Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
November 8, 2023
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 116-120 W. Eastman Development - 10/11/23

IV. PUBLIC HEARINGS

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

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

V. OTHER BUSINESS

A. Public Comment

VI. PUBLIC COMMENTS

VII. ADJOURNMENT

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

Plan Commission
11/8/2023

Item: 116-120 W. Eastman Development - 10/11/23

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
116-120 W Eastman Development - 10/11/23	Minutes

PLAN
COMMISSION

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

RE: 116-120 WEST EASTMAN DEVELOPMENT - PC #23-002
PLANNED UNIT DEVELOPMENT, LAND USE VARIATION FOR MULTI-FAMILY IN B-5, CONCEPTUAL RESTAURANT SPECIAL USE PERMIT, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 11th day of OCTOBER, 2023 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

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

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

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

(Gavel pounded.)

COMMISSIONER GREEN: Oh, yes. Here we go.

CHAIRPERSON DAWSON: Thank you.

Stand for the Pledge of Allegiance please.

(Pledge of Allegiance recited.)

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

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Ennes.

(No response.)

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

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

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: And I'll second it.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any abstentions? Opposed?

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

CHAIRPERSON DAWSON: All right, great.

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

MR. HUBBARD: Yes, they have.

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

(Witnesses sworn.)

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

DRAFT

record and go ahead?

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

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

So, with that, Katie?

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

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

(Slight pause for some technical difficulties.)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MS. LAMBERT: Correct.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MR. CITRON: Sure.

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

MR. CITRON: Yes.

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

MR. CITRON: Yes, we do.

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

Sam?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRPERSON DAWSON: Thank you, Sam.

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

COMMISSIONER CHERWIN: So moved.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: Okay, great.

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

(No response.)

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

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

PUBLIC COMMENTS FOR PC# 23-002

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRPERSON DAWSON: Thank you.

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

(No response.)

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

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

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

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

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

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

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

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

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

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

CHAIRPERSON DAWSON: Thank you.

Anyone else in that second row?

(No response.)

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

(No response.)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CHAIRPERSON DAWSON: Thank you.

Anyone else on this side of the room?

(No response.)

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

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

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

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

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

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

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

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

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

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

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

COMMISSIONER CHERWIN: Yes.

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

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

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

COMMISSIONER CHERWIN: Thank you, that's all.

CHAIRPERSON DAWSON: All right, Commissioner Sigalos?

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

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

CHAIRPERSON DAWSON: Do you have a question? Do you want to ask about the affordable housing? Do you want them to speak to that?

COMMISSIONER SIGALOS: No, I mean, I knew the affordable housing requires 10 units, correct?

MR. HUBBARD: Well, the way the regulations are written, it allows either 7.5 percent of the development, number of units in the development to be included as on-site affordable, so that's way of meeting the code, providing all 7.5 percent. But the ordinance also allows developers to provide five percent of units as on-site affordable units and then pay the 2.5 percent as a fee in lieu of for the difference. So, our regulations allow that, it's not an exception that's being granted. It's what's allowed.

COMMISSIONER SIGALOS: No, I fully understand that. I'm just putting my, from my perspective, I'd like to see the 10 units, that option be provided here.

MR. HUBBARD: I would add that we certainly appreciate those comments. Similar to what we say to the Design Commission when they try to talk about Plan Commission stuff, we would advise the Plan Commission to uphold the Housing Commission motion which is reflected in the condition.

COMMISSIONER SIGALOS: Okay, thank you.

CHAIRPERSON DAWSON: Commissioner Drost?

COMMISSIONER DROST: Yes, thank you.

First of all, I want to commend everybody for doing a really good job in a collaborative way, and this development early has a lot of sex appeal, at least in my opinion. I've got a, I want to comment on the presentation of Mr. Gaynor. That was really succinct and well done, and you didn't have everybody coming to the podium to repeat what has been going on over the last few months.

But I'd just like to see a show of hands, and I'm assuming on my right side, are you all in agreement with the presentation that Mr. Gaynor made, picking out the points and the concerns of the HANA group? If you'd raise your hands as a show? So, we can put it in the record is basically what I'm doing.

CHAIRPERSON DAWSON: Well, you can't put a show of hands --

COMMISSIONER DROST: No, but that it's unanimous or 90 percent? So, everybody is nodding their heads. So, the HANA group indicated unanimity with Mr. Gaynor's presentation.

In the points that you made, three come out at least in my thinking. It's not with the look of the building which I, you know, stated that it was very attractive. It's what's within the context of the building, with 136 units and a lot of studio apartments and smaller apartments. I'm a downtown resident, and in our building one of the concerns we had was with the potential development of the Arlington Park side where you become a hotel and become an airbnb or temporary housing for people that are sort of on the entertainment set.

The question to the developer, to our Compasspoint Development, within the leases and the use of that property, has it been contemplated on any restrictions that would limit any subleasing or use of these premises for, let's say weekends or a season with the Chicago Bears? How's that?

MR. CITRON: That was discussed specifically.

COMMISSIONER DROST: Yes.

MR. CITRON: It has nothing to do with adding more studios, by the way, we should point that out. What happened was we eliminated the one-bedroom with dens, if you go back in time to what the original presentation is, we had this sort of in-between number of units that went between one-bedrooms and two-bedrooms, because of Mr. Taylor's project in another town that is currently being leased up, those were the last units being leased. So, we eliminated that unit type; we learned from our mistakes there. So, instead of having those, again, to keep at least some reasonable density here, we have more studios.

So, that was a long way of getting to the simple answer was these are all going to long-term leases.

COMMISSIONER DROST: Okay, yes, I just want to get that in.

MR. CITRON: We're not in that business. We don't want our, you know, we don't necessarily want our tenants to have to have internally transient. I mean, if people in the neighborhood are concerned about that, imagine if you're living down the hall, and I see that you've either had that issue or you've seen that issue, but these are long-term leases. When I

say long-term, they're one-year leases.

I mean, these are typical leases for this type of units, and that's what the financing is based out of. You can't sublease it unless, they would have to be allowed to sublease it and we don't really do that. I mean, that's not our business and that's not what we're doing for instance in Downtown Des Plaines as we're doing that.

COMMISSIONER DROST: Yes, and sort of on this concentration and the parking and where you're going to get basically the 1.2, that is a concern of mine, too. I don't know how you'd fix that.

MR. CITRON: First of all, we have actually looked at other developments, because there are existing developments with that parking doesn't necessarily mean that they're all being used in that way, that's number one. We've looked at that and they're not being used in that way. Plus, there is for, you know, guests, you do have parking across the street which you could use if there's a need for that type of parking. You could even get an overnight, I believe an overnight, I'm looking at Staff because I don't want to say the wrong thing, you can get an overnight permit.

MR. LYSICATOS: At the Vail Garage, there is availability of overnight permits. I'm not positive which developments get access to it, but there is some availability at the Vail Garage.

MR. CITRON: So, I mean, again, if you look at the way the building is laid out, you're not going to have that many people living in studios. Generally, it's one person living in studios, and even what we have been finding in all of our developments, even the one-bedrooms are one person. So, we can sit here and debate how many people are living here, it probably isn't as high as what is being touted as part of this development.

Just to point out real quickly, we're not in the HANA boundaries. They're immediately across the street, we all know where we are located, we got that.

COMMISSIONER DROST: You can apply for the membership.

MR. CITRON: Thank you, but we're not part of the HANA boundaries. We are distinctly across the street. Courts have said that streets form reasonable barriers to development. I can't go back in time, I don't know that anybody here can go back in time as to when this property was up-zoned. This has been in discussion, but B-5 is what we are and that's where we're reacting to. So, we're not in the boundaries, we think we've answered all the questions that we could answer in the most reasonable and feasible way.

In terms of the affordable, again, it comes back to what I said with all the extra expense in this building, we're still paying the fee that's allowed for by your own code. We're obeying your own code, and we have to allocate money in different ways. So, that's where we're at today.

COMMISSIONER DROST: Yes, and the north needs some development for sure. But we've had the 425 project which had that same density issue and cars and apartments and, you know, we even discussed possible Zip cars or some way to ameliorate, you know, that intensity. I agree with you, you know, studio, one car, maybe one car at most, maybe, you know, alternative transportation.

MR. CITRON: You know, one of the conditions that Sam put up there talked about if the parking plan, which is a very extensive parking plan I believe, it's more detailed than what you generally see in these types of developments, if we need to address that, if we need to address that in the future, we can take that into account and look at how do we make that happen. We truthfully don't believe, because we do this all over at the suburbs and the city, and

while during COVID active use of cars went up a bit because people didn't want to use public transportation, it's now going back down again. So, what we're finding is in these, and this is a downtown site, even though we're across the street from HANA, this is a downtown site, and we are seeing much less use of automobiles. People aren't going back to using Uber and Lyft and all those other things.

As one of the residents said, you can walk. I mean, the fact that we're on the other side of the street, you can walk to a lot of the amenities or a lot of the businesses or medical uses or whatever is in your downtown, you can walk to it. That's what people are doing because, to be honest, I mean, if you're a younger person, the rent structure at this building, you're probably not going to own a car if you're living in the studio.

COMMISSIONER DROST: Yes. What do you think the rent structure is going to be?

MR. CITRON: Joe?

COMMISSIONER DROST: If that's been asked or answered, don't bother.

MR. CITRON: It hasn't been asked or answered, but Joe will get to that.

MR. TAYLOR: Joe Taylor, T-a-y-l-o-r.

CHAIRPERSON DAWSON: Look at you.

MR. TAYLOR: Got you. I heard a bunch of it. So, the rents will start, so we have on the smaller end, correct me, 475 square feet on the low end, on the small end, and on the larger end for the studios they're over 500 square feet, but the lower end sized units will start around $1,400 which is actually very affordable.

COMMISSIONER DROST: It is.

MR. TAYLOR: For the suburbs. I will tell you that my development in Downtown Des Plaines, it's currently almost fully leased, those rents start at $1,950 a month now, studios.

So, we actually are going to bring some affordability to the studios here. Just based on the size, we can charge less money for it, they're more efficient. So, $1,400, and our larger two-bedroom units will probably go somewhere $2,700 to $3,000 depending on where you are in the building, a few corridors and whatnot.

COMMISSIONER DROST: Yes, that's helpful. We've got an economist on our panel, so he'll ask some other question maybe in that regard.

But the other point and corollary to the parking is the guest parking. Again, when you have visitors there, that will probably require more parking. I understand that there is some organization to this, but you're dealing with human beings and that's what we have had in our development on the south side is, you know, people don't read signs, people don't read signs, and people don't read signs. You know, as much as you want to manage it and it's an enforcement issue, that's a concern. I'm not telling you to solve it, you've presented a solution and I'm not asking you to be out there, and --

MR. TAYLOR: We do have professional management on staff and we have, around the building we'll have security cameras. So, anybody violating rules and regulations, especially if it's a guest of a resident, the resident will be notified. If it happens more than once, we fine them. So, it's something that we're very cognizant of when approached to managing the building.

COMMISSIONER DROST: Yes. The last question I've got relates really to the point that Mr. Gaynor brought up, the AT&T building. We know those foundations are very solid, they can go up, we've seen that in another location. Then at First Presbyterian Church, we

have been discussion reusing that parking lot, and there's been some proposals for townhouses and other development. Then when you're starting to conflate the potential density issues, you know, what's your Plan B, what's your Plan C?

MR. TAYLOR: I think I'll answer the question about the AT&T building. So, as part of this acquisition that we did, we also approached AT&T. I've got actually many contacts with AT&T; they do all of our fiber optic and cable in my buildings in Des Plaines. That is a major switching hub for all the fiber optic and telephone. All of that comes up through the ground and into that building. There's like three offices in that building; in fact, there's probably five employees, that it's never going away. They'll continue to use that building for infrastructure purposes. You know, I don't think that I'll ever have, I don't have any issue with view corridors going east there because that building will always remain.

COMMISSIONER DROST: Okay, well, thanks. That's helpful.

MR. TAYLOR: I mean, as far as I know as long as technology still works. At 10, 15, 20 years from now, who knows?

COMMISSIONER DROST: Yes, right. Sure, I understand. Good, thank you.

MR. TAYLOR: Sure.

CHAIRPERSON DAWSON: Anything else?

COMMISSIONER DROST: No.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I just want to say that the design team over there did a wonderful job. I like the more traditional look. I liked the old building, but I like this one a lot better. I think the step-backs and the setbacks, it was a nice concession on your part to do that and I appreciate it. I think it has made a very nice look to the building, something that may have been a little bit stifled on the old building, but it looks great and I am in favor of it a hundred percent.

CHAIRPERSON DAWSON: Okay.

COMMISSIONER LORENZINI: Sam, can you clear something up for me? I'm a little confused about the parking.

MR. HUBBARD: Sure.

COMMISSIONER LORENZINI: The parking spaces. When you talk about, I think you mentioned 1.3 spaces is what we see downtown, but they're providing 1.23 spaces, but then Mr. Corcoran said we are providing 36 more spaces than required? So, I'm a little confused on how to mesh it together.

MR. HUBBARD: Yes. So. actually we see a higher demand for parking in our downtown than what our code requires. So, our code requires one space per unit for a studio unit, 1.2 spaces per unit for a one-bedroom unit, and 1.5 spaces per unit for two-bedrooms and above. If you have a heavy studio development, you're probably going to be at a, you know, compliant at one parking space per unit. So, what we see, demand exceeds what our code allows.

COMMISSIONER LORENZINI: Okay, and the parking garage, coming around the parking garage is going to be left turn only. Is there going to be a stop sign there?

MR. HUBBARD: Yes, there will be a stop sign and there will be a prohibition for right-hand turns, yes.

COMMISSIONER LORENZINI: Okay, but is that an enforcement by the police? I mean, Arlington Heights Police?

MR. HUBBARD: Well, it's a private street, so I don't know if it would be subject to the rules of the road, but certainly it would be subject to the rules of the developer.

COMMISSIONER LORENZINI: Okay, all right.

MR. CITRON: I think the best answer to that is I know, for instance in shopping, and I'm really going back to my days as a municipal lawyer when I was on that side of the table or your side of the table, I know for instance in a shopping center, you enter into an agreement with the municipality to enforce private, for instance that's the way you enforce handicap spaces in shopping centers is you have to enter into an agreement. I'm not sure if Arlington Heights does that. I would imagine they do do some of that, at least in the shopping centers, because otherwise how do you enforce fire lanes and handicap or ADA spaces? So, if that is available, we will do that because we're serious about this. We understood the concern.

The second part of it, Joe did mention in his answer that we're going to have cameras. If we see people violating that direction, that's a rule of living in this building, they will be notified that they have violated. If they violate it once, they'll be told don't do it again. If they violate it a second time, they will be fined. We're going to take action on this, this is how serious we are about having people getting in and out of that garage. We redesigned the entire first floor of the building to accommodate this, so that's how serious we are with that. So, I think there's two ways to enforce that.

COMMISSIONER LORENZINI: Okay, as long as you're up there, so briefly describe who's going to want to maintain it once it's built?

MR. CITRON: Well, Joe's company. Joe is it, he's --

MR. TAYLOR: I'm the owner/developer. We have a series of partners, but we will own and maintain it for the foreseeable future. We have tons of financing, equity, bank debt, and then we have a professional management company who's going to be on site.

COMMISSIONER LORENZINI: On site, okay.

MR. TAYLOR: Yes, managing the building on site. Maintenance staff, leasing staff, building management, so people who are just interfacing with the tenants.

COMMISSIONER LORENZINI: Okay, thank you.

MR. TAYLOR: Yes.

COMMISSIONER LORENZINI: I just want to say the architects did a great job with those renderings, especially showing the before and after, with the original and the after. Those are really done well. Thank you.

COMMISSIONER JENSEN: Just a couple of minor questions. What are we doing with the egress out onto Highland? Are you going to take the recommendation that's in here and make it perpendicular as opposed to angular? Where are you with that?

MR. CITRON: When we redesigned the building, and I'm going to be as blunt as that, we redesigned the building is we all recognized at least that part of it, we did that, they call them pork chops but we curved it away because we're really trying to react to that. We would prefer keeping that, because again, the traffic is so minimal on Highland. We don't I guess share, our traffic consultant who would testify if we asked him to do so doesn't share with all due respect the same concern that the Village's Engineering Staff has, because it's just a low traffic. People are exiting on there, they're not coming into it, they're not going up Highland.

However, that is Staff's recommendation. It's up, I guess it's up to the Plan Commission whether to accept it or not accept it and pass those on to the City Council. I imagine depending on which way this goes, City Council may, or excuse me, Village Board may have something to say about that. We would actually prefer to keep it the way it's drawn on the

plans because it seems to make the most sense.

To be honest with you, way early on in this process, we wanted to close off Highland from St. James. We actually thought about putting, you know, they have those kind of flexible barriers things that emergency vehicles could go over. We respected this, but the Fire Department, the Police Department didn't want that closed off. So, that came off the table. That was one of the first things we offered, like even before we came as far as we've done here.

So, it's going to be up to what the Plan Commission agrees or doesn't agree.

COMMISSIONER JENSEN: Well, if we go with what's in the recommendation here and make a recommendation to approve, it will be that you need to straighten that out rather than leave it curved. I don't know how serious the Staff feels about that. How significant is your feeling about that?

MR. HUBBARD: Yes, I mean, I think it was a discussion at Staff and we felt it was an appropriate condition to put in here for safety purposes.

COMMISSIONER JENSEN: So, if we vote to approve this as it stands, that would be a requirement?

MR. HUBBARD: If you vote to approve it subject to the recommendations as recommended by Staff, then they would be required to modify it, yes.

MR. CITRON: I'm afraid to go here, but I'm going to ask the question. Is not the Plan Commission, can they vote to approve something and modify a condition?

MR. HUBBARD: Oh, sure. Yes, they could approve it subject to the conditions as recommended by Staff minus condition 11.

COMMISSIONER JENSEN: Well, I, too, want to commend all the modifications you've made, and you've added a lot of cost. I assume that you wouldn't be going forward with this unless it was still an economical proposition for you to do so. So, the way the finances work out now, it's still something that makes it feasible from what I understand because you're here a second time.

MR. CITRON: It is feasible, yes.

COMMISSIONER JENSEN: I've heard the comments from the, and I'm very sympathetic to a lot of the comments from the people in the HANA area. But what it comes down to is they're either saying build this half the size of what you have or build this somewhere else. I guess I'm a little torn because you meet most of what you have to do, you know, for the zone that you're in. So, I don't know if that falls within our purview to say you can't do that. So, that's kind of where I am, but I do want to commend you, and I actually commend them as well because I think you've worked well together. You've made a lot of modifications. I think it's a good project and I just think everyone has done a great job.

MR. CITRON: Thank you. The team thanks you for that.

COMMISSIONER CHERWIN: Chair Dawson?

CHAIRPERSON DAWSON: Sure. I was going to speak.

Do you have another question?

COMMISSIONER CHERWIN: Oh, go ahead, yes.

CHAIRPERSON DAWSON: Go ahead, no, you go ahead. Do you have another question?

COMMISSIONER CHERWIN: Yes, I was just going to, it wasn't a question as much as it was just a comment, a follow-up. I think what the Petitioner said, you know, made an important change and I think it's a good one, you know, everybody talks about affordable

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housing and how to get there. I think the fact that we have, you know, I brought this up in other developments, too, the more natural way to create affordable housing is, you know, smaller units where you can obtain it at a smaller price point. I mean, ultimately, density is the only way, you know, you're going to get affordable. The other stuff is just window dressing but, you know, to the extent you can put in more just smaller units, more affordable units, and I think we talked about how we compare rent-wise to some neighboring communities, I think that should be encouraged to get more affordable units in a more natural market-driven way. That would be my comment, thank you.

CHAIRPERSON DAWSON: Okay. All right, well, I believe I might be the only one up here who wasn't at the first hearing. My son graduated from high school that evening, so I have a very good excuse. I was at a high school graduation.

But I have to say that I'm really impressed seeing the changes. It's, I think in my experience, unusual to see a developer bend over backwards so much to make so many changes to accommodate the neighbors the way that you have. So, I commend you very much for that.

I believe all of the questions, at least the ones that I made note of, of the audience were answered other than, and maybe this is really a question for Sam, there was one comment to how are we going to ensure that the construction doesn't damage the homes. Could you just speak to that? Sure, but I just, we could also speak. I mean, the Village also is concerned about that, so could you just speak to that a little bit? Then you're welcome to speak as well.

MR. TAYLOR: Yes, I have a specific answer for it, so not a big deal.

Go ahead, Sam.

CHAIRPERSON DAWSON: Sure. Whoever wants to talk.

MR. HUBBARD: It will have to comply with all building code standards and construction standards, and there are regulations for those types of things, yes.

CHAIRPERSON DAWSON: Okay, great.

MR. TAYLOR: So, just as a point of construction technique, what I think the neighborhood concern was driving big, long piles, metal or otherwise, into the ground causing vibration across, like 60-70 feet across the other side. This is actually considered a mid-rise structure, and so I'm pretty sure this is all going to be spread footing. So, we're digging a footing foundation, it's seven-eight feet into the ground, and then we're pouring concrete and rebar into the hole, and then we're building a, either building or coming in with a precast column that sits on that footing. So, there's no pounding, there's no, you know, large sheet piling or anything like that. So, that's how that's going to be built for that size building.

If it was a 20-story building, then we're doing, you know, sheet piling and driving piles into the ground, 50-60 feet into the ground. That causes vibration, but I think to the concern of even that wouldn't cause damage to homes. If they were right next door, now we have to do video monitoring of structures that are adjacent, directly adjacent to those structures being built.

CHAIRPERSON DAWSON: Sure, but I would believe our code and just general construction guidelines would have protections in place for the neighborhood.

MR. TAYLOR: Absolutely, yes.

CHAIRPERSON DAWSON: So, I just wanted to get that out in the record and have everyone hear it because I like to make sure that all of the comments and questions are addressed.

Okay, so with that, any other, you had additional comment? Any other additional comments, questions, discussions? Motions?

COMMISSIONER GREEN: Should we talk about the exit being a pork chop or straight?

CHAIRPERSON DAWSON: Number 11?

COMMISSIONER GREEN: Number 11.

CHAIRPERSON DAWSON: Considering that's not my profession, you know, I tend to agree with what Staff says, but some of you have experience, so have at it.

COMMISSIONER SIGALOS: Bruce?

Can you explain, Sam, why Staff is recommending that?

MR. HUBBARD: Yes. So, the way that it discharges, right, so traffic on Highland if there was northbound traffic coming, it's going to be, you know, like coming in this path. Then you're discharging essentially like inbound into another inbound lane. So, that was a concern from the Village engineer. There are these columns here, right here one and two, which also kind of impedes the visibility. There's another column here and here. So, it's not a highly visible location where you can really see traffic.

We understand there would be stop signs here controlling that movement, but just as a, you know, an organizational best kind of practice and way to design a site, this, you know, was not something that the engineers were supportive of.

COMMISSIONER CHERWIN: I mean, if I look at that sight line, it's possible that it could be worse if it comes out straight from a sight, I mean, if you come out angled that way, you can see further down in my opinion, so I don't have a, honestly, I don't think the engineers have, you know, unless they've got something else, I don't know that it's a better layout to have it at 90 degrees.

MR. TAYLOR: I proposed a hybrid structure. So, you see how on the right-hand side of the screen it angles from the garage, and then what Staff and the Village is requesting is for the left side of the curb to come straight down. We propose actually leaving the angled coming in off the right side and coming off the left side a 90-degree straight T into the drive aisle, therefore, allowing a much wider drive aisle to allow people to be able to see past that angle. So, it can be done either way.

