoning Trammell Crow Senior Living Facility, PW has the following comments:

1. Water main valves for water connections to Seegers and Arlington Heights Road shall be tested / replaced if necessary prior to installation of water main. Both valves shall be installed in vaults.

Response: Acknowledged. The existing water main valves at the existing connections to the mains at Seegers Rd and Arlington Heights Rd will be tested and conditions reviewed with the Village for potential replacement prior to construction of the water main improvements for the redevelopment of the property. Vaults shall be constructed for these valves.

C. file