We're just really trying to address the concerns of the neighborhood to the north so that it really directs people, hey, you're not supposed to go right here. We want you to go left, but again, signage --

COMMISSIONER SIGALOS: Yes, I agree. I think that way is better with the angled exit.

MR. TAYLOR: What's that?

MR. LYSICATOS: Actually, the right side of your car would actually be hanging out further to get the same sight line as you would if you come at a 90-degree angle. So, what happens for the driver to see the same distance to the left, the right of the car would be hanging out further. That's what the traffic engineers are concerned about is that when you come out straight, you're looking to your left, you're sighting through that column. But if you turn your car, you now have to come out further, so now the right side of your car is sticking out into the lane. That's what they're uncomfortable with, and to have that sort of, I don't think they want to see that sort of liability also on the Village that if that configuration is seen as something that's counter to standard traffic engineering and against their sort of best standards in their professional opinion, it becomes something that the Village has sort endorsed to a degree.

COMMISSIONER SIGALOS: Okay, thank you.

COMMISSIONER JENSEN: Is there any reason that you have to have this as a two-way street? I mean, could it be a one-way street? And would that make any difference if you did?

MR. HUBBARD: I mean, for, it's a shared street and it's governed by an easement. So, half of it is on the property side, the other half is on the other side. So, any change would have to be, I believe, agreed upon by the person who owns the other side of the easement there. I mean, from a, I suppose in theory, yes, it could be switched, yes.

CHAIRPERSON DAWSON: I believe you wanted to address the traffic concern?

MR. CORCORAN: Certainly. Well, a couple of things. We kind of argued the sight distance, I think it's adequate, but also the concern was if someone coming out making that left would turn into the northbound lane, and even with the angle on that driveway, that's going to be pretty tough unless you've got like maybe a MINI Cooper because, you know, making that hard left turn to get into a northbound lane is kind of tough for most vehicles. They would naturally just go to the outside lane just like you do when make a left turn, unless it's a one-way street. Obviously, we could supplement that with some, like you see at the intersections, we have the skip dash to guide the left turns through signalized intersections. We can do that, too, here, and add some striping and some additional signage to alleviate that if we leave it in this configuration.

So, you know, again, we're trying to prevent that right turn. If we make it straight, you know, again, we would direct everyone to the left. But now, again, you've probably seen it, you know, small vehicles can make that right turn. We're just trying to do everything we can to force them to the left.

COMMISSIONER DROST: Would that have a camera on it, too?

MR. TAYLOR: Yes.

MR. CORCORAN: Right.

COMMISSIONER DROST: Good.

MR. CORCORAN: And then there's the enforcement part that Joe had just spoke about earlier.

COMMISSIONER JENSEN: Mr. Corcoran, so what kind of volume of traffic are we talking about? Because I've driven through that area, it looks like there's almost never anybody on that street, but maybe I'm looking at it the wrong times of the day.

MR. CORCORAN: Well, when we did our traffic counts out there, you know, again, the office buildings were empty. Obviously, the realty and the bank are in operation but, you know, there's like two or three cars an hour are going down that road, Highland, today, and again, not heading toward our development that traffic is supposed to be going. So, really the northbound traffic is to serve those parking spaces you can see there at the edge of the building as well as the parallel spaces on the other side of Highland. So, five cars an hour, you know, maybe 10 cars an hour at the highest, but going northbound to fill one of those parking spaces. Then we're talking about 30-35 cars maybe exiting at rush hour coming out of the garage, depending on what time of day, to go wherever they're going.

So, again, we're not talking about high volume. We're not talking about, you know, sight distance; if this was Northwest Highway we're talking about, I would highly agree with the Staff's concern about sight distance. We're talking, you know, a private road that's 10-15 miles an hour at best because these folks are so, they're looking for parking spaces.

They're not trying to go from point A to point B like they may be on a regular street. They're hunting and searching for a parking space.

So, we don't quite share the same level of concern that Staff has. I understand what they're saying, but we don't share that same level of concern.

MR. LYSICATOS: One thing we're also, just because of our nature as planners, you don't know what's going to happen across the street from there. Right now, it's a bank, you know, a relatively small development with a big parking lot. We don't know what's going to be there five, 10, 20 years from now. This driveway is going to be built as is. So, we don't know if something gets closed off there and then they make it one way south, we don't know if a building gets put there and it becomes a busier street.

So, I think that's why we want to sort of build things and lay them out in a more uniform or standard fashion because we don't know what's coming in the future next to that. That would be an impossible ask for us to go back and say, hey, can you go change your driveway now because something is coming in. We wouldn't be able to ask them that.

CHAIRPERSON DAWSON: Yes, Sam?

MR. HUBBARD: And if I may add one other thing, the geometry of the angled drive now, it doesn't prevent people from taking that right turn. It may encourage them more to take that left, but they can certainly make that movement. If you're a scofflaw and you want to take that right-hand turn, you have the ability to do it with this angled configuration anyway so it's not preventing it. So, given that it's still able to happen under the angled configuration, I think the Village would just prefer to see it be that standard 90-degree intersection which is a little bit more safe.

CHAIRPERSON DAWSON: Could you, and this is probably not addressed to you, but could you explain to me again why, is there a monetary cost? Why is the developer so concerned? I understand you're trying to respect the neighbors. I do, I get that, but aside from that, why do we not want this straight?

MR. TAYLOR: For us, we thought that this was a better option to address the concern from the neighbors that making it a 90-degree with a stop sign allowed people to make that right. It's really, I think it's a matter of perception. I think either way Staff is correct.

CHAIRPERSON DAWSON: Okay.

MR. TAYLOR: If somebody really wanted to make a right there, they're going to make a right, and we have to do our job to enforce that in either condition.

CHAIRPERSON DAWSON: Okay, so there isn't any --

MR. TAYLOR: There's no monetary thing.

CHAIRPERSON DAWSON: Okay. All right, I just wanted to make sure because we're spending an awful lot of time on this.

MR. TAYLOR: Yes. I think I'm totally agnostic about it. I think some of the residents probably would like this condition to remain, but again, we're going to do what you all recommend.

CHAIRPERSON DAWSON: And I think that, to me, it's reflected on the record that you've tried, but the Village is asking --

MR. TAYLOR: That's right.

CHAIRPERSON DAWSON: -- and while I respect that there's other people on the panel here that have more experience than I do, this is not my expertise. I rely on Staff for this. So, that's where my head is at, that I would support Staff's recommendation.

MR. TAYLOR: On this point, we'll take the Staff and the Commission's

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recommendation whatever that might be.

CHAIRPERSON DAWSON: Other people, it's very possible other Commissioners disagree with me, right? Like I'm just speaking --

COMMISSIONER JENSEN: Let's hear from Commissioner Green, this should be your area.

CHAIRPERSON DAWSON: Right, I'm just speaking from where I'm at.

COMMISSIONER GREEN: I would leave it the way it is.

COMMISSIONER JENSEN: Leave it the way it is in their --

COMMISSIONER GREEN: Yes. I like the fact that if you want, I don't like the pork chops. So, when people are making right turns and the solution was to put a pork chop curb in there, I don't like those. I mean, those things, they're hard to plow snow and people generally don't --

COMMISSIONER JENSEN: So, how do you want it to come out?

COMMISSIONER GREEN: I would leave it like that. If you're encouraging people to go that way, I think that's a cleaner solution. That's all. I could live with it either way, but I'm just thinking --

CHAIRPERSON DAWSON: But we're balancing out the potential public safety issue to me. That's, I get what you're saying.

COMMISSIONER CHERWIN: Chair Dawson, I can make a motion.

CHAIRPERSON DAWSON: Make a motion?

COMMISSIONER CHERWIN: Yes, I would make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #23-002, a Planned Unit Development to allow a 136-unit multi-family residential development on the subject property, a Land Use Variation to allow a predominately multi-family residential development in the B-5 district, Conceptual Special Use Permit approval for a restaurant on the subject property, and the following Variations:

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

This recommendation is subject to the following conditions:

<u>GENERAL</u>

1. **The outdoor roof deck area along the western side of the building shall be restricted from use between the hours of 10:00 p.m. to 10:00 a.m., Sunday through Thursday, and from 11:00 p.m. to 10:00 a.m. on Friday and Saturday. There shall be no building-mounted or permanent speakers/audio system installed on the outdoor pool deck. All personal music and speaker usage on the outdoor deck must end by 9:00 p.m. on any night. Usage of the outdoor deck area must abide by these restrictions, and the Applicant must take any action necessary should the Village notify them of complaints of excessive noise emanating from the outdoor deck usage on the subject property. The Village reserves the right to establish additional restrictions on the general usage times and music/sound from said outdoor deck should the occupants of the subject property fail to abide by these restrictions or**

cause excessive nuisances.

2. **All restaurants that desire to operate within the PUD must obtain a special use permit or receive a waiver of the special use permit requirement if deemed acceptable by the Village.**
3. **At time of application for building permit, the Applicant must provide a detailed final construction schedule and approval by the Village. Any work taking place within the right-of-way must be scheduled to minimize disruption to other businesses, residential neighbors, and patrons of the downtown and nearby vicinity. Construction traffic must be limited to pre-approved lanes and locations to be determined by the Village. The Petitioner shall provide a truck parking and truck access plan for review and approval by the Village. Emergency access must be maintained at all times during each phase.**
4. **Conversion of the building from rental to condominium units will require an amendment to the Planned Unit Development and the provision of sufficient parking for such change as determined necessary by the Village.**
5. **The Applicant must provide all required impact fees in accordance with the requirements of Chapter 29 of the Village Code.**
6. **The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:**
    a. **Providing, at a minimum, seven actual on-site units (a minimum of five percent of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5 percent of the total number of units) or a total of 10.2 units (7.5 percent of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.**
    b. **Ensuring compliance with all other provision of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.**
7. **The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.**

<u>PARKING RELATED</u>

8. **Parking within the garage shall be operated as per the below:**
    a. **Residential parking spaces within the garage shall be leased separately from units and must not automatically be included within any residential lease.**
    b. **Any tenant desiring two parking spaces within the garage must lease tandem spaces (with first priority going to two-bedroom units). Once all tandem spaces have been leased, no other unit shall be allowed two parking stalls.**
    c. **No more than 23 units shall lease two spaces within the garage.**
    d. **Studio units shall be prohibited from leasing more than one parking space.**
    e. **No residential unit shall lease more than two parking spaces within the garage.**
    f. **Residential guest parking within the garage shall be made available and at no time shall there be less than two stalls assigned as guest parking stalls (ADA stalls cannot count as a guest stall). Garage spaces that are unleased by**

residential tenants shall be made available for guests and added to the guest parking pool.

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

LOADING CONDITIONS

10. Loading operations are restricted to the following:

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

TRAFFIC/STREET INFRASTRUCTURE CONDITIONS

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

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

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

14. The Applicant shall work with the Village to implement improvements to the following intersections:

- **a. St. James/Highland: Stop sign shall be installed at the northbound approach.**
- **b. Highland/Eastman/Bank Drive Aisle: Stop signs shall be installed at the**

eastbound approach and the westbound approach (as feasible) at this intersection.

SITE RELATED

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

BUILDING RELATED

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

COMMISSIONER CHERWIN: **Subject to the following conditions listed as 1 through 23 with no revisions except that we remove exception 1 as written and include in the motion that the Village and the Petitioner's staff work together to resolve whether the egress as designed is preferable or it should be at 90 degrees, and in this motion, it would ask the Board to consider further discussion between the Petitioner and the Staff as to which alternative is more appropriate.**

CHAIRPERSON DAWSON: Just a point of clarification, I think you said

condition 1 and you meant condition 11?

COMMISSIONER CHERWIN: Oh, I'm sorry. Condition 11, yes.

CHAIRPERSON DAWSON: Just for clarification, I think we all were following.

COMMISSIONER GREEN: Yes, we got it.

COMMISSIONER CHERWIN: Condition 11.

MR. HUBBARD: And just for clarification, I'm sorry, there was a typo on the sheet. It's PC 002, not PC 020. Sorry about that.

COMMISSIONER CHERWIN: So revised.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: Second, thank you.

So, just for clarification, you're suggesting removing it solely for the purpose of allowing them to continue to work through it, not that you feel that, not that you're stating it should be removed?

COMMISSIONER CHERWIN: That is correct, yes, and to look at the safety versus we want to protect the homeowners from the route of traffic and travel. It doesn't look to me like it's a compelling safety issue, but again, I'm not an engineer and they just have to make their case. That's it.

CHAIRPERSON DAWSON: So, we have a motion and a second.

Any other discussion?

(No response.)

CHAIRPERSON DAWSON: We're ready to give a vote.

Sam?

MR. HUBBARD: Sure. Who was the second?

COMMISSIONER GREEN: Lynn.

CHAIRPERSON DAWSON: Lynn. Commissioner Jensen.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Yes, with comment.

George?

COMMISSIONER DROST: Yes, the comment is basically it's a great project, but there's a little more tweaking to do and we're going to punt it up to the Village Trustees. So, if there is any more designing, they can do it.

CHAIRPERSON DAWSON: And my comment was just that I would not want to vote against this because I think it's a great project, but I would lean towards leaving it the

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way that Staff had made that recommendation, leaving it in the motion and instead simply having commentary saying let's continue to discuss than removing it, but I'm certainly not going to vote against it over that issue. So, my yes stands.

Okay, so with that, you have a unanimous approval, congratulations.

MR. CITRON: Thank you very much for your time and consideration.

MR. TAYLOR: Thank you.

MR. CITRON: We look forward to working even further with Staff and everybody else.

CHAIRPERSON DAWSON: Right, and like I always say at the end of these, we're just a recommending body. You still have to go through the Village Trustees; they have a much larger purview than we do. So, neighbors, please, I encourage you to attend there as well and speak to the Trustees as well.

COMMISSIONER DROST: Yes, one question I've got is the Mylo Development, did that have any connection with H. Miles Gordon who originally developed the property?

MR. TAYLOR: No, it didn't.

COMMISSIONER DROST: Okay, just a curiosity. Yes, he developed it and the neighboring property, too.

MR. CITRON: Thank you very much for all the kind comments on this project.

CHAIRPERSON DAWSON: All right, with that, we are opening up for general public comment.

Anyone remaining in the room for general public comment?

(No response.)

CHAIRPERSON DAWSON: Seeing none, we are closing general public comment.

Anything else on the agenda this evening, Sam?

MR. HUBBARD: No.

COMMISSIONER DROST: I'll make a motion to adjourn then.

COMMISSIONER GREEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Perfect. Good night, everyone.

(Gavel pounded.)

(Whereupon, at 9:06 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that I am a digital court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

_____
RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2023.

_____
NOTARY PUBLIC

DRAFT

Plan Commission
11/8/2023

Item: Golf VX - 622, 626 & 644 E. Rand Rd. - PC#23-013

Department: Planning & Community Development Department

Requested Action:
1. Special Use Permit to allow an approximately 11,938 square foot Large Amusement Facility on the subject property.
2. Special Use Permit to allow a Restaurant with food and liquor service on the subject property.

Variations Required:
1. A variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.

RECOMMENDATION
The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a restaurant and large amusement facility on the subject property, and recommends APPROVAL of the proposal, subject to resolution of the following:
1. The petitioner and property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Golf VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.
2. A liquor license application will be submitted prior to the petitioner's appearance in front of the Village Board.
3. Appropriate sound attenuation, at the discretion of the Village, shall be provided and included in the interior remodel work, to be verified upon review of a building permit application.
4. A paving and striping plan for the parking lot adjacent to the unit will be provided prior to the petitioner's appearance in front of the Village Board. This should include a timeline for when the parking lot will be improved, details on who is responsible for parking lot repairs according to the Reciprocal Easement Agreement for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.

5. The bicycle rack is to be installed in a location that is unobstructive to pedestrians or an ADA compliant sidewalk, and within the landlord's property. The petitioner shall provide an engineering site plan that includes the location and orientation of the bicycle rack prior to appearing before the Village Board. If the bicycle parking is to be provided on the adjacent property, all appropriate easements and/or agreements along with a site plan shall be submitted prior to appearing before the Village Board.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

ATTACHMENTS:

Description	Type
Staff Report	Report
Public Notice	Exhibits
Aerial	Exhibits
CPRC Minutes 9-13-23	Exhibits
Project Narrative	Exhibits
Plat of Survey	Exhibits
Site Plan	Exhibits
Special Use & Variation Criteria Justification	Exhibits
Parking Survey	Exhibits
Market Study	Exhibits
Floor Plan	Exhibits
Exterior Elevations	Exhibits
Department Review Comments - Round 1	Report
Department Review Comments - Round 1 Petitioner Response	Report
Department Review Comments - Round 2	Report
Department Review Comments - Round 2 Petitioner Response	Report

VILLAGE OF ARLINGTON HEIGHTS

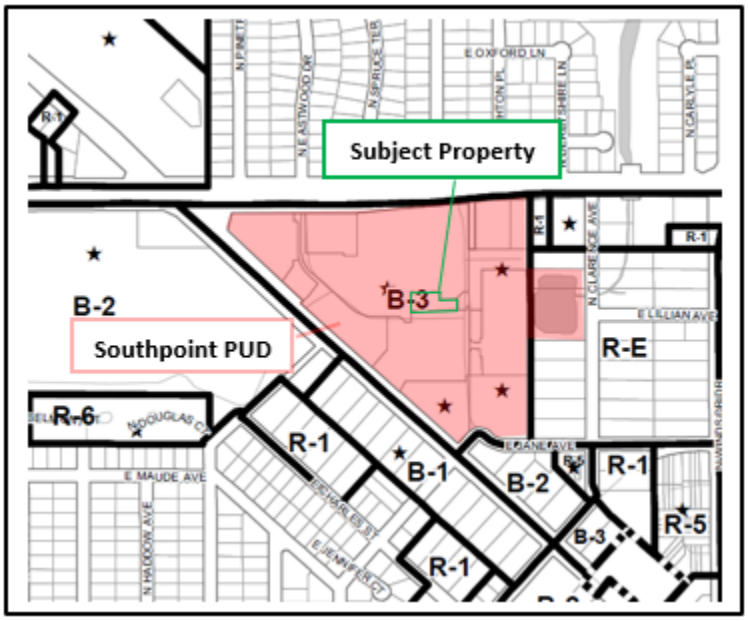
STAFF DEVELOPMENT COMMITTEE REPORT

PC File Number: *PC 23-013*
Project Title*: Golf VX*
Location*: 622, 626, and 644 E Rand Rd*
PIN*: 03-20-200-008*

To*: Plan Commission*
Prepared By*: Hailey Nicholas, Assistant Planner*
Meeting Date*: November 8, 2023*
Date Prepared*: October 30, 2023*

Petitioner*: Gina Choi*
Address*: 1945 Techny Rd #8*
Northbrook, IL 60062

Existing Zoning*: B-3: General Service, Wholesale, and Motor Vehicle District*
Comprehensive Plan*: Commercial*



Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One Family Dwelling District	Single-Family Detached	Single-Family Detached
South	B-2: General Business District,	Retail	Commercial
East	R-E, One-Family Dwelling District	Vacant Land	Parks
West	B-2: General Business District	Town & Country Mall	Commercial

Requested Action:

1. Special Use Permit to allow an approximately 11,938 square foot Large Amusement Facility on the subject property.
2. Special Use Permit to allow a Restaurant with food and liquor service on the subject property.

Variations Required:

1. A variation from Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.

Project Background:

The subject property is part of the Southpoint Shopping Center Planned Unit Development, which was approved in 1988. The petitioner, Gina Choi of Golf VX, has executed a lease for 11,938 square feet of vacant floor area within the Southpoint Shopping Center to open and operate a golf simulator business including a restaurant with liquor service. The center of the facility would include a bar with a robotic bartender that mixes drinks and a small auxiliary seating area for food and liquor consumption. A total of 12 golf simulator bays, including a separate golf simulator for each bay, would be located around the perimeter of the facility. These rooms would each include a small sofa to sit while taking a break from golfing or while awaiting a turn at the golf simulator machine if playing with a group. The golfing bays would be mostly unenclosed and visible from the main restaurant area at the center of the facility. The remaining areas include a reception area, a putting green space, an arcade area, an office, and a back kitchen.

The petitioner has indicated that their primary clientele would be individuals looking to practice golf outside of a formal golf course setting or during winter months, individuals or groups looking for a recreational activity, or individuals looking for lessons taught by golf professionals. There would also be quarterly tournaments and weekly special events held at the facility. They also hope to offer junior golf camps seasonally. Hours of operation would be 10:00am-10:00pm Sunday through Thursday, and 10:00am-12:00am on Friday and Saturday. They plan to have a minimum of 2 employees during non-peak times on weekdays and up to 5 employees during peak hours and weekends. There will be a floating facility manager that oversees operations throughout the week.

Zoning and Comprehensive Plan

The subject property is zoned B-3, General Service, Wholesale, and Motor Vehicle District. The proposed use is classified as an Amusement Facility, and the zoning code makes a distinction between "small" amusement facilities (under 5,000 square feet) and "large" amusement facilities (5,000 square feet and larger). Small amusement facilities are allowed as a permitted use within the B-3 District, however, large amusement facilities are classified as a special use in the B-3 District. Therefore, the petitioner must obtain special use permit approval to allow the proposed 11,938 square foot facility. Additionally, the proposed food and liquor service is a separate category of use, which also requires Special Use Permit approval.

The petitioner has provided a written response, explaining how Golf VX will conform to the Special Use Permit approval criteria. Staff concurs with the petitioner's responses:

- ***That said special use is deemed necessary for the public convenience at this location.***
    - The petitioner acknowledges that their facility will be unique in providing a year-round golf experience and will serve as a valuable recreational resource for the local community.
- ***That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.***

- The petitioner notes that Golf VX will adhere to all safety regulations implemented by the Village, and will ultimately promote a healthy and active lifestyle among residents.

- ***That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.***
  - The petitioner identifies that the proposed use is designed to be compatible with the surrounding uses and will fit well in the shopping center.

The petitioner has also provided a market analysis. As this will be their first location, Golf VX highlights that there are no current golf simulator facilities in the immediate area. They also note that the demographics of the area and the location within the shopping center are ideal for this type of recreational facility. Staff has found the petitioner's market analysis sufficient.

The Comprehensive Plan classifies this property as "Commercial", and the proposed amusement facility and restaurant is consistent with this designation.

TIF District

The subject property is located within TIF V, which was established in 2005 and includes both the Southpoint Shopping Center and the Town & Country Shopping Center. One of the goals of TIF V is to facilitate the redevelopment and revitalization of the Southpoint Shopping Center. The development of the vacant commercial space will help in the revitalization of the Southpoint Shopping Center and is consistent with the goals of TIF V.

Building, Site and Landscaping:

The petitioner has proposed minor changes to the exterior of the building, including painting and signage for the business. Staff has made the petitioner aware that the proposed signage may require variations, which will be addressed at the time a sign permit application is received. The landscape islands should be replanted with a landscape plan submitted for review and approval prior to the Village Board hearing.

The petitioner has submitted a detailed and to-scale architectural floor plan depicting the proposed interior buildout. Ultimately, they have acknowledged that they will meet all requirements through the building permit process.

Parking and Traffic:

Ingress and egress to and from the shopping center comes from two full access signalized curb cuts along Rand Road as well as three non-signalized entrances/exits on Palatine Road. The shopping center is well served by the existing access points and staff is not aware of any substantial traffic issues relative to this shopping center. Staff has reviewed the condition of the shopping center, and have determined that the parking lot adjacent to the site will need to be repaved and restriped as a part of this project. The parking lot renovation should also include verification that all ADA requirements are met, and that any landscaping that is deficient relative to code requirements must be replaced. The petitioner has proposed bicycle parking on the

adjacent Floor & Décor site abutting the proposed development. The preference is to have bicycle parking provided on the subject property, if possible, with the equipment installed in a manner that does not create an obstruction for pedestrians or an ADA compliant sidewalk.

Per Section 6.12-1.2.a of Chapter 28, the petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. However, the petitioner is requesting a variation from this requirement. Given the multiple access points within the shopping center, with two signalized intersections, staff recognizes that a variation to waive the required traffic and parking study may be warranted.

The petitioner has provided justification to the hardship criteria necessary for variation approval:

- ***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 petitioner notes that Golf VX is designed to be compatible with existing uses, and will not alter the character of the locality.
- ***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 petitioner discusses the need for a golf simulator facility in the Village, as there is limited availability of year-round golfing options in which Golf VX will fill this gap in the market.
- ***The proposed variation is in harmony with the spirit and intent of this Chapter.***
    - The petitioner identifies that Golf VX is a commercial use that aligns with the intent of the zoning regulations.
- ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***
    - The petitioner notes that the variation from the requirement of the traffic and parking study is the minimum variance necessary to allow Golf VX to move forward in utilizing the previously vacant space within the shopping center.

Based on analysis of the shopping center and proposed restaurant/amusement facility, parking on the subject property is code-compliant and includes a surplus as shown below.

Parking Provided	1,245 spaces
Parking Required	1,087 spaces
Parking Surplus	**158 spaces**

Detailed calculations are included in **Appendix I**, at the end of this report.

Two bicycle parking spaces are required for this proposal. The petitioner has provided a potential location and image of the bicycle rack they plan to install.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit to allow a restaurant and large amusement facility on the subject property, and recommends **APPROVAL** of the proposal, subject to resolution of the following:

1. The petitioner and property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Golf VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.
2. A liquor license application will be submitted prior to the petitioner's appearance in front of the Village Board.
3. Appropriate sound attenuation, at the discretion of the Village, shall be provided and included in the interior remodel work, to be verified upon review of a building permit application.
4. A paving and striping plan for the parking lot adjacent to the unit will be provided prior to the petitioner's appearance in front of the Village Board. This should include a timeline for when the parking lot will be improved, details on who is responsible for parking lot repairs according to the Reciprocal Easement Agreement for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.
5. The bicycle rack is to be installed in a location that is unobstructive to pedestrians or an ADA compliant sidewalk, and within the landlord's property. The petitioner shall provide an engineering site plan that includes the location and orientation of the bicycle rack prior to appearing before the Village Board. If the bicycle parking is to be provided on the adjacent property, all appropriate easements and/or agreements along with a site plan shall be submitted prior to appearing before the Village Board.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

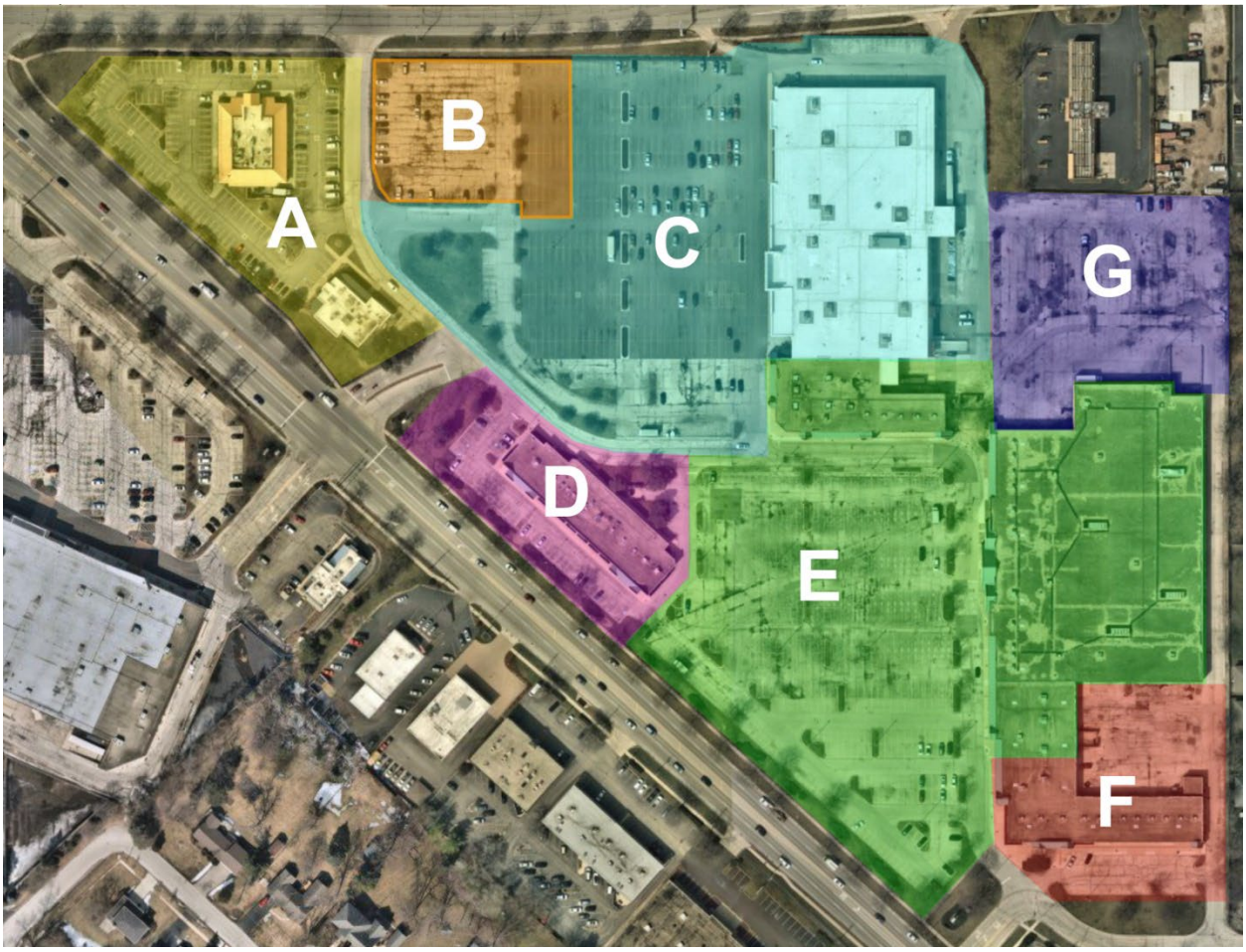
_____ November 2, 2023.

Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

Appendix I: Parking Requirements

Zone	Space	Code Use	Sq. Footage	Seating Area (Sq. Ft.)	Parking Ratio (1:X)	Parking Required	Parking Provided	Total Parking Required
Zone A	Olive Garden	Restaurant - Sit Down	9,010	5715	1 Space per 45 sq. ft. of seating area	127	145	**200**
	Chili's	Restaurant - Sit Down	5,995	3285	1 Space per 45 sq. ft. of seating area	73		
Zone B	Chipotle	Restaurant - Sit Down	2,385	575	1 Space per 45 sq. ft. of seating area	13	45	**34**
	BIBIBOP	Restaurant - Sit Down	2,269	619	1 Space per 45 sq. ft. of seating area	14		
	AT&T	Retail	2,150	-	1 Space per 300 sq. ft.	7		
Zone C	Floor & Décor	Retail	73,375	-	1 Space per 300 sq. ft.	245	424	**245**
Zone D	Pearle Vision	Medical Office	2,632		1 Space per 200 sq. ft.	13	49	**75**
	Dental One	Medical Office	2,985		1 Space per 200 sq. ft.	15		
	Subway	Restaurant - Sit Down	1,190	600	1 Space per 45 sq. ft. of seating area	13		
	American Mattress	Retail	3,028	-	1 Space per 300 sq. ft.	10		
	Next Door & Window	Retail	4,003	-	1 Space per 300 sq. ft.	13		
	Sprint	Retail	2,981	-	1 Space per 300 sq. ft.	10		
Zone E	Golf VX	Amusement, Large	11,938	10,850	1 Space per 300 sq. ft.	36	400	**455**
	Golf VX (dining area)	Restaurant - Sit Down		1,088	1 Space per 45 sq. ft. of seating area	24		
	Consumers Credit Union	Bank	3,460		1 Space per 300 sq. ft.	12		
	Dogtopia	Retail	5,200	-	1 Space per 300 sq. ft.	17		
	At Home	Retail	100,250	-	1 Space per 300 sq. ft.	334		
	Vacant	Retail	3,800	-	1 Space per 300 sq. ft.	13		
	Vacant	Retail	3,400	-	1 Space per 300 sq. ft.	11		
	Vacant	Retail	2,400	-	1 Space per 300 sq. ft.	8		
Zone F	Coldwell Banker	Office	7,225	-	1 Space per 300 sq. ft.	24	40	**78**
	Nirvana Dispensary	Adult Use Cannabis	4,310	-	1 Space per 200 sq. ft.	22		
	Happy Cleaners	Retail	1,135	-	1 Space per 300 sq. ft.	4		
	Vacant	Retail	2,270	-	1 Space per 300 sq. ft.	8		
	Vacant	Retail	1,495	-	1 Space per 300 sq. ft.	5		
	Vacant	Retail	2,265	-	1 Space per 300 sq. ft.	8		
	Vacant	Retail	2,623	-	1 Space per 300 sq. ft.	9		
Zone G	Parking	-	9,788	-	-	0	142	0
			263,774				**1245**	**1087**
						PARKING REQUIRED		1,087
						PARKING PROVIDED		1,245
						***SURPLUS** / (DEFICIT)*		**158**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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 8, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-013, a request for a Special Use Permit to allow a large amusement facility and restaurant on the subject property. The subject property is located at 622, 626, and 644 E Rand Rd in Arlington Heights, Illinois. The PIN for the subject property is 03-20-200-008 and the subject property is legally described as follows:

PART OF LOT 1 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 533 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 105 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 150 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 40.30 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 11 SECONDS EAST 80 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 240 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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

- Variation to Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

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

Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 24, 2023 (4607085)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/24/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4607085

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

PALATINE ROAD
SOUTHPOINT PUD
SUBJECT PROPERTY
RAND ROAD
NORTH

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: September 13, 2023

Project Title: Golf VX

Address: 622, 626, and 644 E Rand Rd

Petitioner: Gina Choi

Address: 1945 Techny Rd #8
Northbrook, IL 60062

Requested Action:

1. Special Use Permit to allow an approximately 11,938 square foot Large Amusement Facility on the subject property.
2. Special Use Permit to allow a Restaurant with food and liquor service on the subject property.

Variations Required:

1. None identified at this time.

Attendees: Michael Perkins, Golf VX
Brian John, Golf VX
Gina Choi, Petitioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Michael Lysicatos, Planning Dept
Sam Hubbard, Planning Dept
Hailey Nicholas, Planning Dept

Project Summary:

The petitioner, Gina Choi of Golf VX, has executed a lease for 11,938 square feet of vacant floor area within the Southpoint Shopping Center to open and operate a golf simulator business including a restaurant with liquor service. The center of the facility would include a bar with a robotic bartender that mixes drinks and a small auxiliary seating area for food and liquor consumption. A total of 12 golf simulator bays, including a separate golf simulator for each bay, would be located around the perimeter of the facility. These rooms would each include a small sofa to sit while taking a break from golfing or while awaiting a turn at the golf simulator machine if playing with a group. The golfing bays would be mostly unenclosed and visible from the main restaurant area at the center of the facility. The remaining areas would include a reception area, a putting green space, an arcade area, an office, and a back kitchen.

The petitioner has indicated that their primary clientele would be individuals looking to practice golf outside of a formal golf course setting or during winter months, individuals or groups looking for a recreational activity, or individuals looking for lessons taught by golf professionals. There would also be quarterly tournaments and weekly special events held at the facility. They also hope to offer junior golf camps seasonally. Hours of operation would be 10:00am-10:00pm Sunday through Thursday, and 10:00am-12:00am on Friday and Saturday. They plan to have a minimum of 2 employees during non-peak times on weekdays and up to 5 employees during peak hours and weekends. There will be a floating facility manager that oversees operations throughout the week.

Meeting Discussion:

Mr. Perkins explained the business model of having 12 Golf VX simulator bays, food and beverage options for everyone.

Mr. Hubbard – outlined the project is just under 12,000 square feet of vacant space, in the Southpoint Shopping Center, zoned B-3, General Service, Wholesale, and Motor Vehicle District. The purposed use is classified as a large amusement facility, and is classified as a special use in the B-3 District. Therefore, the petitioner must obtain special use permit approval to allow the proposed 11,938 square foot facility. Additionally, the proposed food and liquor service is a separate category of use, which also requires Special Use Permit approval. As part of any formal application to the Plan Commission, the petitioner must provide a written response to each of the four criteria necessary for special use permit approval.

The Comprehensive Plan classifies this property as appropriate for "Commercial" uses, and the proposed amusement facility is compatible with this designation.

Should this project move forward, the petitioner will need to revise the project narrative to provide a clearer description of the proposed business and all services/activities/operations that would take place at the facility.

In order to demonstrate conformance to the criteria for Special Use Permit approval, a market analysis must be provided that analyzes the market demand for the proposed facility at this location.

The petitioner has not proposed any changes to the exterior of the building or site. Staff will verify the condition of the shopping center landscaping as part of the special use permit review process. Any landscaping that is deficient relative to code requirements must be replaced.

As part of the Plan Commission review process, the petitioner shall be required to submit a detailed and to-scale floor plan depicting the proposed interior buildout, to calculate parking spaces, plus seating areas of the bar and food consumption areas. In order to demonstrate that adequate parking exists in the vicinity of the subject unit, the petitioner shall survey parking usage on Friday, Saturday, and Sunday over a two-week period during the times when Golf VX would be operating to verify parking.

Staff is generally supportive of the proposed special use.

Commissioner Jensen – asked how would a robot bartender verify the age of the customer. Ms. Choi stated that staff would be checking id's, placing the customers order and then the robot would make the drinks.

Commissioner Jensen – asked about Golf VX being franchised, where they able to assist you with a market analysis here in Arlington Heights. Mr. John shared that they have studied within a 5-mile radius of Arlington Heights and hopes to also serve the corporate events in the area. Mt. Prospect has plans for a golf simulator business, but it is not open yet. This location would be the first, flagship store. Golf FX will be a vendor at the PGA Show, January 2024.

Commissioner Sigalos – asked about any other robot bartenders in the Chicago area and what type of food. Mr. Perkins does not know of any others robots in the area and similar food to a bar/bowling alley.

Commissioner Sigalos – asked about memberships, and if the public can walk in. Mr. Perkins said yes to both, membership would have perks.

Commissioner Green – supports the project and agreed it is a good use of vacant space.
There was no public comment relevant to the project.

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

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder

Project Description

Golf VX stands as the current U.S. division of Kakao VX, a Korean Indoor Golf Simulator company. With Kakao Corporation's technological prowess behind us, Kakao VX has made a significant mark in the indoor golf industry, boasting over 2,000 units throughout South Korea. Now, we're driven to introduce this groundbreaking technology to the American market through our flagship facility.

At Golf VX we are creating a golfing haven that transcends traditional barriers, warmly welcoming golfers of all genders, ages, and skill levels. We aspire to foster inclusivity and accessibility while offering an unparalleled entertainment destination for corporate events, social gatherings, and community engagements. Our flagship facility will feature 12 Golf VX T2 Simulator bays, a large putting green space, an arcade game area, and lastly a wide variety of food and beverage options.

Allow me to provide some exciting details about our facility's main attraction: the Golf VX T2 Simulator. This advanced simulator features a motor-controlled motion swing plate that accurately replicates the different inclines golfers often face when playing outdoors. Additionally, it boasts an auto tee-ball retrieval feature and two 3D motion cameras that measure ball flight data at an impressive rate of 3800 frames per second. These cutting-edge features ensure an unparalleled golfing experience that closely mirrors the challenges and dynamics of playing on an outdoor golf course.

Another innovative highlight of our facility will be the Makr Shakr, a robotic bartender that crafts drinks to individual preferences. With two robotic arms capable of producing up to 80 drinks per hour, the Makr Shakr is a technological marvel designed to deliver an unforgettable experience.

The Makr Shakr manages an impressive array of 158 bottles of spirits and juices, all elegantly hanging from a ceiling above the bar. This visual spectacle is further enhanced by the presence of four dispensers, each serving a distinct purpose. One for sugar, ensuring every drink is perfectly balanced, one for dispensing fruit to garnish beverages, one for dispensing beer, and one for dispensing wine. The Makr Shakr's sheer capabilities make it more than just a bartender; it's a seamless blend of technology, innovation, and craftsmanship.

The mechanics behind ordering an alcoholic beverage at our facility are as follows. Once customers have selected their beverage of choice, members of our facility’s waitstaff will check identification and then transfer the alcoholic beverage orders through our POS system. Our robotic bartender will then begin crafting their drink of choice. When robotic bartender has finished making the drink, our waitstaff will hand deliver the beverage to the customer.

With operational hours spanning from 10am to 10pm Sunday – Thursday and 10am-12am Friday & Saturday, we anticipate our evenings to be the heartbeat of activity. Moreover, we

recognize that serious golfers often yearn for early morning practice sessions before their workday begins. Our facility will accommodate these dedicated individuals, providing a tranquil and professional environment for sharpening their golf skills.

Our team of 5 dedicated members, including an on-site PGA Teaching Professional, will blend their interests in both golf and hospitality to create a dynamic outing for all who come and visit.

While a membership program at our flagship site offers added opportunities for camaraderie and special benefits, we're dedicated to ensuring that our facility remains open to all, regardless of membership status.

To further enrich our offering, we're excited to present a range of instructional opportunities. These include individual lessons, and lesson packages that will be led by our on-site PGA Teaching Professional.

We will also offer both tournaments and league play at our Golf VX facility. These events will not only provide exciting competitive opportunities for golfers but also foster a sense of community and connection among players. Tournaments and leagues have the power to forge lasting friendships, encourage skill development, and bring together individuals who share a common passion.

With a pricing model centered on hourly simulator rentals, we're focused on delivering flexibility and value to our patrons. Moreover, we're thrilled to offer exclusive Golf VX merchandise/apparel and personalized club-fitting services for those seeking to enhance their golfing experience.

Thank you for your consideration of our proposal. We eagerly await the opportunity to share further insights and answer any questions you may have.

ALTA / ACSM LAND TITLE SURVEY

OF

Alta Certificate

PARCEL 1:

PART OF LOT 1 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 533.00 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 150.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 40.30 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 90.00 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 240.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO THAT PART OF LOT 1 IN SAID CUB ADDITION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 451.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 81.57 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140.00 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 240.00 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 13.45 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST 56.99 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 33.80 FEET TO THE POINT OF BEGINNING;

ALSO LOT 3 IN SAID CUB ADDITION, EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID CUB ADDITION, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 191.95 FEET TO A POINT OF CURVATURE; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 108.42 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 105.30 FEET AND A BEARING OF SOUTH 23 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE SOUTH 47 DEGREES, 48 MINUTES, 11 SECONDS EAST ALONG THE WESTERLY LINE OF LOT 1 A DISTANCE OF 280.60 FEET TO A POINT OF CURVATURE; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 122.50 FEET, AN ARC DISTANCE OF 90.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 88.23 FEET AND A BEARING OF SOUTH 68 DEGREES, 54 MINUTES, 41 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST ALONG THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 118.40 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF LOT 1, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 77.50 FEET, AN ARC DISTANCE OF 89.45 FEET TO A CORNER OF LOT 1, THE CHORD OF SAID ARC HAVING A LENGTH OF 84.57 FEET AND A BEARING OF SOUTH 56 DEGREES, 57 MINUTES, 10 SECONDS EAST; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 A DISTANCE OF 22.68 FEET, THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF NORTH 61 DEGREES, 32 MINUTES, 37 SECONDS WEST, THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 118.40 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 142.50 FEET, AN ARC DISTANCE OF 104.99 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 102.64 FEET, AND A BEARING OF NORTH 68 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 280.60 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 125.09 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 121.50 FEET, AND A BEARING OF NORTH 23 DEGREES, 54 MINUTES, 41 SECONDS WEST; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 192.04 FEET TO THE NORTH LINE OF LOT 3; THENCE SOUTH 89 DEGREES, 59 MINUTES, 29 SECONDS EAST 20.00 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING FROM SAID LOT 3 THAT PORTION FALLING WITHIN SOUTHPOINT RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 3 IN THE CUB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 2017 AS DOCUMENT NO. 1706929022, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT 27090321, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION; THENCE NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES, 48 MINUTES, 11 SECONDS WEST 190.40 FEET; THENCE NORTH 42 DEGREES, 11 MINUTES, 49 SECONDS EAST 120.00 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 153.58 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 45.07 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 57.50 FEET, AN ARC DISTANCE OF 57.16 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES, 32 MINUTES, 37 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 294.22 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 20.28 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 6.42 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 341.95 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 11.77 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 22.80 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 305.66 FEET; THENCE SOUTH 42 DEGREES, 11 MINUTES, 49 SECONDS WEST 62.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 58 THROUGH 66 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO, VACATED PRAIRIE AVENUE (33 FEET WIDE), LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 66, AND NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 58 (BEING ALSO THE NORTH LINE OF JANE AVENUE); ALSO VACATED LILLIAN (66 FEET WIDE), LYING BETWEEN LOTS 63 AND 64 ALL IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174 AND FILED JULY 14, 1989 AS DOCUMENT LR3809529 IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART OF LOTS 61 THROUGH 65, INCLUSIVE, IN C. A., GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 62 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 62 AND LOT 61, A DISTANCE OF 179.19 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 0.33 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 94.86 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 10.96 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 39.80 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 24.32 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 3.08 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 20.18 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 7.00 FEET; THENCE SOUTH 44 DEGREES, 58 MINUTES, 12 SECONDS WEST 12.73 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 121.74 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 1.26 FEET TO THE WEST LINE OF VACATED PRAIRIE AVENUE, AFORESAID; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ALONG SAID WEST LINE 341.95 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 3.23 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 10.15 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 1.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 152.09 FEET; THENCE SOUTH 45 DEGREES, 01 MINUTES, 48 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.18 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 3.08 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.38 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 10.90 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 349.03 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 226.45 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST ALONG THE EAST LINE AND EAST LINE EXTENDED OF SAID LOTS 63, 64 AND 65, A DISTANCE OF 313.40 FEET TO THE PLACE OF BEGINNING;

ALSO EXCEPTING

PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 63; THENCE SOUTH 89 DEGREES, 42 MINUTES, 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 90.01 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 24.38 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET; THENCE NORTH 45 DEGREES, 01 MINUTES, 48 SECONDS WEST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 53.60 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 61; THENCE SOUTH 89 DEGREES, 41 MINUTES, 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 80.29 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 12 SECONDS WEST 64.46 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 121.74 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 12 SECONDS EAST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 20.18 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 3.08 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 24.32 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 39.80 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 12 SECONDS EAST 10.96 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 48 SECONDS EAST 14.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 44, 45, AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT LR396997; ALSO THAT PART OF VACATED LILLIAN AVENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT 88576174, LYING BETWEEN SAID LOTS 45 AND 46 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 21, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531 FOR INGRESS AND EGRESS AND PASSAGE OF PEDESTRIANS AND MOTOR VEHICLES OVER THAT PART OF THE LAND DESIGNATED "SERVICE EASEMENT" ON THE SITE PLAN ATTACHED TO SAID DECLARATION AS EXHIBIT C, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 6:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3, AS CREATED BY DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 1988 AS DOCUMENT 88046282, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 4, 1983 AND KNOWN AS TRUST NUMBER 57529, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 11, 1986 AND KNOWN AS TRUST NUMBER 111531, FOR INGRESS, EGRESS AND PASSAGE BY PEDESTRIANS, AND INGRESS, EGRESS, PASSAGE AND PARKING BY MOTOR VEHICLES OVER THE LAND NORTH AND EAST AND ADJOINING PARCELS 1 AND 2, IN COOK COUNTY, ILLINOIS, AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 88409221, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT.

PARCEL 7:

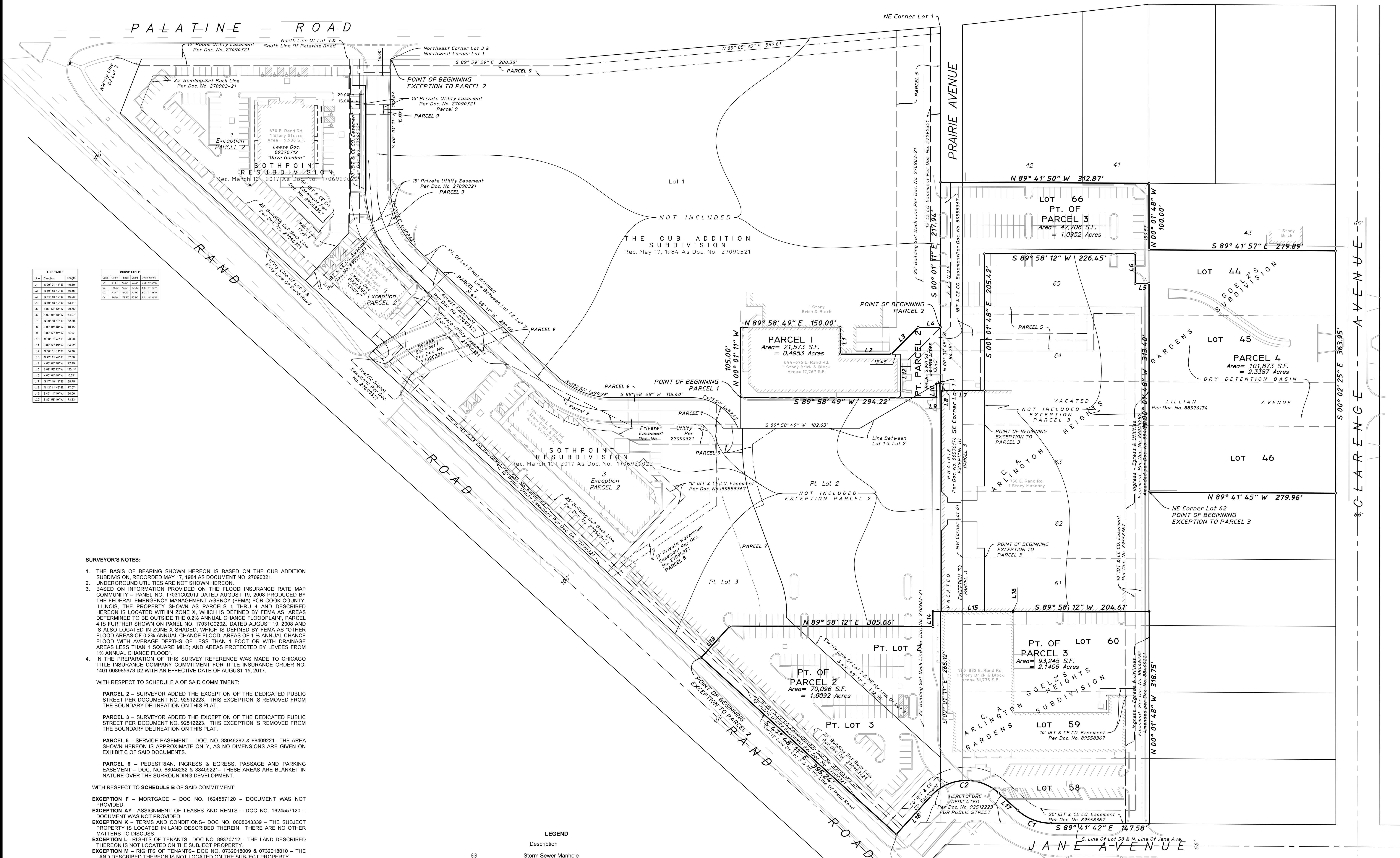
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321 FOR INGRESS AND EGRESS, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED "ACCESS EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 8:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR PRIVATE WATER MAIN, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE WATER MAIN EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).

PARCEL 9:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 2, AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT 27090321, FOR UTILITIES, OVER SO MUCH OF THAT PART OF THE LAND DESIGNATED AS "PRIVATE UTILITY EASEMENT" ON SAID PLAT AS FALLS WITHIN THAT PART OF LOT 3 EXCEPTED FROM PARCEL 2 HEREIN, IN COOK COUNTY, ILLINOIS, (EXCEPT THEREFROM THOSE PORTIONS THAT WERE VACATED BY PLAT OF EASEMENT VACATION RECORDED AS DOCUMENT 95498113).



LINE TABLE		
Line	Direction	Length
L1	S 00° 01' 11" E	40.30'
L2	N 89° 58' 49" E	76.55'
L3	N 44° 58' 49" E	56.98'
L4	N 89° 58' 49" E	33.81'
L5	S 89° 58' 12" W	20.75'
L6	N 00° 01' 48" W	44.97'
L7	N 89° 58' 12" E	62.50'
L8	N 00° 01' 48" W	10.15'
L9	S 89° 58' 12" W	9.65'
L10	S 00° 01' 48" E	20.28'
L11	S 89° 58' 49" W	54.22'
L12	S 00° 01' 11" E	64.70'
L13	N 42° 11' 49" E	62.50'
L14	N 00° 01' 48" W	22.79'
L15	S 89° 58' 12" W	120.14'
L16	N 00° 01' 48" W	0.33'
L17	S 47° 48' 11" E	38.75'
L18	N 42° 11' 49" E	77.07'
L19	S 42° 11' 49" W	20.00'
L20	S 89° 58' 49" W	73.33'

CURVE TABLE				
Curve	Length	Radius	Chord	Chord Bearing
C1	54.84'	75.00'	53.63'	S 68° 44' 57" E
C2	113.09'	72.00'	101.82'	S 87° 11' 49" W
C3	42.87'	167.20'	42.75'	S 07° 21' 53" E
C4	96.58'	167.20'	95.24'	S 31° 15' 35" E

SURVEYOR'S NOTES:

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE CUB ADDITION SUBDIVISION, RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321.
2. UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
3. BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY – PANEL NO. 17031C0201J DATED AUGUST 19, 2008 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AS PARCELS 1 THRU 4 AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", PARCEL 4 IS FURTHER SHOWN ON PANEL NO. 17031C0202J DATED AUGUST 19, 2008 AND IS ALSO LOCATED IN ZONE X SHADED, WHICH IS DEFINED BY FEMA AS "OTHER FLOOD AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".
4. IN THE PREPARATION OF THIS SURVEY REFERENCE WAS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008985673 D2 WITH AN EFFECTIVE DATE OF AUGUST 15, 2017.

   WITH RESPECT TO SCHEDULE A OF SAID COMMITMENT:

   PARCEL 2 – SURVEYOR ADDED THE EXCEPTION OF THE DEDICATED PUBLIC STREET PER DOCUMENT NO. 92512223. THIS EXCEPTION IS REMOVED FROM THE BOUNDARY DELINEATION ON THIS PLAT.

   PARCEL 3 – SURVEYOR ADDED THE EXCEPTION OF THE DEDICATED PUBLIC STREET PER DOCUMENT NO. 92512223. THIS EXCEPTION IS REMOVED FROM THE BOUNDARY DELINEATION ON THIS PLAT.

   PARCEL 5 – SERVICE EASEMENT – DOC. NO. 88046282 & 88409221– THE AREA SHOWN HEREON IS APPROXIMATE ONLY, AS NO DIMENSIONS ARE GIVEN ON EXHIBIT C OF SAID DOCUMENTS.

   PARCEL 6 – PEDESTRIAN, INGRESS & EGRESS, PASSAGE AND PARKING EASEMENT – DOC. NO. 88046282 & 88409221– THESE AREAS ARE BLANKET IN NATURE OVER THE SURROUNDING DEVELOPMENT.

WITH RESPECT TO **SCHEDULE B** OF SAID COMMITMENT:

EXCEPTION F – MORTGAGE – DOC NO. 1624557120 – DOCUMENT WAS NOT PROVIDED.
EXCEPTION AY– ASSIGNMENT OF LEASES AND RENTS – DOC NO. 1624557120 – DOCUMENT WAS NOT PROVIDED.
EXCEPTION K – TERMS AND CONDITIONS– DOC NO. 0608043339 – THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS.
EXCEPTION L– RIGHTS OF TENANTS– DOC NO. 89370712 – THE LAND DESCRIBED THEREON IS NOT LOCATED ON THE SUBJECT PROPERTY.
EXCEPTION M – RIGHTS OF TENANTS– DOC NO. 0732018009 & 0732018010 – THE LAND DESCRIBED THEREON IS NOT LOCATED ON THE SUBJECT PROPERTY.
EXCEPTION N – BUILDING SETBACK LINE – DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION O – SIGN EASEMENT - DOC. NO. 27090321 – THIS EASEMENT IS NOT LOCATED ON THE SUBJECT PROPERTY.
EXCEPTION P – TRAFFIC SIGNAL EASEMENT- DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION Q – ACCESS EASEMENT - DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION R – PUBLIC UTILITY EASEMENT - DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION S – PRIVATE UTILITY EASEMENT - DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION T – EASEMENT – DOC. NO. 27090321 – PLOTTED HEREON.
EXCEPTION U – UTILITY EASEMENT - DOC. NO. 90206325 – IS BLANKET IN NATURE. DOC. NO. 97068821– THE LAND DESCRIBED THEREIN IS NOT LOCATED ON THE SUBJECT PROPERTY. DOC. NO. 0011137549 - THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS. DOC. NO. 98602202 – DOCUMENT WAS NOT PROVIDED.
EXCEPTION V – ON-SITE UTILITY AND ROADWAY MAINTENANCE AGREEMENT – DOC NO. 27089855 – BLANKET IN NATURE IN THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION W – DECLARATION OF EASEMENT AND COVENANT– DOC NO. 27089856 – BLANKET IN NATURE IN THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION X– EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS– DOC NO. 88046282 – THE SUBJECT PROPERTY IS LOCATED WITH THE LAND DESCRIBED IN EXHIBIT B AND IS BLANKET IN NATURE ON THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION Y – DECLARATION OF RESTRICTIVE COVENANTS – DOC NO. 89033626 – THE SUBJECT PROPERTY IS LOCATED WITH THE LAND DESCRIBED IN EXHIBIT D. ADDITIONALLY THERE ARE NO DEFINED EASEMENT ONLY SCHEMATIC DEPICTION OF EASEMENT LOCATION FOR SERVICE ACCESS, THIS SURVEY SHOWS THE APPROXIMATE LOCATION OF SAID SERVICE ACCESS EASEMENT ACCORDING TO EXHIBIT C WHICH IS NOT LOCATED ON THE SUBJECT PROPERTY, ALL OTHER EASEMENTS ARE NOT PLOTTABLE OR BLANKET IN NATURE ON THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION Z – TERMS, PROVISIONS, CONDITIONS AND REQUIREMENTS– DOC NO. 27189765 – THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED THEREIN AND IS BLANKET IN NATURE ON THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION AA – PROVISIONS – DOC NO. 25281453– THE SUBJECT PROPERTY IS LOCATED IN LAND DEPICTED AND DESCRIBED THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS.
EXCEPTION AJ – PROVISIONS – DOC NO. 15678732, 15684283, 17539834 AND 25281453 – THE SUBJECT PROPERTY IS LOCATED IN LAND DEPICTED AND DESCRIBED THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS.
EXCEPTION AK – TERMS AND PROVISIONS OF ON-SITE UTILITY MAINTENANCE AGREEMENT – DOC NO. 88552990 – THE SUBJECT PROPERTY IS LOCATED WITH THE LAND DESCRIBED THEREIN AND IS BLANKET IN NATURE ON THE SUBJECT PROPERTY AND OTHER PROPERTY.
EXCEPTION AL – RESERVATION IN THE VILLAGE OF ARLINGTON HEIGHTS– DOC NO. 88576174 – THE LAND DESCRIBED THEREIN IS NOT LOCATED ON THE SUBJECT PROPERTY.
EXCEPTION AM – UTILITY EASEMENT– DOC NO. 89558367 – PLOTTED HEREON.
EXCEPTION AP – ORDINANCE OF THE VILLAGE– DOC NO. 0508703007, 0508703008, 0508703009 – THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED AND SHOWN THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS.
EXCEPTION AQ – USE RESTRICTIONS AGREEMENT– DOC NO. 0725434101 – THE SUBJECT PROPERTY IS LOCATED IN LAND DESCRIBED IN EXHIBIT B THEREIN. THERE ARE NO OTHER MATTERS TO DISCUSS.
EXCEPTION BA – SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT – DOC NO. 1628710048 – DOCUMENT NOT PROVIDED.
EXCEPTION AW – SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT – DOC NO. 1628710049 – DOCUMENT NOT PROVIDED.

LEGEND

Description

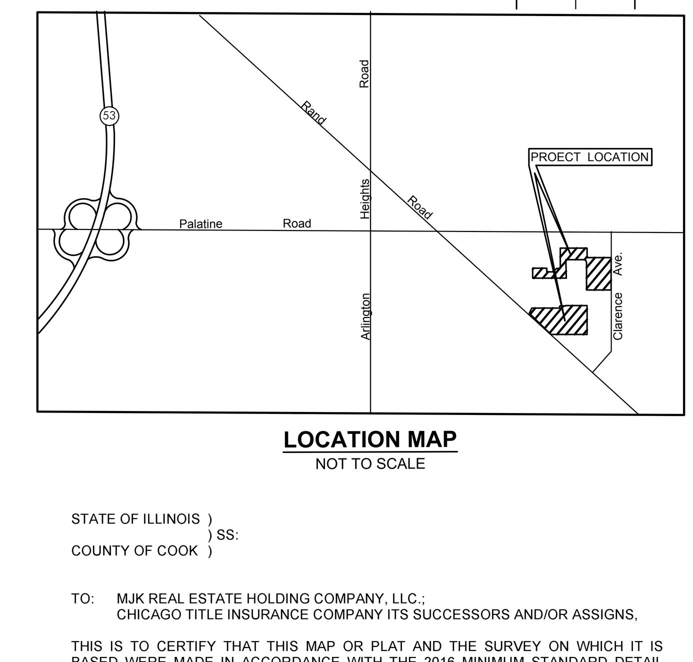
- Storm Sewer Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Area Drain
- Sanitary Sewer Manhole
- Clean Out
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Light Pole With Mast Arm
- Traffic Signal
- Traffic Signal With Mast Arm
- Hand Hole
- Fence
- Guardrail
- Pipe Bollard
- Sign
- Gas Valve
- Electrical Pedestal
- Electric Manhole
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Cable TV Pedestal
- Mailbox
- Handicapped Parking Stall
- Number of Parking Stalls
- Curb & Gutter
- Reverse Pitch Curb & Gutter
- Depressed Curb
- Retaining Wall
- R Recorded
- M Measured
- O.L. On Line
- Approximate Location of Service Easement Per Document No. 88409221. See Surveyor's Note 4 (Parcel 5) & Exception AE for more information.

AREA SUMMARY

Parcel 1	21,573 S.F.	0.4953 Ac.
Parcel 2	76,063 S.F.	1.7461 Ac
Parcel 3	140,953 S.F.	3.2358 Ac.
Parcel 4	101,873 S.F.	2.3387 Ac.
TOTAL	**340,462 S.F.**	**7.8159 Ac.**

PARKING SPACE SUMMARY

	REGULAR	ACCESSIBLE
NORTH	118	0
SOUTH	176	4
TOTAL	**294**	**4**



LOCATION MAP
NOT TO SCALE

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

TO: MJK REAL ESTATE HOLDING COMPANY, LLC.;
CHICAGO TITLE INSURANCE COMPANY ITS SUCCESSORS AND/OR ASSIGNS,

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 2, 3, 4, 7a, 7b(1), 8, AND 9 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 8, 2017.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCHAUMBURG, ILLINOIS FEBRUARY 13, 2018

BY: ______________________
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

STATE OF ILLINOIS PROFESSIONAL LAND SURVEYOR
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
EXPIRES 11-30-18

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

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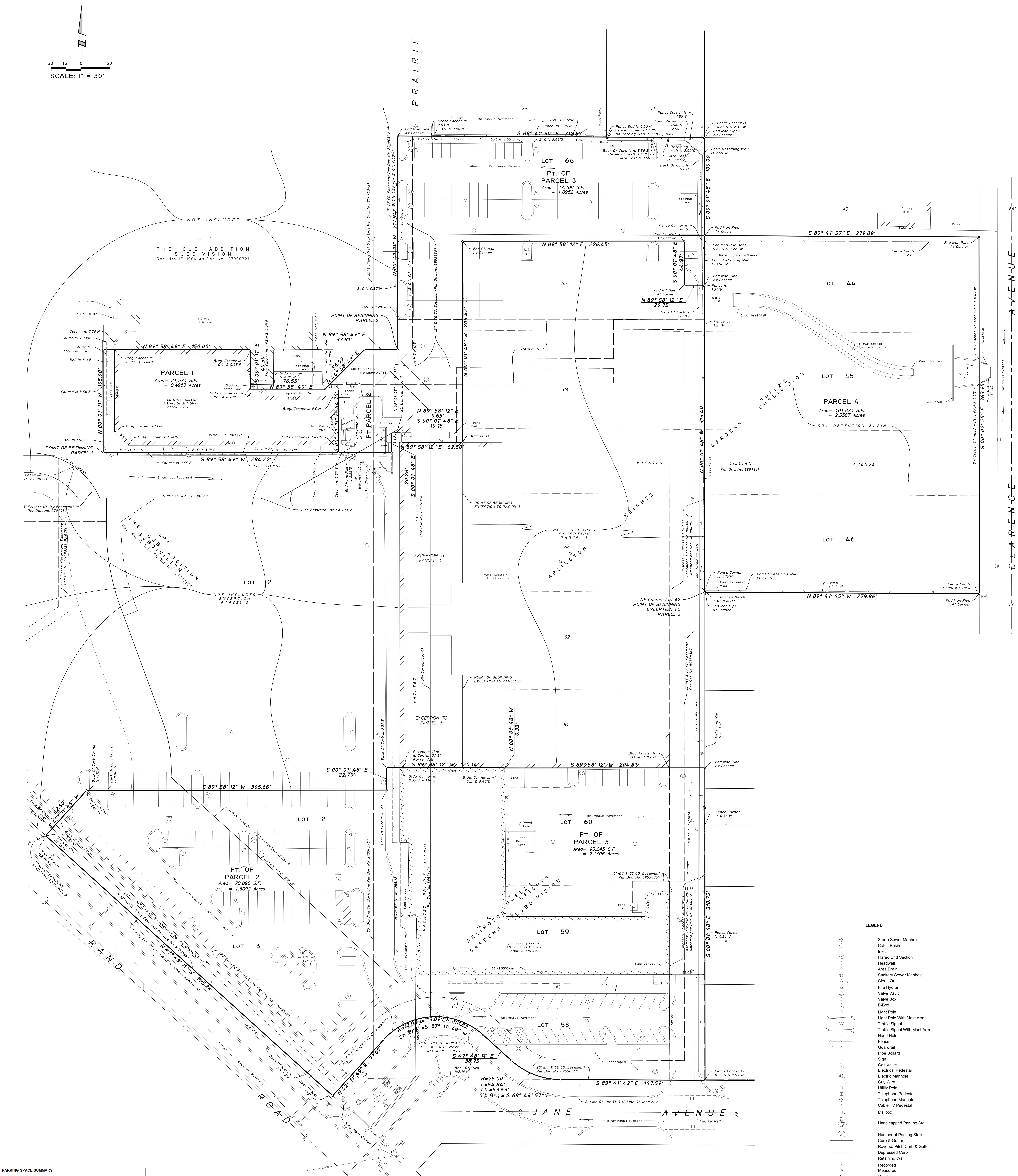
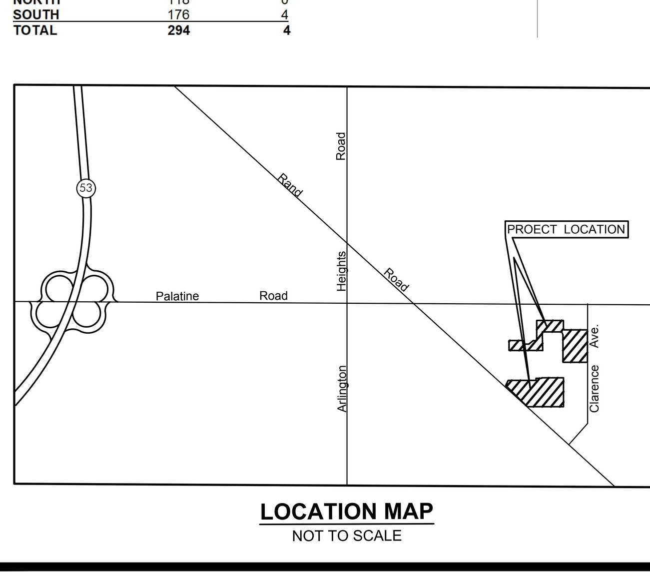
ALTA / ACSM LAND TITLE SURVEY



PARKING SPACE SUMMARY

	REGULAR	ACCESSIBLE
NORTH	118	0
SOUTH	176	4
TOTAL	**294**	**4**



LOCATION MAP
NOT TO SCALE

HAEGER ENGINEERING
consulting engineers · land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

Plot Date: Feb 16, 2018 - 10:59am Plotted By: jeff- Layout: ALTA-NSPS Remainder Lots
File Name: C:\Users\jeff-\appdata\local\temp\AcPublish_3660\14196-ALTA-NSPS LTS- REMAINDER.dwg

14-196
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EXHIBIT A

SHOPPING CENTER SITE PLAN

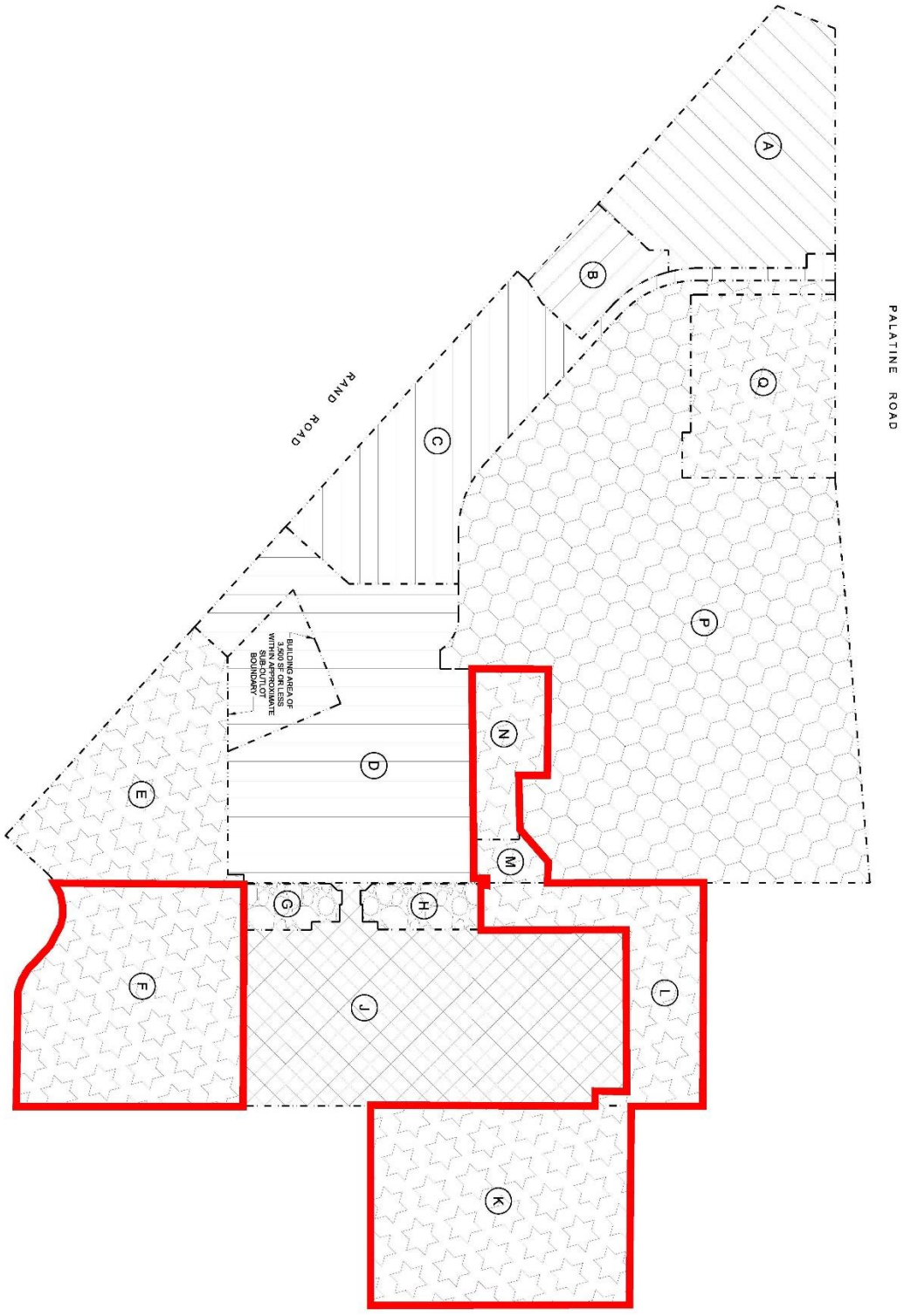

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EXHIBIT A-1

PREMISES AND EMPLOYEE PARKING

Special Use Criteria:

1. Public Convenience: Golf VX's special use is deemed necessary for the public convenience at this location. Arlington Heights lacks an all-season golfing facility that provides a year-round golfing experience. By offering a state-of-the-art golf simulator facility with additional amenities such as culinary options, Youth Summer Camps, and membership options, Golf VX will serve as a valuable recreational resource for the local community, promoting a fun and healthy lifestyle.

2. No Detriment: The operation of Golf VX will not, under any circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. The facility will adhere to all safety regulations and will maintain a noise level that does not disrupt the surrounding area. Moreover, by encouraging physical activity and outdoor enjoyment, Golf VX will contribute to a healthier and more active lifestyle among residents.

3. Regulatory Compliance: Golf VX is committed to complying with all regulations and conditions specified in this ordinance for such use, and will adhere to any stipulations and conditions made a part of the authorization granted by the Village Board of Trustees. We will work closely with local authorities to ensure that our operations promote healthy living and well-being within the community.

Land Use Variation Criteria:

1. Compatibility: The proposed use of Golf VX will not alter the essential character of the locality. It is designed to be compatible with existing uses and the zoning of nearby properties. The facility will harmoniously blend with the commercial and recreational elements of the community while promoting a healthy and active lifestyle.

2. Unique Circumstances: The need for a golf simulator facility in Arlington Heights is driven by unique circumstances, including the limited availability of year-round golfing options and the absence of a similar establishment. Golf VX will address this gap in the market by offering a facility that promotes physical activity and healthy living while providing a new and much-needed amenity to the community.

3. Harmony with Intent: The proposed variation is in perfect harmony with the spirit and intent of the local zoning ordinances. It aligns with the broader goal of providing recreational opportunities that encourage residents to lead active and health-conscious lives.

4. Minimum Variance: The variances requested by Golf VX represent the minimum necessary to allow for the reasonable use of the property while fostering a more fun and healthy lifestyle for Arlington Heights residents. These variations are essential to create a facility that fulfills the recreational needs of the community without causing undue disruption or conflict with existing regulations.

In summary, the establishment of Golf VX as a special use and the granting of land use variations are justified by the facility's potential to enhance public convenience, promote a fun and healthy lifestyle, and improve the overall well-being of the community. Golf VX's unique offerings, commitment to regulatory compliance, and alignment with zoning intent make it a valuable addition to Arlington Heights that encourages active living and recreational enjoyment. The variations requested are the minimum necessary to facilitate a reasonable and harmonious use of the property, further supporting the community's pursuit of a healthier lifestyle.

PARKING HOURLY OBSERVED PARK FOR 644 E RAND ROAD, ARLINGTON HEIGHTS

TIME	FRIDAY 9/8/2023 (10AM-11PM)	SAT 9/9/2023(10 AM-11PM)	Sunday 9/10/2023 (10AM-8PM)	FRIDAY 9/15/2023 (10AM-11PM)	SAT 9/16/2023 (10AM-11PM)	SUNDAY 9/17/2023 (10AM-8PM)
10AM Parking #1	16	19	6	15	13	9
10AM Parking #2	0	0	0	1	0	0
11AM Parking #1	19	27	18	14	20	16
11AM Parking #2	0	0	0	0	0	0
12PM Parking #1	15	17	21	16	20	21
12PM Parking #2	0	0	0	0	0	0
1PM Parking #1	19	21	28	16	29	21
1PM Parking #2	0	0	0	0	0	0
2PM Parking #1	22	28	32	24	30	34
2PM Parking #2	0	0	0	0	0	0
3PM Parking #1	22	32	23	17	36	34
3PM Parking #2	0	0	0	0	0	0
4PM Parking #1	26	25	25	14	30	26
4PM Parking #2	0	0	0	0	0	0
5PM Parking #1	11	32	22	13	33	32
5PM Parking #2	0	0	0	0	0	0
6PM Parking #1	19	21	22	12	22	19
6PM Parking #2	0	0	0	0	0	0

PARKING HOURLY OBSERVED PARK FOR 644 E RAND ROAD, ARLINGTON HEIGHTS

TIME	FRIDAY 9/8/2023 (10AM-11PM)	SAT 9/9/2023(10 AM-11PM)	Sunday 9/10/2023 (10AM-8PM)	FRIDAY 9/15/2023 (10AM-11PM)	SAT 9/16/2023 (10AM-11PM)	SUNDAY 9/17/2023 (10AM-8PM)
7PM Parking #1	19	18	13	15	23	22
7PM Parking #2	0	0	0	0	0	0
8PM Parking #1	13	14	17	16	12	14
8PM Parking #2	0	0	0	0	0	0
9PM Parking #1	9	10		11	8	
9PM Parking #2	0	0		0	0	
10PM Parking #1	0	0		0	0	
10PM Parking #2	0	0		0	0	
11PM Parking #1	0	0		0	0	
11PM Parking #2	0	0		0	0	

Marketing Study:

Elevating Arlington Heights with Golf VX:

Golf VX's Unparalleled Impact and Distinct Advantages

Our core goals revolve around creating a golfing haven that transcends traditional barriers, warmly welcoming individuals of all ages and skill levels. We aspire to foster accessibility while offering an unparalleled entertainment destination for corporate events, social gatherings, and community engagements. Our flagship facility will feature 12 Golf VX T2 Simulator bays, a large putting green space, an arcade game area, and lastly a wide variety of delectable food and beverage options. Based on our future offerings, we believe that there is something for everybody to enjoy!

We are thrilled to introduce Golf VX, a golf simulator facility that promises an exceptional golfing experience while also offering an enticing range of food and beverage options. In this proposal, we will outline the numerous positive impacts Golf VX will bring to Arlington Heights, showcasing how we will enrich the lives of residents. We will also underscore the distinct advantages that set us apart from other offerings in the area.

Positive Impact of Golf VX:

1. Community Access and Inclusivity:

Golf VX is dedicated to fostering inclusivity within the community. We will provide access to golf for all residents and non-residents, regardless of their experience level or ability, without imposing membership requirements or prohibitive fees. Our facility actively encourages participation from seasoned golfers and newcomers alike, fostering community engagement and building bonds.

To further strengthen our commitment to Arlington Heights families, Golf VX plans to introduce children's educational/instructional programs. This initiative exemplifies our dedication by offering children an enjoyable and educational golfing experience. Our aim is to create enduring memories for young residents and ignite their passion for the game. We look forward to partnering with local programs such as First Tee Chicago, Western Golf Association, and the Boys & Girls Club.

2. Weather-Resistant Recreation:

Chicago’s climate can often limit traditional golfing opportunities, with an average of 133 days (about 4 and a half months)/year of rain. Nevertheless, Golf VX provides a year-round golfing

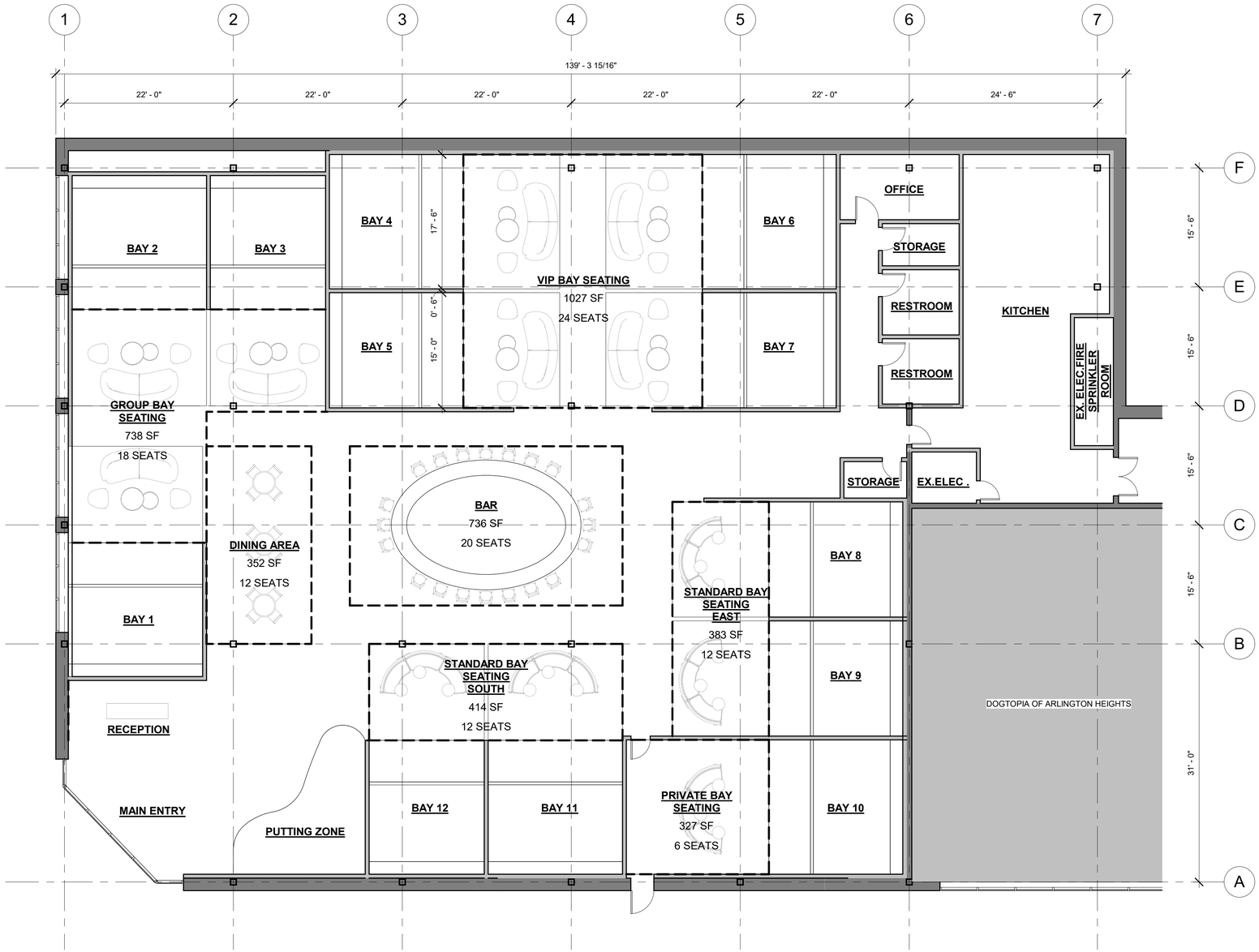
experience that remains immune to all weather conditions, offering residents the freedom to enjoy their beloved sport at their leisure. Our unwavering commitment to all-season accessibility guarantees that Arlington Heights residents can tee off whenever they choose, regardless of the prevailing weather conditions.

3. Culinary Excellence:

At Golf VX, our commitment to excellence extends beyond golf. Our restaurant offers a vast array of delightful dishes that are both tasty and fun for both inside the bay and in the common area, ensuring an enjoyable dining experience while you immerse yourself in your golf game or spend quality time with friends and family. Our diverse menu is sure to tantalize your taste buds, with beverage pairings from Arlington Heights first ever robotic bartender, the Makr Shakr. The Makr Shakr manages an impressive array of 158 bottles of spirits and juices, all elegantly hanging from a ceiling above the bar. Its sheer capabilities make it more than just a bartender; it's a seamless blend of technology, innovation, and craftsmanship.

4. Innovative Technology Meets Superior Quality:

Golf VX utilizes cutting-edge simulator technology to faithfully recreate the landscape of prestigious golf courses from around the world. Allow me to provide some exciting details about our facility's main attraction: the Golf VX T2 Simulator. This advanced simulator features a motor-controlled motion swing plate that accurately replicates the different inclines golfers often face when playing outdoors. Additionally, it boasts an auto tee-ball retrieval feature and two 3D motion sensor cameras that measure ball flight data at a best-in-class rate of 3800 frames per second. These cutting-edge features ensure an unparalleled golfing experience that closely mirrors the challenges and dynamics of playing on an outdoor golf course. While competitors may offer basic golf simulator services, our technology propels us to a level of realism that is simply unrivaled. Winners Golf, another indoor golf facility located in Arlington Heights, utilizes the Uneekor simulator system which does not include this motion swing plate and auto-tee retrieval system. Golf VX's commitment to offering the most comprehensive and immersive player experience will captivate seasoned golf enthusiasts while also extending a warm welcome to newcomers. We (Golf VX) take great pride in introducing Arlington Heights to the future of indoor golf entertainment.



1 FURNITURE FLOOR PLAN
1/8" = 1'-0"

GLAD STUDIO

Architecture | Interior Design | Sustainable Design

Revision	Description	Date

Client:

Golf VX Corp.

Project Description:

GOLF VX ARLINGTON HEIGHTS

644 E Rand Rd, Arlington Heights, IL 60004

Drawing Description:

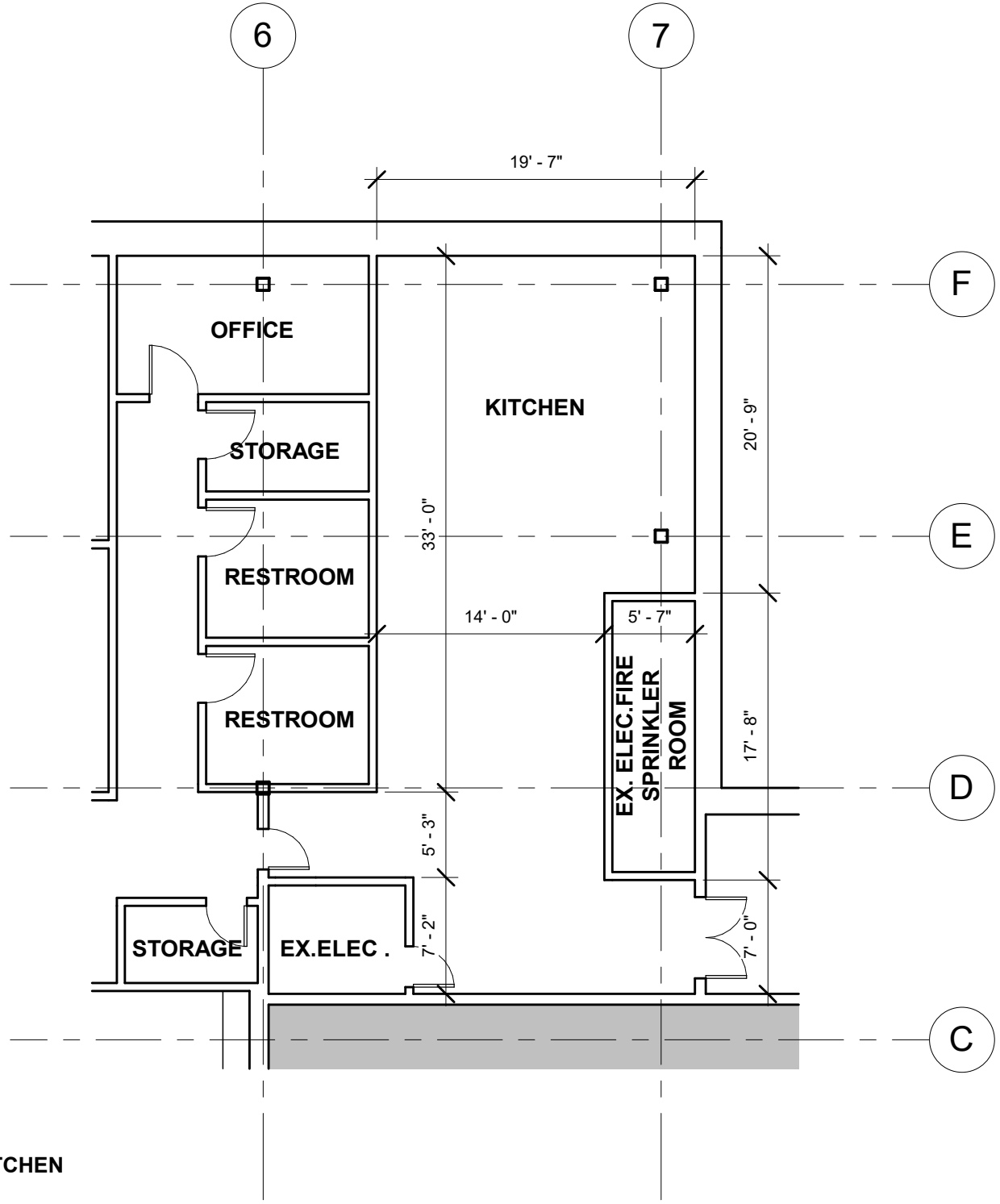
Furniture Floor Plan

Project Number	23-001
Date	09/08/2023
Drawn By	JP
Checked By	JP

Drawing No.

ASK-003

Scale at ANSI Standard D 1/8" = 1'-0"



2023.08.29

ASK-002 FLOOR PLAN_KITCHEN

SCALE: 1/8" = 1'-0" (Letter)

1 SOUTHWEST ELEVATION
1" = 10'-0"

2 WEST ELEVATION
1" = 10'-0"

3 SOUTH ELEVATION
1" = 10'-0"

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

MJK REAL ESTATE
HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093
CLIENT

SOUTHPOINT
SHOPPING CENTER
REDEVELOPMENT
660, 664, 668, 676 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

CONSULTANT

	TENANT COORDINATION	2023-08-22

NO.	ISSUE	DATE

SEAL

CURSORY REVIEW

DATE	JULY 25, 2019
PROJECT NO.	17 MJ 048
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

EXTERIOR
ELEVATIONS

SHEET

A2

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Golf VX_1

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

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NORTHFIELD, IL 60093

CLIENT

SOUTHPOINT
SHOPPING CENTER
REDEVELOPMENT
660, 664, 668, 676 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

CONSULTANT

	TENANT COORDINATION	2023-08-22

NO.	ISSUE	DATE

SEAL

CURSORY REVIEW

DATE	JULY 25, 2019
PROJECT NO.	17 MJ 048
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

PERSPECTIVE

SHEET

A3

8/22/2023 10:24:04 AM C:\Revit\MJK_ArlingtonHeights_CENTRAL 5_ovivacqua@soosarchitects.com.rvt

Golf VX_2

Golf VX_3

A SOOSOCIATES
Soos & Associates, Inc.
Architecture
105 Schelter Road, Lincolnshire, Illinois 60069
Phone: 847 821 7667

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ILLINOIS DESIGN FIRM # 184003287

MJK REAL ESTATE
HOLDING COMPANY, LLC
1622 WILLOW ROAD, SUITE 201
NORTHFIELD, IL 60093

CLIENT

SOUTHPOINT
SHOPPING CENTER
REDEVELOPMENT
660, 664, 668, 676 EAST RAND ROAD
ARLINGTON HEIGHTS, IL 60004

PROJECT

CONSULTANT

	TENANT COORDINATION	2023-08-22

NO.	ISSUE	DATE

SEAL

CURSORY REVIEW

DATE	JULY 25, 2019
PROJECT NO.	17 MJ 048
DRAWN	Author
CHECKED	Checker
APPROVED	Approver

TITLE

PERSPECTIVES

SHEET

A4

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Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official, Building & Life Safety Department**

Subject: **SDC Repot - PC 23-013 (Golf VX) - 644 E. Rand Rd.**

Date: **October 2, 2023**

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. Interior remodel of space shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Existing Building Code with amendments
    c. 2018 International Fire Code with amendments
    d. 2018 International Fuel Gas Code with amendments
    e. 2018 International Mechanical Code with amendments
    f. 2018 Illinois Energy Conservation Code with state amendments
    g. 2018 Illinois Accessibility Code
    h. 2014 Illinois Plumbing Code with amendments
    i. 2017 National Electrical Code with amendments

2. Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.

3. Restroom shall provide adequate fixtures for the occupant load of the space. Unable to verify without an occupant load calculation. Please see attached State of Illinois Plumbing Code 2014 - Rest Room Requirements. The plans do not appear to conform to this requirement.

4. The height of transitions at the doors to the exterior cannot exceed ½-inch. In order to verify compliance, provide cross section of the door openings.

5. Provide documentation that the Interior wall and ceiling finish including sound panels 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 28. The plans do not appear to conform to this requirement.

6. Means of egress sizing shall be based on the occupant load of the entire space. No details provided on door sizes.

7. Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permits are required.

8. Panic hardware shall be provided on required exit doors leading to the exterior of the building. The plans do not appear to conform to this requirement.

9. If table and chairs are provided, a portion must be accessible. 5% of all tables (dining or bar), or at least 1 must be wheelchair accessible. All accessible dining tables must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the dining surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible seating location. The plans do not appear to conform to this requirement.

10. Since game "Tee Boxes Mats" are provided, a portion must be accessible. 5% of all the gaming mats or at least 1 must be wheelchair accessible. All accessible gaming mats controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.

11. Since PC controls and Console cases are provided, a portion must be accessible. 5% of all the PC controls and Console cases or at least 1 must be wheelchair accessible. All accessible PC controls and Console cases controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.

12. Provide locations of exit signs and emergency lighting. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. The plans do not appear to conform to this requirement.

13. Emergency illumination shall be provided for a minimum of 1 1/2 hours in the event of failure of normal lighting. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux), measured along the path of egress at floor level. The plans do not appear to conform to this requirement.

14. As discussed earlier, please find attached the Illinois Accessibility Code (IAC) sections 203 & 206.2.3. which discuss General Exceptions to the IAC. Since, none of the referenced Exceptions apply to the Golf VX Corp project, the new Accessible stage / platform will be required to have permanent vertical accessibility via ramp or lift. The plans do not appear to conform to this requirement.

15. Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews"

RESTAURANT REQUIREMENTS

STATE OF ILLINOIS PLUMBING CODE 2014
APPENDIX A

Food Service Establishments, Pubs, Lounges, Nightclubs, and Places that serve Food or Liquid to be consumed on the Premises[8]

Male	Female
1: 1-100	1: 1-50
2: 101-300	2: 51-100
	3: 101-150
	4: 151-300

8. Food Service Establishments with no more than 10 combined employees and seats (for patrons) at any one time need not provide public restrooms, provided that the employee restrooms are accessible and made available to the public.

B. Additional Requirements for Special Building Types

(i) All food service establishments that sell or serve food or beverages to be consumed on the premises (regardless of their gross area) shall provide readily accessible restroom facilities for the public. If public restrooms are not provided within the premises of the food service establishment, they shall be located within the same building, on the same floor/level and within 100 feet of an entrance to the food service establishment, and they shall be available for public use at all times that the food service establishment is open.

Exception: Food service establishments with no more than 10 combined employees and seats (for patrons) at any one time need not provide public restrooms, provided that the employee restrooms are accessible and made available to the public.

Employees	Seats
1	9
2	8
3	7
4	6
5	5

(i) If there are more than five employees working at any one time, separate restrooms for men and women shall be provided.

Section 750-1350(d) of the Illinois Department of Public Health Food Service Sanitation Code prohibits the travel of unnecessary persons through the food preparation and utensil washing areas.

03 - 20 - 200-018

ENGINEERING DEPARTMENT 03-202-00008 3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION 03-202-000-18

Petition #: P.C.23-013
Petitioner: AHTIL GVX, LLC (d.b.a Golf VX)

Owner: Richard Silverman

Contact Person: Gina Choi
Address: 1945 Techny Road #8, Northbrook
Phone #: 773-757-4874
Fax #:
Email:

P.I.N.# ~~93-1880716~~
Location: 622, 626, and 644 E Rand Road, Ar
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: 1247 Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: x For: Amusement Facilit
Land Use Variation: x For: Waiver of Traffi
Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

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

	YES	NO	COMMENTS
1. PUBLIC IMPROVEMENTS REQUIRED:			
a. **Underground Utilities**			
Water		X	
Sanitary Sewer		X	
Storm Sewer		X	
b. **Surface Improvement**			
Pavement		X	
Curb & Gutter		X	
Sidewalks		X	
Street Lighting		X	
c. **Easements**			
Utility & Drainage		X	
Access		X	

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		
5. PRELIMINARY PLAT ACCEPTABLE?		X	
6. TRAFFIC STUDY ACCEPTABLE?	N/A		
7. STORM WATER DETENTION REQUIRED?	N/A		
8. CONTRIBUTION ORDINANCE EXISTING?	X		79-159 PD
9. FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10. WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: _____
DATE OF PLANS: _____

~~Director~~ VILLAGE ENGINEER 10/3/23
Date

PLAN COMMISSION PC #23-013
Golf VX
622-644 E Rand Road
Round 1

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

12. If an external grease trap is required for the kitchen, an MWRD permit will be required for any external grease traps. This can be addressed at permit.

Michael L. Pagones, P.E. Date 10/3/23
Village Engineer

Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

P.C. Number 23-013
Project Name Golf VX
Project Location 644 E Rand Rd
Planning Department Contact Hailey Nicholas

October 10th, 2023

1. Provide updated keys to place in the Knox box (key box) for emergency access by the fire department.
2. Ensure that alarm and/or fire protection systems are tested and in working order.

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Golf VX

644 E. Rand Rd

Round 1 Review Comments **08/11/2023**

1. **Character of use:**
   This is the first Golf VX to open in the region, the character of use for this property is consistent with the area and is not a concern. Golf VX is a similar concept to X-Golf which has several locations in the Chicagoland area, most notably Schaumburg, Kildeer, and Glenview. I contacted Schaumburg PD, Kildeer PD and Glenview PD, none of these agencies have had any significant calls for service since opening.

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?**
   There are no traffic problems at this location.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development should not create any additional traffic problems.

6. **General comments:**
   - Please ensure extra measures are taken to prevent/discourage underage drinking. It is recommended that ID scanners are installed, signage is posted, and all employees who serve alcoholic beverages have completed BASSAT training and their certificates are up to date.
   - 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.

Submitted by: #358
Steven Dinov, Problem Oriented Policing Coordinator

Approved by: 583
Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.23-013
Petitioner: AHTIL GVX, LLC (d.b.a Golf VX)

Owner: Richard Silverman

Contact Person: Gina Choi
Address: 1945 Techny Road #8, Northbrook

Phone #: 773-757-4874
Fax #:
Email:

P.I.N.# 93-1880716
Location: 622, 626, and 644 E Rand Road, A
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: 1247 Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: x For: Amusement Facilit
Land Use Variation: x For: Waiver of Traffi

Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

The kitchen and bar must be built in compliance with the Food Service Plan Review Requirements (see attached). This will be reviewed at the permit stage.

10-10-23
Environmental Health Officer Date

Director Date

Village of Arlington Heights
Health & Human Services Department
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
(847) 368-5760

Food Service Plan Review Requirements

The Village of Arlington Heights has adopted the Illinois Department of Public Health Food Code. Copies may be obtained by visiting www.idph.state.il.us or calling 630/293-6800.

For a complete plan review, drawings to scale must be submitted containing the information noted below. This list, while not necessarily complete, highlights areas of concern and common reasons for plan rejection.

1. Floor Plan for Operation. Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).

2. General Layout. Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.

3. Food Service Equipment. All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.

4. Plumbing fixtures. Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.

5. Sinks. Sinks that are mandatory to be installed include:

- three compartment sink with integral drain boards
- mop/utility sink
- hand sink in preparation areas (including bars) and dish areas (more than one may be required)
- food prep sink (depending on type of operation)

Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.

6. Ventilation Requirements. Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.

7. Floors, Walls, and Ceilings. The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.

8. Lighting. Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.

9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.

10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.

11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.

12. Outer Openings. No doors or windows may be left open and unscreened. All doors must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.

13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.

14. Menu. A copy of the proposed menu must be submitted.

15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.

16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.

Installation Standards for Food Service Equipment

Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air if provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening.

Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning:

- When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches.
- When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches.
- When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.

Other Considerations

A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560.

A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements.

No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100.

Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening.

An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.23-013
Petitioner: AHTIL GVX, LLC (d.b.a Golf VX)

Owner: Richard Silverman

Contact Person: Gina Choi
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Phone #: 773-757-4874
Fax #:
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P.I.N.# 93-1880716
Location: 622, 626, and 644 E Rand Road, Ar
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# of Lots: 1247 Current: _____ Proposed: ____
PUD: _____ For: _____
Special Use: x For: Amusement Facilit
Land Use Variation: x For: Waiver of Traffi

Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

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

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

Comments:
See attached comments.

Hailey Nicholas 10/10/23
Coordinator Date

Planning & Community Development Department Review

October 6, 2023

REVIEW ROUND 1

Project: Golf VX
622, 626, & 644 E Rand Rd

Case Number: PC 23-013

General:

7) The following approvals are required:
    a. Special Use Permit for a Restaurant in the B-3 District.
    b. Special Use Permit for an Amusement Facility, Large in the B-3 District.
    c. Variation to Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement for a Traffic and Parking Study.
8) Please provide a sample menu to show the type of food and drink that will be offered.
9) Please clarify the scope of exterior work/design changes to the storefront/façade. Depending on the extent of the work, a Design Commission application may be required to be submitted for review.
10) Signage will not be reviewed as part of the Plan Commission process. However, based on the conceptual elevations proposed, the signage does not comply with code. Please be aware of the following sign regulations:
    a. Wall Signs. Per code, only one sign is allowed per street frontage. This location has two street frontages, so a maximum of two wall signs are allowed. Each sign is limited in size to 25% of the wall area that it is mounted on. The proposed amount of wall signage is excessive and does not comply with code.
    b. Window Signs. Window signage is limited to 40% of each individual window pane. Window signs shall not be combined together to form larger signs. If needed, windows can be blacked out 100%, but the amount of signage on the blacked-out window is limited to 40% of each window.
    c. Refer to Chapter 30 of the municipal code for complete sign code requirements.
11) With your location next to Dogtopia, a dog boarding facility, a noise buffer should be provided to prevent excess noise from disturbing your customers and employees. Please outline how you plan to address the noise issue. The addition of sound attenuation equipment may be required.
12) The parking survey provided includes areas designated #1 and #2. Please provide clarification on the parking areas, including a map that designates the corresponding areas.
13) Two bicycle parking spots must be provided. Please indicate where bicycle parking will be located on-site.
14) The parking lot adjacent to the unit is in disrepair, and needs to be repaved and restriped to account for the additional parking demand that will be created by your business. Please provide a timeline for when the parking lot will be improved with details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center.
15) Modify the existing ADA curb ramp to be oriented in-line with any required ADA parking adjacent to the building with the corresponding continental style crosswalk.
16) Please explore incorporation of an entryway treatment/architectural enhancement at the corner of the building/main entrance that would serve as a gateway feature to the business.
17) Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email), along with one hard copy. Plans must be to-scale, full-size.
18) On all plans that are revised as a result of these comments, please be sure to add a revision date.

Prepared by: Hailey Nicholas

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Owner: Richard Silverman

Contact Person: Gina Choi
Address: 1945 Techny Road #8, Northbrook,

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P.I.N.# 93-1880716
Location: 622, 626, and 644 E Rand Road, Ar
Rezoning: _____ Current: _____ Proposed: ____
Subdivision: _____
# of Lots: 1247 Current: _____ Proposed: ____
PUD: _____ For: _____
Special Use: x For: Amusement Facility
Land Use Variation: x For: Waiver of Traffic

Land Use: B3 Current: Vacant
Proposed: Amusement F
Site Gross Area: 11,938 square foot
# of Units Total: 3
1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

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

Comments:

No Comments

9/26/23
Coordinator Date

	Round 1 Review from Departments.	Feed Back
1	Interior remodel of space shall comply with the following adopted codes: a. 2018 International Building Code with amendments b. 2018 International Existing Building Code with amendments c. 2018 International Fire Code with amendments d. 2018 International Fuel Gas Code with amendments e. 2018 International Mechanical Code with amendments f. 2018 Illinois Energy Conservation Code with state amendments g. 2018 Illinois Accessibility Code h. 2014 Illinois Plumbing Code with amendments i. 2017 National Electrical Code with amendments	10/3: Yes, architect will be working on this project to fit the code with amendments.
2	Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.	(See attachment)
3	Restroom shall provide adequate fixtures for the occupant load of the space. Unable to verify without an occupant load calculation. Please see attached State of Illinois Plumbing Code 2014 - Rest Room Requirements. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
4	The height of transitions at the doors to the exterior cannot exceed 1⁄2-inch. In order to verify compliance, provide cross section of the door openings.	Permit Process: Will follow the coding
5	Provide documentation that the Interior wall and ceiling finish including sound panels 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 28. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
6	Means of egress sizing shall be based on the occupant load of the entire space. No details provided on door sizes.	Permit Process: Will follow the coding
7	Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permits are required.	Permit Process: Will follow the coding
8	Panic hardware shall be provided on required exit doors leading to the exterior of the building. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding

9	If table and chairs are provided, a portion must be accessible. 5% of all tables (dining or bar), or at least 1 must be wheelchair accessible. All accessible dining tables must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the dining surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible seating location. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
10	Since game “Tee Boxes Mats” are provided, a portion must be accessible. 5% of all the gaming mats or at least 1 must be wheelchair accessible. All accessible gaming mats controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.	Permit Process: Bay 1 will be set up to access the wheelchair. Will make sure to comply with coding.
11	Since PC controls and Console cases are provided, a portion must be accessible. 5% of all the PC controls and Console cases or at least 1 must be wheelchair accessible. All accessible PC controls and Console cases controls must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the control surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible location. The plans do not appear to conform to this requirement.	Kiosk will be operated by the staffs mainly to set it up in the beginning. The PC controls are on the floor plate, where anyone will be able to access with clubs. Wireless keypads are given to each bay so they can control if they needed to.
12	Provide locations of exit signs and emergency lighting. The bottom of new egress markings shall be located at a vertical distance of not more than 6 ft 8 in. (2030 mm) above the top edge of the egress opening intended for designation by that marking. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
13	Emergency illumination shall be provided for a minimum of 1 1/2 hours in the event of failure of normal lighting. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 ft-candle (10.8 lux) and, at any point, not less than 0.1 ft-candle (1.1 lux), measured along the path of egress at floor level. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding

14	As discussed earlier, please find attached the Illinois Accessibility Code (IAC) sections 203 & 206.2.3. which discuss General Exceptions to the IAC. Since, none of the referenced Exceptions apply to the Golf VX Corp project, the new Accessible stage / platform will be required to have permanent vertical accessibility via ramp or lift. The plans do not appear to conform to this requirement.	Permit Process: Will follow the coding
15	Fire Department: Provide updated keys to place in the Knox box (key box) for emergency access by the fire department.	Permit Process: Will follow the coding
16	**Fire Department:** Ensure that alarm and/or fire protection systems are tested and in working order.	Permit Process: Will follow the coding
17	**503.2.1 Dimensions. Fire department:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders. Also, the "auto-turn" diagram with the proposed changes to the east access has overhangs as noted below. Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident. The School District's original proposal to keep the access point open, but with some sort of "grass paving" and blocked off with a gate may be acceptable but we will need further information to evaluate.	10/17-Fire department dropped this review. I just checked the Fire Department's review, and please disregard the last two pages. They must have included comments from a previous project into your review, so you do not need to address the comment on the fire apparatus access roads.
18	**Engineer department:** If an external grease trap is required for the kitchen, an MWRD permit will be required for any external grease traps. This can be addressed at permit.	10/19:Fred, is in charge of grease trap evaluation. Waiting for his confirmation. Permit Process: Will follow the coding
19	**Health Department:** The kitchen and bar must be built in compliance with the Food Service Plan Review Requirements (see attached). This will be reviewed at the permit stage	10/19-Permit Process: Will follow the coding
	1. Floor Plan for Operation. Designation of various areas (service areas, food preparation, dry storage, numbers and locations of seats, restrooms, break areas, etc).	Permit Process: Will follow the coding
	2. General Layout. Location of equipment fixtures (cross-reference to an equipment schedule) including distances above the floor, between other pieces of equipment, whether on legs or casters, etc.	Permit Process: Will follow the coding

	3. Food Service Equipment. All equipment must be commercial and listed with NSF or equivalent in both construction and installation. Used equipment must be inspected for approval prior to installation. Equipment schedules must contain manufacturer and model numbers for each piece of food service equipment. Equipment spec sheets are required for all new equipment.	10/19: See attachement
	4. Plumbing fixtures. Location and type must be shown in overhead and schematic design. Include provisions for drainage from condensate for refrigerators and freezers, ice machines, soda or water stations, steam tables, etc. The location of all floor drains and sinks must also be shown. All 3 compartment sinks, dish machines, prep sinks, ice machines, steam tables, and condensate lines must have an air-gap (open-site drain) on the waste line. All hub drains, floor sinks, and floor drains must be located on the toe-edge of, or adjacent to, the equipment to facilitate cleaning. Facilities cooking or performing food prep must have a grease trap. Newly constructed facilities having cooking that produces grease or vapors, or where 3 compartment sinks or food prep sinks are located in two or more areas are required to have an exterior grease trap. Dish machines and garbage grinders may not drain through the grease trap. All ice machines must be air cooled.	Permit Process: Will follow the coding
	5. Sinks. Sinks that are mandatory to be installed include: three compartment sink with integral drain boards mop/utility sink hand sink in preparation areas (including bars) and dish areas (more than one may be required) food prep sink (depending on type of operation) Hot and cold running water are required at all sinks. The water must be tempered by means of a mixing valve. A metering faucet must provide at least 10 seconds of running water.	Permit Process: Will follow the coding
	6. Ventilation Requirements. Adequate ventilation must be provided throughout the facility to remove excessive heat, steam, vapors, smoke, fumes, and noxious odors. Submit specifics on ventilation hoods for Fire Code review.	Permit Process: Will follow the coding

	7. Floors, Walls, and Ceilings. The surfaces in all food preparation, dishwashing rooms, and toilet rooms must be smooth, light colored, non-porous, and easily cleanable. Ceiling tiles may not contain fissures, and must be vinyl coated above food prep areas. Cove base must be provided at all floor/wall junctures. Grouting for all floor tiles must be sealed to be non-porous. Non-slip finishes may only be installed in traffic areas, not under equipment.	Permit Process: Will follow the coding
	8. Lighting. Artificial light sources must be installed to provide at least 20 footcandles of light in all food prep areas, dish areas, and wash rooms. All walk-in refrigeration/freezer units, dry storage areas, dining rooms during cleaning, and other areas must be provided with at least 10 footcandles of light. All light fixtures over, near, or within food preparation, display, or service areas, and dish areas, must be shielded to prevent broken glass from falling onto food. This includes heat lamps.	Permit Process: Will follow the coding
	9. Dry Storage Areas. A minimum of 25% of the food preparation area must be set aside for dry storage. Provide calculations showing how the dry storage requirement is met. Show dimensions and numbers of tiers for each shelving unit. All shelving must be at least 6 inches above the floor, and 18 inches below the ceiling. Remember that carry-out operations require more storage space for disposable containers.	Permit Process: Will follow the coding
	10. Other Storage Areas. Provide storage for the following and indicate their locations: refrigerated and frozen storage, both clean and dirty dish storage, kitchen utensils, employee belongings and coats, and all cleaning supplies and toxic chemicals. Provide a mop and broom storage rack over the mop/utility sink.	Permit Process: Will follow the coding
	11. Garbage and Refuse Disposal. An adequately sized solid waste storage site must be provided. The area must be paved, curbed, and graded to the front to prevent the accumulation of liquids. Visual screening for the area must be provided.	Permit Process: Will follow the coding

	12. Outer Openings. No doors or windows may be left open and unscreened. All door s must be self-closing and tight-fitting. Provide screening of at least 16 mesh per inch for any windows to be opened. Air curtains and self-closing automatic windows must be installed on drive-through windows. Doors to outdoor dining areas must have operable air curtains installed above if outdoor wait staff are provided.	10/0: Permit Proces: Will follow the coding. We do not have drive through windows. No outdoor dinning.
	13. Other Concerns. All conduits and plumbing pipes must be installed inside the walls. If this is not possible, they must be at least 1 inch from the wall and 6 inches above the floor to facilitate cleaning.	Permit Process: Will follow the coding
	14. Menu. A copy of the proposed menu must be submitted.	Permit Process: Will follow the coding. 10/18-See Attachment (This is just a rough draft)
	15. Smoking. No smoking is allowed in any enclosed space, including bars, private offices, or outdoor dining areas. Smoking is not allowed within 15 feet of any door, and ashtrays and other smoking materials may not be within 15 feet of the doors.	No smoking sign will be posted.
	16. Certified Food Service Manager. At least one IDPH certified Food Service Manager must be present at all times foods are handled in high-risk establishments. Medium risk establishments need at least one certified Manager on staff.	Permit Process: Will follow the coding

20	**Installation Standards for Food Service Equipment** Equipment must be mounted with a minimum of 6 inches of clear space underneath. In lieu of the clear space, equipment may be equipped with casters or placed on a raised solid masonry or sealed metal platform. The platform must be at least 2 inches high, sealed at all edges, and sealed to the floor. Necessary space for air intake must be provided for any units that need ventilation. If fresh air if provided, any air intake openings must be screened with a minimum of 16 mesh per inch screening. Equipment that is not easily moveable must also be sealed to the wall, or meet the following minimum clearances to facilitate cleaning: 1-When the distance to be cleaned is less than 2 feet in length, the width of the clear unobstructed space must not be less than 5 inches. 2-When the distance to be cleaned is between 2 and 4 feet, the width of the clear unobstructed space must not be less than 8 inches. 3-When the distance to be cleaned is greater than 4 feet, the width of the clear unobstructed space must not be less than 12 inches.	Permit Process: Will follow the coding

21	**Other Considerations** A valid Business License is required to operate a food service facility in the Village of Arlington Heights. Contact the Licensing Coordinator in the Building Department at 847/368-5560. A special use permit may be required for your location. Contact the Planning & Community Development Department at 847/368-5200 to inquire about the requirements. No alcoholic beverages may be sold without first obtaining a Village Liquor License. Contact the Liquor License Officer at 847/368-5100. Other licenses may be required as well. It is up to the owner and/or operator of each facility to obtain all of the required State and Local licenses prior to opening. An early consultation between the Health & Human Services Department and the persons planning to build and/or operate a food service establishment can be beneficial. We may also be able to answer any questions you may have during the process. Contact the Health & Human Services Department at 847/368-5760 or by fax at 847/368-5980.	Working on getting the application together for liquor/special permit for food/amusement facility. Planning to summit after public hearing.
22	**PLANNING DEPARTMENT: The following approvals are required:** a. Special Use Permit for a Restaurant in the B-3 District. b. Special Use Permit for an Amusement Facility, Large in the B-3 District. c. Variation to Chapter 28 of the Municipal Code, Section 6.12-1, to waive the requirement for a Traffic and Parking Study.	9/22:Application applied for this permits. Public hearing is scheduled on 11/08.
23	Please provide a sample menu to show the type of food and drink that will be offered.	10/18: Permit Process: Menus can be slitghtly alternate as we get the kitchen set up. (See attachment)

24	Please clarify the scope of exterior work/design changes to the storefront/façade. Depending on the extent of the work, a Design Commission application may be required to be submitted for review.	10/19: The Landlord is already working on a design to replace the entire storefront for the proposed space. The new design will be a modern architectural feature for the gateway to this wonderful new business. Please see our renderings for this proposal
25	Signage will not be reviewed as part of the Plan Commission process. However, based on the conceptual elevations proposed, the signage does not comply with code. Please be aware of the following sign regulations: Wall Signs. Per code, only one sign is allowed per street frontage. This location has two street frontages, so a maximum of two wall signs are allowed. Each sign is limited in size to 25% of the wall area that it is mounted on. The proposed amount of wall signage is excessive and does not comply with code. Window Signs. Window signage is limited to 40% of each individual window pane. Window signs shall not be combined together to form larger signs. If needed, windows can be blacked out 100%, but the amount of signage on the blacked-out window is limited to 40% of each window. Refer to Chapter 30 of the municipal code for complete sign code requirements.	Permit Process: Will follow the coding
26	With your location next to Dogtopia, a dog boarding facility, a noise buffer should be provided to prevent excess noise from disturbing your customers and employees. Please outline how you plan to address the noise issue. The addition of sound attenuation equipment may be required.	10/18: Permit Process: Will follow the coding
27	The parking survey provided includes areas designated #1 and #2. Please provide clarification on the parking areas, including a map that designates the corresponding areas.	10/18: Permit Process: Will follow the coding

28	Two bicycle parking spots must be provided. Please indicate where bicycle parking will be located on-site.	10/24: We can place it on the space between 622 E Rand building and Floor decor: See attachment for picuture of the space. Achitect will mark that on the final drawings, if it gets approved. (See attachment)
29	The parking lot adjacent to the unit is in disrepair, and needs to be repaved and restriped to account for the additional parking demand that will be created by your business. Please provide a timeline for when the parking lot will be improved with details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center.	10/12: The parking lot will be repaved/restriped in the spring to bring it up to current safety standards.
30	Modify the existing ADA curb ramp to be oriented in-line with any required ADA parking adjacent to the building with the corresponding continental style crosswalk.	10/12:The parking lot is owned by Floor & Décor and they are responsible for maintenance to the property. They are not interested in adding a continental style crosswalk at this time.
31	Please explore incorporation of an entryway treatment/architectural enhancement at the corner of the building/main entrance that would serve as a gateway feature to the business.	10/12:The Landlord is already working on a design to replace the entire storefront for the proposed space. The new design will be a modern architectural feature for the gateway to this wonderful new business. (Just a suggestion)
32	Please provide a formal response to all Round 1 Department Review Comments in electronic format, either via a USB/flash drive or via email (if the files are small enough to email), along with one hard copy. Plans must be to-scale, full-size.	Finalized 10/25

Question Number 2:

State of Illinois

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSE NO.
001.023636

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
11/30/2024

LICENSED ARCHITECT

JONGPIL PARK
2841 N TALMAN AVE
CHICAGO, IL 60618-7812

MARIO TRETO, JR.
SECRETARY

CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.gov

17407308

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 4035474

LICENSE NO.
001.023636

Department of Financial and Professional Regulation
Division of Professional Regulation

LICENSED ARCHITECT

JONGPIL PARK

EXPIRES:
11/30/2024

MARIO TRETO, JR.
SECRETARY

CECILIA ABUNDIS
DIRECTOR

The official status of this license can be verified at IDFPR.illinois.go

Cut on Dotted Line

Question:28

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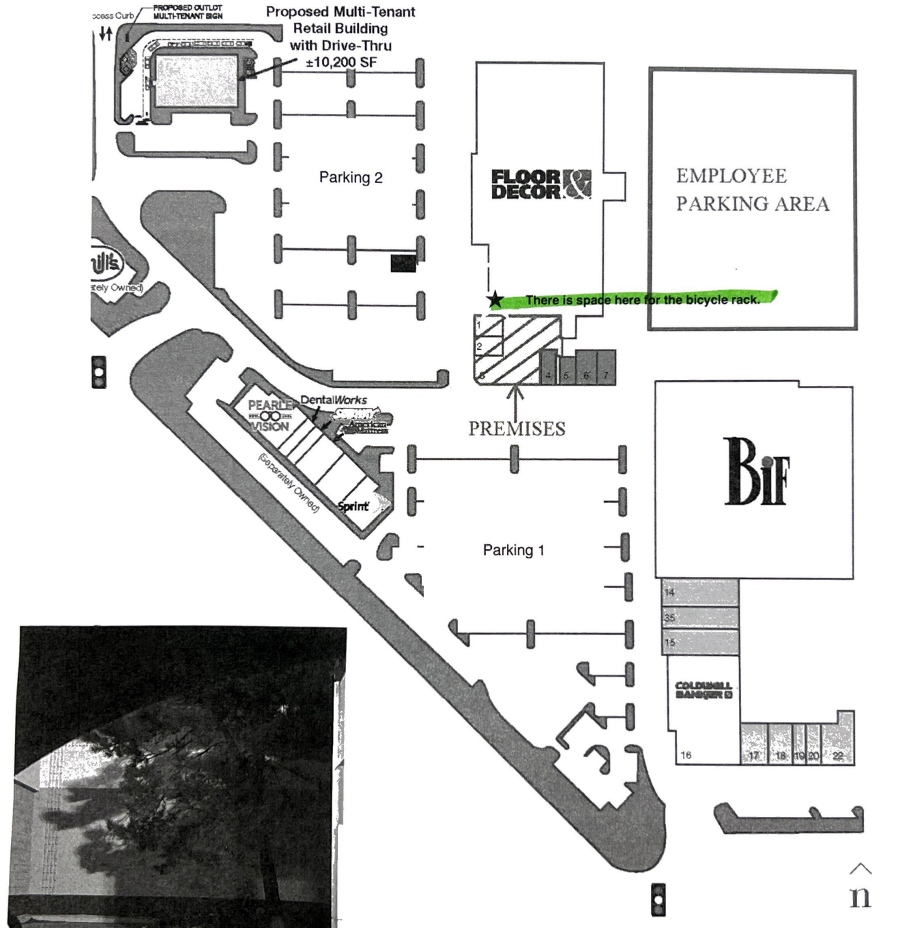
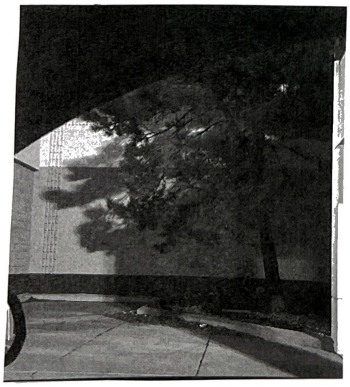
EXHIBIT A-1

PREMISES AND EMPLOYEE PARKING





Question 19-3

Table 1

		Vent Option	
Ventless Option		**Item**	**Size**
Item	**Size**	Fryer	W 21" x D 34 1/4" x H 47 1/8"
Power Fryer	17" x 27" x 30"	Combi Rational	W 42 1/4" x D 41" x H 41 7/8"
Turbo Chef	23" x 15 1/2" x 23"	Microwave	
Microwave		Stove	24" x 30 1/2" x 16 7/8"
Stove	Portable	Fryer Filter Machine	
Fryer Filter Machine		Air Fryer	
Air Fryer		3 Comp-Sink	L 91" x W 22 1/2" x H 44 3/4"
3 Comp-Sink	91 x 22 1/2 x 44 3/4	Mop Sink	L 24" x W 24" x H 10"
Mop Sink	24" x 24" x 10"	Water Boiler	W 20" x H 61.75"
Water Boiler	20" x 61.75"	Food Processor??	500-4000 Depends
Food Processor??	500-4000 Depends	Kinfe	
Kinfe		Cutting Board	
Cutting Board		Dishes	
Dishes		Silverware	
Silverware		Food Containers	
Food Containers		Glass	
Glass		Trays	Pack of 12
Trays	Pack of 12	Shelving + Post	24" x 60" x 80"
Shelving + Post	24" x 60" x 80"	Trash Bin	need 2 @ 59.99 each
Trash Bin	need 2 @ 59.99 each	Cooler	W 81" x D 32 1/4" x H 82 1/2"
Cooler	81" x 32 1/4" x 82 1/2"	Freezer	W 54" x D 32 1/4" x H 82 1/2"
Freezer	54" x 32 1/4" x 82 1/2"	Food Warmer	

Question 14

MENU

APPETIZERS

JUMBO PRETZEL 12
Jumbo Pretzel, Beer Cheese, Spicy Brown Mustard

KOREAN BBQ TACOS 12
Soft corn tortillas filled with your choice of Korean BBQ (beef, chicken, or pork), fresh slaw, and a sesame soy glaze

KIMCHI FRIES 12
kimchi Powder Seasoning with sliced green onions

TTEOKBOKKI 12
Chewy rice cakes cooked in a spicy gochujang-based sauce

DESSERTS

CHOCOLATE CAKE 5
Chocolate cake with ice cream and strawberry

STRAWBERRY CHEESECAKE 7
Strawberry cheesecake and vanilla ice cream

MATCHA GREEN TEA TIRAMISU 9
A Korean twist on the classic Italian dessert, featuring matcha green tea-soaked ladyfingers and mascarpone cheese

MAIN

BULGOGI SLIDERS 13
Miniature burgers featuring marinated bulgogi beef, lettuce, and a special gochujang mayo

BIBIMBAP SALAD 8
A deconstructed bibimbap featuring mixed greens, sautéed vegetables, choice of protein, and gochujang dressing

K-TOWN FRIED CHICKEN 18
Crispy Korean-style fried chicken served with a choice of sweet and spicy sauce, soy garlic sauce, or classic BBQ

BOGEY BEEF 14
Sweet or Hot Peppers

BIRDIE MACHINE 12
Roasted Turkey, Bacon, Roma Tomato, Lettuce, Cheddar Cheese, Mayo

BACON-WRAPPED PORK 12
Bacon-wrapped pork with spinach and peach sauce

FLATBREADS

THREE CHEESE 10
Mozzarella Cheese, Cheddar Cheese, Parmesan Cheese

MARGHERITA 12
Fresh Mozzarella, Roma Tomato, Balsamic Reduction, Fresh Basil

PEPPERONI 14
Pepperoni, Mike’s Hot Honey, Italian Seasoning

WINDY CITY 14
Italian Beef, Sweet Peppers, Hot Peppers

BBQ 14
BBQ Sauce, Cheddar Cheese, Mozzarella Bacon, Red Onion, Jalapenos

TOFU AND KIMCHI FLATBREAD 15
Flatbread with crispy tofu, sautéed kimchi, fresh cucumber, and a drizzle of vegan sesame sauce

GOLF VX

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Jorge Torres, Director of Building & Life Safety

From: Elliot Eldridge, Assistant Building Official, Building & Life Safety Department

Subject: Round 2 Submission: PC 23-013 (Golf VX)

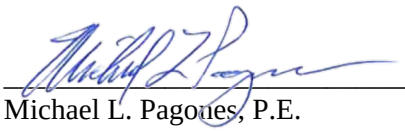
Date: October 30, 2023

General Comments:

Based on the applicant's response finalized on October 25, 2023, the Building & Life Safety Department have no further review comments.

PLAN COMMISSION PC #23-013
Golf VX
622-644 E Rand Road
Round 2

13. The petitioner's response to comments 11-12 are acceptable. The Public Works Department and Engineering Division have no further comments.



10-30-23

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

Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

P.C. Number	23-013
Project Name	Golf VX
Project Location	644 E Rand Rd
Planning Department Contact	Hailey Nicholas

October 30th, 2023

The Fire Department has no further comments on this project.

Nicholas, Hailey

From: Biskner, Terese
Sent: Thursday, November 2, 2023 4:52 PM
To: Nicholas, Hailey
Subject: RE: Plan Commission Round 2 Submission: PC 23-013 (Golf VX)

Follow Up Flag: Follow up
Flag Status: Flagged

No further comments. Thanks

Terese Biskner, LEHP
Environmental Health Officer
Health and Human Services Department
Village of Arlington Heights
847-368-5785
tbiskner@vah.com

Please consider the environment before printing this email, thank you.

Planning & Community Development Department Review

October 30, 2023

REVIEW ROUND 2

Project: Golf VX
622, 626, & 644 E Rand Rd

Case Number: PC 23-013

General:

19) The response to the following comments is acceptable: #7, #8, #17, and #18.
20) The responses to #9 and #16 are noted. The conceptual elevation does not include sufficient detail to evaluate the proposed exterior modifications. Both Golf VX and the property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Gold VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.
21) The response to #10 is noted. All future signage shall comply with code requirements or a variation must be sought.
22) The response to #11 is not sufficient. As part of Plan Commission review, staff will recommend a condition of approval that requires appropriate sound attenuation (which shall be at the discretion of the Village) be provided as part of your interior remodel permit.
23) The response to #12 is not sufficient. The parking survey that was provided includes areas designated #1 and #2. Please clarify these parking areas with a labeled map. This comment was not previously addressed, but will need to be addressed in order for staff to interpret your parking survey correctly.
24) The response to #13 is not sufficient. Please provide additional detail on the proposed location and specifications of the bicycle rack. If the location is on Floor & Décor property, please confirm that the Reciprocal Easement Agreement (REA) grants the authority to locate the bike rack on that property. Alternatively, you can propose another location for the bicycle rack that is located on your landlord's property. Please provide an image of the bicycle rack you will purchase and install.
25) The responses to #14 and #15 are noted. The existing ADA curb ramp, which is located on your landlord's property, does not comply with current requirements and must be reconstructed for code compliance. In order to verify a code compliant location, a striping plan for the parking lot improvements must be provided, including the proposed ADA parking stall locations. Prior to bringing this project before the Village Board, a paving and striping plan for the parking lot adjacent to the unit must be provided. This will be a staff recommendation as a condition of approval for the Plan Commission. This should include a timeline for when the parking lot will be improved, details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an ADA curb ramp that is oriented in-line with ADA parking with a corresponding continental style crosswalk.
26) You must apply for a liquor license and indicate that your business will be in compliance with all Village regulations regarding alcohol sales and consumption prior to your Village Board hearing. Application for a liquor license must be completed well in advance of appearing before the Village Board for final approval. This will be a staff recommendation as a condition of approval for the Plan Commission.
27) **Comments that are not addressed adequately will cause your Plan Commission public hearing to be continued.**

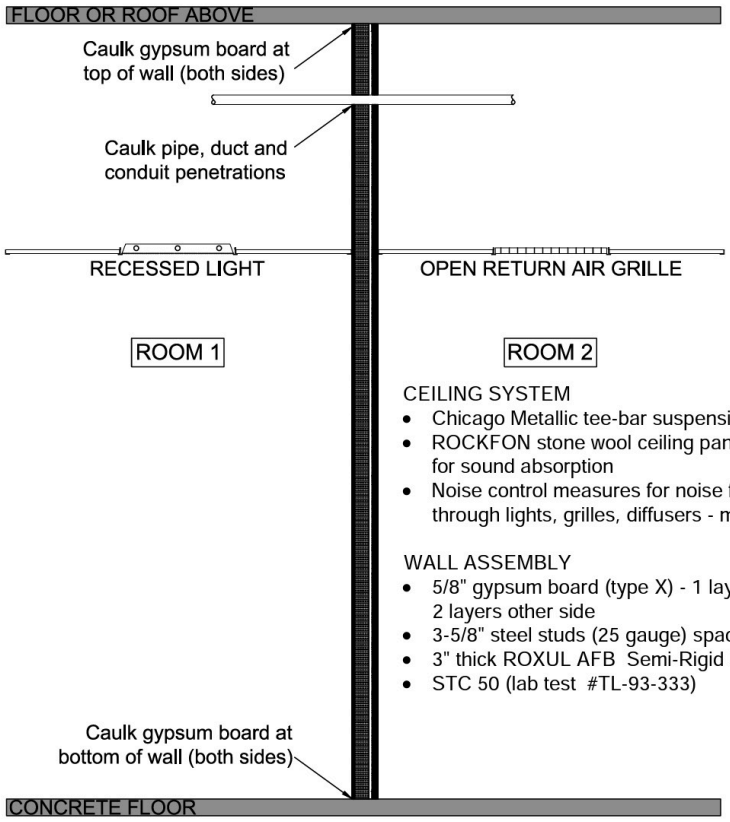
Prepared by: Hailey Nicholas

Table 1

Question #	2nd Round Comments:	Responses:					
19	The response to the following comments is acceptable: #7, #8, #17, and #18.	10/30: Acceptable-Proceed	#7:Information on fire alarm and/or fire suppression systems not provided. If they exist and changes are required, separate permits are required.	#8: Panic hardware shall be provided on required exit doors leading to the exterior of the building. The plans do not appear to conform to this requirement.	#17:503.2.1 Dimensions. Fire department: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders. Also, the "auto-turn" diagram with the proposed changes to the east access has overhangs as noted below. Finally, any response during school hours with the proposed access limitations, especially during drop-off or pick-up times, would be severely delayed and/or increase the risk of an incident. The School District's original proposal to keep the access point open, but with some sort of "grass paving" and blocked off with a gate may be acceptable but we will need further information to evaluate.	#18:Engineer department: If an external grease trap is required for the kitchen, an MWRD permit will be required for any external grease traps. This can be addressed at permit.	
20	The responses to #9 and #16 are noted. The conceptual elevation does not include sufficient detail to evaluate the proposed exterior modifications. Both Golf VX and the property owner shall collaborate on exterior enhancements to the façade, including architectural upgrades to the building entry to create an enhanced gateway to this portion of the shopping center, which shall be subject to Village review and approval and will likely require Design Commission approval. A building permit for said enhancements must be obtained no later likely require Design Commission approval. A building permit for said enhancements must be obtained no later than occupancy of the site by Gold VX, and shall be completed no later than 6 months after issuance of an occupancy permit for the subject property.	10/30 Noted: Will include in the final drawings to make sure to follow the code for approval.	#9: If table and chairs are provided, a portion must be accessible. 5% of all tables (dining or bar), or at least 1 must be wheelchair accessible. All accessible dining tables must be provided at a height between 28 inches and 34 inches measured from the floor to the top of the dining surface. There should be a clear floor area of 30 inches by 48 inches provided at each accessible seating location. The plans	#16: **Fire Department:** Ensure that alarm and/or fire protection systems are tested and in working order.			
21	The response to #10 is noted. All future signage shall comply with code requirements or a variation must be sought.	10/30 Noted-Yes, we will make sure the signage will comply with code when in process.					
22	The response to #11 is not sufficient. As part of Plan Commission review, staff will recommend a condition of approval that requires appropriate sound attenuation (which shall be at the discretion of the Village) be provided as part of your interior remodel permit.	10/30 Not sufficient: we will have at least STC 50 wall added to the existing demising wall. See attachment for detail.	Please clarify the scope of exterior work/design changes to the storefront/façade. Depending on the extent of the work, a Design Commission application may be required to be submitted for				
23	he response to #12 is not sufficient. The parking survey that was provided includes areas designated #1 and #2. Please clarify these parking areas with a labeled map. This comment was not previously addressed, but will need to be addressed in order for staff to interpret your	10/30 Not sufficient: Parking # 1 is the the parking facing the Floor and Decor. Parking #2 is the parking facing the Dogtopia. See attachment.					
24	The response to #13 is not sufficient. Please provide additional detail on the proposed location and specifications of the bicycle rack. If the location is on Floor & Décor property, please confirm that the Reciprocal Easement Agreement (REA) grants the authority to locate the bike rack on that property. Alternatively, you can propose another location for the bicycle rack that is located on your landlord's property. Please provide an image of the bicycle rack you will	10/30 Not sufficient :I have confirmed from Landlord that the location we are looking at is in their property. Will make that mark on our final drawing on permit process. See attachment for the picture of the bike rack type.					
25	he responses to #14 and #15 are noted. The existing ADA curb ramp, which is located on your landlord's property, does not comply with current requirements and must be reconstructed for code compliance. In order to verify a code compliant location, a striping plan for the parking lot improvements must be provided, including the proposed ADA parking stall locations. Prior to bringing this project before the Village Board, a paving and striping plan for the parking lot adjacent to the unit must be provided. This will be a staff recommendation as a condition of approval for the Plan Commission. This should include a timeline for when the parking lot will be improved, details on who is responsible for repairing the parking lot according to the Reciprocal Easement Agreement (REA) for the shopping center, the total number of parking spots, the location and number of ADA parking spots, and installation of an	10/30 Noted: Will make to comply with current requirement. Landlord is working on more specifics.					
26	You must apply for a liquor license and indicate that your business will be in compliance with all Village regulations regarding alcohol sales and consumption prior to your Village Board hearing. Application for a liquor license must be completed well in advance of appearing before the Village Board for final approval. This will be a staff recommendation as a condition of approval for the Plan Commission.	10/30 Noted: Yes, will make sure to take the advice and process it right away.					

12:59
◀ Chrome
5G

FULL HEIGHT WALL: BEST BLOCKING STC 50



CEILING SYSTEM

- Chicago Metallic tee-bar suspension grid
- ROCKFON stone wool ceiling panels - optimized for sound absorption
- Noise control measures for noise flanking paths through lights, grilles, diffusers - may be required

WALL ASSEMBLY

- 5/8" gypsum board (type X) - 1 layer each side 2 layers other side
- 3-5/8" steel studs (25 gauge) spaced 16" on center
- 3" thick ROXUL AFB Semi-Rigid Batt Insulation
- STC 50 (lab test #TL-93-333)

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Fax: (708) 563-4214
techservices@rockfon.com

Full Height Wall BEST BLOCKING - STC 50	REV.:
	REV. DATE:
ORIG. DWG. DATE: 7/22/2017	SCALE: 1/2" = 1'-0"
DWG. BY: JLS	
APPROVAL: _____	DWG. NO.: STC 50 FH

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Plan Commission
11/8/2023

Item: Full Circle Communities/Grace Terrace - 1519 S. Arlington Heights Rd. - PC#23-007

Department: Planning & Community Development Department

Requested Action

1. Preliminary Plat of Subdivision approval to subdivide the property into two lots.

2. Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.

3. Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.

4. Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1.

Variations Required

• Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80’ in width where code requires a minimum lot width of 100’ in the O-T District.

• Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.

• Chapter 28, Section 10.7a, to omit the required 10’ x 35’ loading berth.

Recommendations

The Staff Development Committee (SDC) reviewed the request for Preliminary Plat of Subdivision approval to subdivide the property into two lots, Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional, Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District, Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1, and the following variations from Chapter 28 of the Municipal Code:

1. Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
2. Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
3. Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

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

Zoning and Property Usage:

1. Final Plat of Subdivision approval shall be required.
2. The petitioner shall have 24 months from Village Board adoption of an ordinance granting PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original O-T District classification and the Comprehensive Plan designation shall revert back to 'Offices Only'.
3. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development defined income levels.
4. The petitioner is responsible to ensure that the Planned Unit Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:
    a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.
    b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, as applicable, with exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents and people who are employees of Arlington Heights businesses or organizations.
5. The subject property shall be operated in substantial compliance with the draft Tenant Selection Plan dated as revised 2/2021 (subject to IHDA final approval), as well as the draft Grace Terrace House Rules dated as revised 10/31/23. Maximum occupancy, as outlined in the Tenant Selection Plan, shall be restricted to no more than two occupants per bedroom.
6. The petitioner shall provide the following on-site staffing:
    a. One onsite property manager between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).
    b. One shared maintenance staff member to be onsite as needed.
    c. One onsite service staff member between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).
7. School, Park, and Library contribution (aka 'impact') fees, in accordance with Chapter 29 of the Municipal Code, shall be required at time of building permit issuance for the proposed structure.

8. Compliance with the November 28, 2023, motion from the Design Commission shall be required.
9. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

Site & Landscaping

10. The proposed site access onto Arlington Heights Road shall be subject to IDOT review and approval.
11. As part of Final Plat of Subdivision approval, the petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall prohibit the property owner of Lot 2 from objecting to the future establishment of a Special Assessment for construction of the cul-du-sac abutting Emerson Street.
12. Prior to Final Plat of Subdivision approval, the petitioner shall revise the landscape plan to increase the height of the Spartan Juniper to 6' tall at time of installation, substitute the shade trees along the northern property line with evergreen trees, and adjust the tree spacing as needed for optimal growth, to the satisfaction of the Village.

Parking & Access

13. The parking variation shall apply only to the proposed use.
14. Should a parking problem on the property exist, as determined by the Village, the petitioner shall provide additional onsite parking, or alternatively, shall arrange for shared parking with the abutting property to the south, either of which shall be to the satisfaction of the Village.
15. As part of Final Plat of Subdivision approval, the petitioner shall continue to refine the proposed cross access easement at the north of Lot 1 and on Lot 2. The easement shall be designed to provide, in general, the following:
    a. A paved vehicular connection between Lot 1 and Lot 2, to be approximately 26' wide and in a location as approved by the Village of Arlington Heights, to be implemented at the discretion of the Village of Arlington Heights at such time when Lot 2 is developed.
    b. The portion of this easement located on Lot 1 shall be for the benefit of Lot 2 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).
    c. The portion of this easement Located on Lot 2 shall be for the benefit of Lot 1 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).

ATTACHMENTS:

Description	Type
Staff Report	Report
Public Notice	Exhibits
Aerial	Exhibits
DC Minutes 10-24-23 - DRAFT	Minutes
CPRC Minutes 5-10-23	Minutes
DC Staff Report 10-24-23	Report
HC Minutes 9-20-23 - DRAFT	Minutes

HC Staff Report 9-20-23	Report
Inclusionary Housing Plan	Exhibits
VB Early Review Minutes 5-1-23	Minutes
Justification for Variations	Correspondence
Project Narrative	Correspondence
Neighborhood Meeting Summary	Exhibits
Plat of Survey	Exhibits
Architectural Plans	Exhibits
Engineering Plans	Exhibits
Fire Truck Exhibit	Exhibits
Grace Terrace House Rules - DRAFT	Exhibits
Grace Terrace PSH Tenant Selection Plan - DRAFT	Exhibits
Landscape Plan	Exhibits
Market Study	Exhibits
Photometric Plan	Exhibits
Preliminary Constructing Staging Plan	Exhibits
Preliminary Plat of Subdivision	Exhibits
Traffic & Parking Study	Exhibits
Tree Preservation Plan	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 1 Petitioner Response	Exhibits
Department Comments - Round 2 Petitioner Response	Exhibits
Department Comments - Round 3	Exhibits
Department Comments - Round 3 Petitioner Response	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

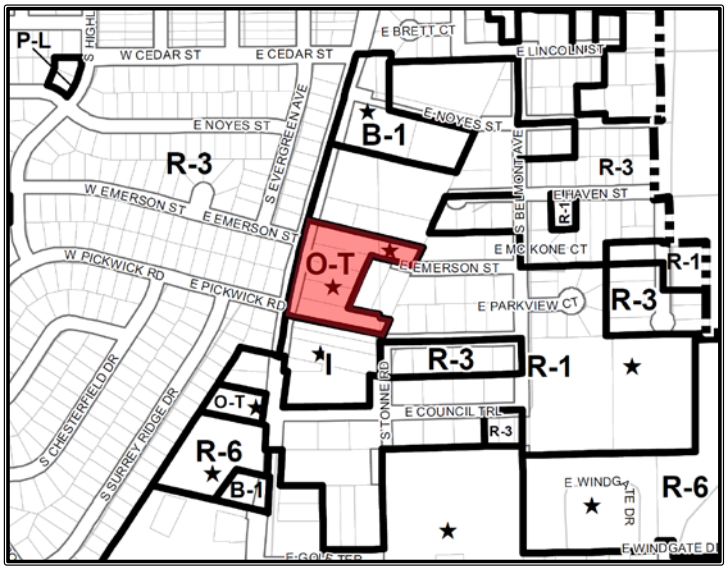
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 23-007*
***Project Title**: Full Circle Communities PSH (Grace Terrace)*
***Address**: 1519-1625 S. Arlington Heights Rd.*
***PIN**: 08-10-300-012, 08-10-300-056, 08-09-401-003, 0809-401-014 thru -016, 08-09-401-022*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: November 8, 2023*
***Date Prepared**: November 3, 2023*

***Petitioner**: Jordan Bartle*
Full Circle Communities
***Address**: 310 South Peoria Street #500*
Chicago, IL 60607

***Existing Zoning**: O-T: Office Transitional Zoning District*
***Comprehensive Plan**: Offices Only*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One-Family Dwelling District	Vacant Land	Offices Only
South	I, Institutional District	Senior Housing/Memory Care	Offices Only
East	R-1, One-Family Dwelling District	Single-Family Homes	Single-Family Detached, Offices Only
West	R-3, One-Family Dwelling District	Single-Family Homes	Single-Family Detached

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4. Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1.

Variations Required:

- Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
- Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
- Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

Project Background:

The subject property is currently vacant land and approximately 3.93 acres (171,059 square feet) in size. The southern side of the site is occupied by an existing dry bottom stormwater detention facility that serves the Gardens of Arlington Heights development, which was approved as a Planned Unit Development (PUD) in 2013 and developed as a 46-bed memory care facility. This portion of the subject property also contains a drive aisle and curb cut onto Arlington Heights Road, as well as the aforementioned detention basin. In 2016, an office development was proposed on the subject property, which received preliminary zoning entitlements from the Village Board. The developer of that project had purchased the southern piece of land from the memory care facility (that includes the curb cut and stormwater detention area) with the intent to incorporate that land into their office development. The office development never moved forward with final approval and construction.

The petitioner, Full Circle Communities, is proposing a 25-unit, three-story permanent supportive housing development (to be called Grace Terrace) with all units supported by rental assistance. Twenty of the units (80%) would be one-bedroom units and five of the units (20%) would be two-bedroom units. The facility would be built to accommodate individuals with disabilities and units would not be leased unless at least one adult member of the household qualified as disabled. Furthermore, disabled veterans would be given preference for tenancy and supportive services would be offered to all building residents. Out of the 25 units, 22 would be rented to households earning 30% of the Area Median Income, and the remaining three units would be rented to households earning 60% of the Area Median Income. A total of 41 parking stalls, including 8 ADA accessible stalls, would be located towards the rear of the building. Access to the site would come from the existing curb cut and drive aisle located on the southern end of the property, as well as a newly proposed curb cut on the northern side of the property.

Zoning and Comprehensive Plan

Full Circle Communities is proposing subdivision of the subject property into two lots. Lot 1 would contain roughly 3/4's of the site and include the proposed development; Lot 2 would be left vacant for the immediate future, with the ability to sell to a new owner for development (in conjunction with the vacant 5-acre parcel to the north) at a future date. The petitioner has requested Preliminary Plat of Subdivision approval, and if approved, a Final Plat of Subdivision would be prepared and presented for approval at a future date. The proposed development will require PUD approval to allow for the 25-unit permanent supportive housing facility, and three variations are required based on the proposed site plan.

As a result of the previously proposed office development from 2016, the subject property is currently zoned O-T, Office Transitional District. The site is classified within the Comprehensive Plan as Offices Only, which correlates to the existing zoning as a suitable site for office development. Attached to this report are maps depicting both the existing zoning and Comprehensive Plan designations.

Per code, the proposed use is classified as a *Care Facility, Intermediate*, which according to Chapter 28, Section 2.15.33 of the Village of Arlington Heights Municipal Code, is defined as: "*A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide, but who, because of their mental or physical condition, require care and services which can be made available to them only through institutional facilities such as these*". Given that the facility is designed for individuals with disabilities and would be providing services to these individuals on a regular basis within a designated space inside the building, the Intermediate Care Facility classification is the most appropriate for the proposed use. Intermediate Care Facilities are classified as permitted uses within the I, Institutional District.

In order to obtain the necessary zoning for the proposed permanent supportive housing facility, Lot 1 would need to be rezoned from the O-T, Office-Transitional District into the I, Institutional District. The Comprehensive Plan would need to be amended to reclassify Lot 1 from Offices Only to Institutional. Lot 2 would remain in the O-T District and continue to be classified as Offices Only on the Comprehensive Plan. The primary differences between the O-T District and I District are summarized in the table below:

	O-T District	I District	Grace Terrace
Maximum Allowable Building Height	30' (two stories)	45' (four stories)	35'-9" (three stories)
Maximum Floor Area Ratio (FAR)	80%	100%	25.60%
Maximum Building Lot Coverage	40%	40%	8.25%
Minimum Required Setbacks			
Front	25'	25'-35' *	90'
Side	12' **	25'-35' *	53.3'
Side	12' **	25'-35' *	167.5'
Rear	30' **	30'-40' *	94'

* Depends on the number of stories proposed

** Certain exceptions apply, see relevant Code section

The I District classification allows for taller buildings heights than the existing O-T zoning, however, it requires greater building setbacks to mitigate for the taller heights. The I District allows for a wider range of uses that generally produce a lower parking demand and traffic generation than the uses permitted within the O-T District. The Staff Development Committee is supportive of the requested rezoning into the I District for Lot 1, however, the SDC recommends a condition of approval to require the zoning on the property to revert back to O-T and the Comprehensive Plan to revert back to Office Only should the proposed development not begin construction within 24 months of approval.

Permanent Supportive Housing Use

Permanent Supportive Housing (PSH) is a housing model that promotes and integrates independent affordable living with on-site supportive services for building residents. These services could include assistance in general life skills, job training, counselling, or other special services as determined by the needs of the specific individual. Through the provision of services, the PSH facility is designed to assist residents in achieving stability, independence, and an increased quality of life. Full Circle Communities has partnered with the Anixter Center as the lead service provider, which is a Chicago-based organization that specializes in services for individuals with disabilities.

Grace Terrace would have a dedicated property manager onsite during regular business hours (9:00am-5:00pm Monday-Friday), as well as a dedicated services staff member during the same times. There would be a regional property manager and a maintenance staff member onsite as needed, as well as additional service provider staff. The facility would provide interior and exterior cameras that can be accessed remotely, with entry into the building secured via key fobs. Occupancy would be restricted to two individuals per bedroom and the petitioner has provided a draft of the House Rules and a draft of the Tenant Selection Plan, which documents outline who is eligible to lease a unit within the building and the rules of conduct while living at the facility. The Staff Development Committee has recommended a condition of approval that would require operation of the facility to be in substantial compliance with these documents, and the facility and must provide, at a minimum, a dedicated onsite property manager and a services staff member during regular business hours. The development shall be required to be deed restricted so that the units remain as affordable housing for individuals with disabilities in perpetuity.

In evaluation of the PSH use proposed on the subject property, the Staff Development Committee focused on four primary areas of review:

- The compatibility of a PSH facility in relation to the uses and zoning of surrounding properties;
- The South Arlington Heights Road Corridor Plan;
- The Comprehensive Plan and viability of the existing zoning on the property, and;
- The 2024-2025 Strategic Priorities for the Village as set by the Village Board.

Compatibility of Proposed Use:

The Gardens of Arlington Heights memory care facility abuts the site to the south. That development is considered an institutional use and is located within the I, Institutional zoning district. Grace Terrace, as an institutional use, is compatible with the Gardens memory care facility.

To the north of the subject property is vacant land that is zoned R-1, One-Family Dwelling District and classified within the Comprehensive Plan as Offices Only. That site is not ideal for single-family uses and if/when a development is proposed for that site, a rezoning will likely be necessary. The most likely uses for that site are office or low-density townhomes. The proposed permanent supportive housing facility would function as a good transition between the memory care facility located to the south and the vacant land to the north.

Immediately abutting the site to the east are two single-family homes. Opposite from the subject property and on the other side of Arlington Heights Road are single-family homes. As an institutional use that generates a low level of traffic and with the building proposed constructed towards the center of the site with generous setbacks to the east and west, along an extensive landscape buffer to the east, the proposed use will be compatible with the single-family uses on either side.

Staff has coordinated with the Arlington Heights Police Department to inquire about the impact of an existing PSH located in the Village (Hearts Place), which was approved in 2017 and consists of 18 rental units for individuals with disabilities. Out of the 18 units at Hearts Place, four units (22%) are rented to households earning 30% of the Chicagoland Area Median Income (AMI), and the remaining units (78%) are rented to households earning 60% AMI. With exception to a singular call for police service involving a firearm, over the last five years Hearts Place has not generated any additional demand on law enforcement services when compared to standard multi-family residential developments.

South Arlington Heights Road Corridor Plan:
The subject property is part of the South Arlington Heights Road Corridor planning area, which outlined key development standards for consideration relative to the subject property:

- Height: The subject property should be developed with a structure up to 2 floors.
    - ***The height of the proposed structure, at 3-stories tall, is not compatible with the height recommendations within the Plan. The 2-story building height recommendation within the Plan was meant to align with the 2-story height restriction of the O-T District.***
- Landscaping: Extensive landscape buffering should be provided along the rear of the property adjacent to the single-family homes.
    - ***The petitioner has worked with staff to provide a layered landscape buffer along the east (rear) side of the site that is adjacent to the single-family homes. This buffer consists of a 6-foot-tall solid fence, 22 new evergreen trees planted at 8' in height, 67 evergreen trees planted at 6' in height, three shade trees, the preservation of five existing trees, and numerous shrubs, native grasses, and perennials. The proposed development complies with this standard.***
- Cross Access Agreements: Development of the subject property should establish cross access with neighboring properties to promote interconnectedness.
    - ***The petitioner has provided the necessary cross access easements on the Preliminary Plat of Subdivision. The final language and provisions for these easements will be refined as part of any Final Plat of Subdivision approval. The proposed development complies with this standard.***
- Land Usage: Site is appropriate for medical or professional offices and institutional uses such as care facilities.
    - ***The proposed use, as an Intermediate Care Facility, is compatible with the land use recommendations within the Plan.***

Comprehensive Plan and Existing Zoning:
The Comprehensive Plan designates this site as Offices Only, which corresponds with the existing O-T zoning on the property. Staff Development Committee notes that market demand for new office developments is weak. There is moderate demand for smaller build-to-suit medical offices, but the site has sat vacant with the existing O-T zoning for close to seven years without movement towards this type of development. In 2018, the Village received an inquiry regarding a car wash that was interested in the site, and later that year from a bank with three drive-through lanes

proposed on the southern half of the site. Both of these development concepts would have required, at a minimum, a rezoning and special use permit; however, neither development concept moved forward.

2024-2025 Strategic Priorities of the Village:
In September of this year, the Village Board approved nine strategic priorities meant to serve as guiding principles for the Village over the next two years. The Grace Terrace development is compatible with two of these priorities:

- Priority #6: Continue to embrace diversity, equity, and inclusion efforts with an emphasis on creating a sense of belonging and engagement within the community and Village Government
- Priority #9: Seek, maintain, and expand attainable housing within the community.

Early Review
On May 1, 2023, the petitioner appeared before the Village Board for an Early Review. Minutes from this meeting are included in the packet that has been provided to the Plan Commission.

Conceptual Plan Review Committee
On May 10, 2023, the petitioner appeared before the Conceptual Plan Review Committee. Questions at the meeting related primarily to the affordability levels within the proposed development, the ability of the development to pull from the local population for tenants, the expected property taxes, the existing PSH developments within Full Circle Communities portfolio, and the Village's vision for development on the subject property. The minutes from this meeting are attached.

Neighborhood Meeting
On August 18th, the petitioner sent out letters to all households within an approximately 1,000' radius of the subject property inviting them of an informational neighborhood meeting where they could learn about the project and provide any concerns or questions they may have. The neighborhood meeting occurred on September 5th, and the petitioner has provided a summary of that meeting, which has been included in the packet transmitted to the Plan Commission.

Housing Commission
On August 18th, the Housing Commission discussed the proposed development with regards to compliance with the Inclusionary Housing regulations. The Housing Commission found that the petitioner's proposed affordability plan complied with the requirements of the Inclusionary Housing regulations and voted 4-0 in favor of a recommendation of approval. The staff report and draft meeting minutes from this meeting are included in the materials that have been provided to the Plan Commission.

Design Commission
On October 24th, the petitioner appeared before the Design Commission for review of the building architecture and exterior appearance of the structure. Due to certain unresolved issues with the building design, the Design Commission voted to continue the project, which is expected to reappear before the Design Commission on November 28th. The draft meeting minutes from the October 24th meeting are provided within the Plan Commission documents, and any approval of this development shall be subject to compliance with the recommendation that will be made by the Design Commission when they re-review this project.

Site Design & Landscaping
The site layout and building location has been designed to place the PSH structure towards the center of the site, preserving a 90' front yard setback along Arlington Heights Road and a 93' to 120' rear yard setback to the east. Access to the site utilizes the existing curb cut on the southern end of the site, and the newly proposed northern access has been designed to align with Emerson Street on the opposite side of Arlington Heights Road. The project conforms to all bulk, height, and setback regulations of the I District with exception to two site related variations and one parking variation. Specifically, the following site-related variations are required:

- ***Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.***
- ***Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.***

Variations shall only be approved when they conform to the following criteria as outlined with the Municipal Code:

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

Relative to the lot width variation for Lot 2, the SDC is supportive of this variation and notes that while the proposed lot is 20% less than the minimum required lot width as outlined within the O-T regulations, the lot size is approximately 260% larger than the minimum size required for an O-T zoned lot (36,286 square feet proposed where the minimum requirement is 10,000 square feet). Additionally, while the lot itself does not meet the minimum width requirements, there is potential for that lot to be incorporated into future development of the vacant land to the north, which would negate its substandard lot size.

With regards to the variation to waive the requirement for a loading berth, the SDC notes that the site includes 28' wide drive aisles on the north and south sides of the building, which allows extra room for a delivery/refuse truck to park on the side of the drive aisle while preserving at least 9.5' travel lanes for two-way traffic to pass. The petitioner has noted that there is an approximately 17.5' deep paved access area adjacent to the interior trash room, which would allow a delivery/refuse truck to pull in with minimal encroachment outwards into the adjacent drive aisle. With two points of ingress/egress to the site, vehicles have two options for travel should one of the drive aisles be occupied by a loading vehicle. The Staff Development Committee is supportive of this variation.

The petitioner has submitted a Tree Survey & Preservation Plan, as well as a Landscape Plan indicating compliance with all landscape requirements. A dense and layered landscape screen, consisting of evergreens for year-round screening, is proposed along the east property line adjacent to the single-family homes. A total of 255 new trees will be planted on the property, and existing trees that are in poor condition (or within the building footprint) will be removed. With exception to the invasive buckthorn trees that will be removed, a total of 126 trees will be removed from the site and 22 trees will be preserved. The Staff Development Committee supports the proposed landscape plan; however, certain minor modifications may be needed at time of Final Plat of Subdivision approval, including modifications to the spacing of certain trees, the substitution of shade trees along the northern property line with evergreen trees, and the increase in planting height of the Spartan Junipers to 6' in height.

Per Code, all dead-end streets must terminate in a cul-du-sac, and Emerson Street to the east of the subject property does not conform to this requirement. Accordingly, a portion of Lot 2 must be dedicated as public Right-of-Way to accommodate for a future cul-du-sac. However, sufficient land for the cul-du-sac will not be available until the property to the east (318 E. Emerson Street) is also subdivided and redeveloped, which would require a portion of that site to be dedicated as Right-of-Way as well. While the petitioner has provided their portion of the land necessary for the future cul-du-sac, it is unknown if or when the property at 318 E. Emerson Street will be subdivided. Until that occurs, the cul-du-sac cannot be constructed. A condition of approval is included below, which would require the petitioner to enter into an Estoppel Agreement that would prohibit any future owner of Lot 2 from objecting to a Special Assessment in the future, which would be proposed only when all of the necessary Right-of-Way has been dedicated to allow for construction of said cul-du-sac.

Traffic and Parking

The petitioner has provided a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. As outlined above, the

proposed site would include 41 parking stalls where 51 stalls are required by code. The table below outlines the parking requirements for the site:

Tenant	Use	SF	# of Units	Parking Ratio	Parking Required
Full Circle Communities PSH (Residential)	Multi-Family	N/A	25	2 per unit	50
Full Circle Communities PSH (Office)	Office	180	-	1 per 300 SF	1
				PARKING REQUIRED	51
				PARKING PROVIDED	41
				SURPLUS / (DEFICIT)	(10)

The following variation is required:

- ***Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.***

Parking demand at PSH facilities is generally less in comparison to standard market-rate multi-family developments. In comparison to Hearts Place, which was also approved for a parking variation, Grace Terrace provides the following:

	Parking Provided Per Bedroom	Parking Provided per Unit	Parking Required Per Code
Hearts Place	1.27	1.83	2 per unit
Grace Terrace	1.36	1.64	2 per unit

The proposed parking supply at Grace Terrace is similar to what has been provided at Hearts Place, and staff is not aware of any parking problems associated with the Hearts Place development. Grace Terrace is located across the street from one of Pace's "On Demand" service zones, which provides a reservation-based, shared-ride service within Arlington Heights and Rolling Meadows. Pace Bus Route 208 is located on Golf Road approximately ¼ mile to the south of the subject property. The petitioner has provided a detailed response outlining how Grace Terrace conforms to the necessary criteria for variation approval, which response is included in the packet provided to the Plan Commission. The Staff Development Committee concurs that the approval criteria have been met, however, a condition of approval is included below, which would require the petitioner to obtain a shared parking agreement with the property to the south, or provide additional onsite parking spaces, should a parking problem occur on the site at the discretion of the Village.

With regards to traffic, the proposed use is anticipated to generate approximately 31 new trips during the peak morning travel hour and 31 new trips during the peak evening travel hour. By way of comparison, the medical office development approved on the subject property in 2016 (but never constructed) was estimated to generate 64 morning peak trips and 89 evening peak trips. The study concludes that given the low estimated traffic to be generated by the development, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes generated by the development.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the request for Preliminary Plat of Subdivision approval to subdivide the property into two lots, Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional, Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District, Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on Lot 1, and the following variations from Chapter 28 of the Municipal Code:

1. Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.

2. Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
3. Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

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

Zoning and Property Usage:

1. Final Plat of Subdivision approval shall be required.
2. The petitioner shall have 24 months from Village Board adoption of an ordinance granting PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original O-T District classification and the Comprehensive Plan designation shall revert back to 'Offices Only'.
3. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meet all Housing and Urban Development defined income levels.
4. The petitioner is responsible to ensure that the Planned Unit Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:
   a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.
   b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines, as applicable, with exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents and people who are employees of Arlington Heights businesses or organizations.
5. The subject property shall be operated in substantial compliance with the draft Tenant Selection Plan dated as revised 2/2021 (subject to IHDA final approval), as well as the draft Grace Terrace House Rules dated as revised 10/31/23. Maximum occupancy, as outlined in the Tenant Selection Plan, shall be restricted to no more than two occupants per bedroom.
6. The petitioner shall provide the following on-site staffing:
   a. One onsite property manager between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).
   b. One shared maintenance staff member to be onsite as needed.
   c. One onsite service staff member between standard business hours (approximately 9:00am – 5:00pm Monday through Friday).
7. School, Park, and Library contribution (aka 'impact') fees, in accordance with Chapter 29 of the Municipal Code, shall be required at time of building permit issuance for the proposed structure.
8. Compliance with the November 28, 2023, motion from the Design Commission shall be required.
9. The petitioner shall comply with all applicable Federal, State, and Village codes, regulations, and policies.

Site & Landscaping

10. The proposed site access onto Arlington Heights Road shall be subject to IDOT review and approval.
11. As part of Final Plat of Subdivision approval, the petitioner shall enter into an Estoppel Agreement with the Village, which agreement shall prohibit the property owner of Lot 2 from objecting to the future establishment of a Special Assessment for construction of the cul-du-sac abutting Emerson Street.
12. Prior to Final Plat of Subdivision approval, the petitioner shall revise the landscape plan to increase the height of the Spartan Juniper to 6' tall at time of installation, substitute the shade trees along the northern property line with evergreen trees, and adjust the tree spacing as needed for optimal growth, to the satisfaction of the Village.

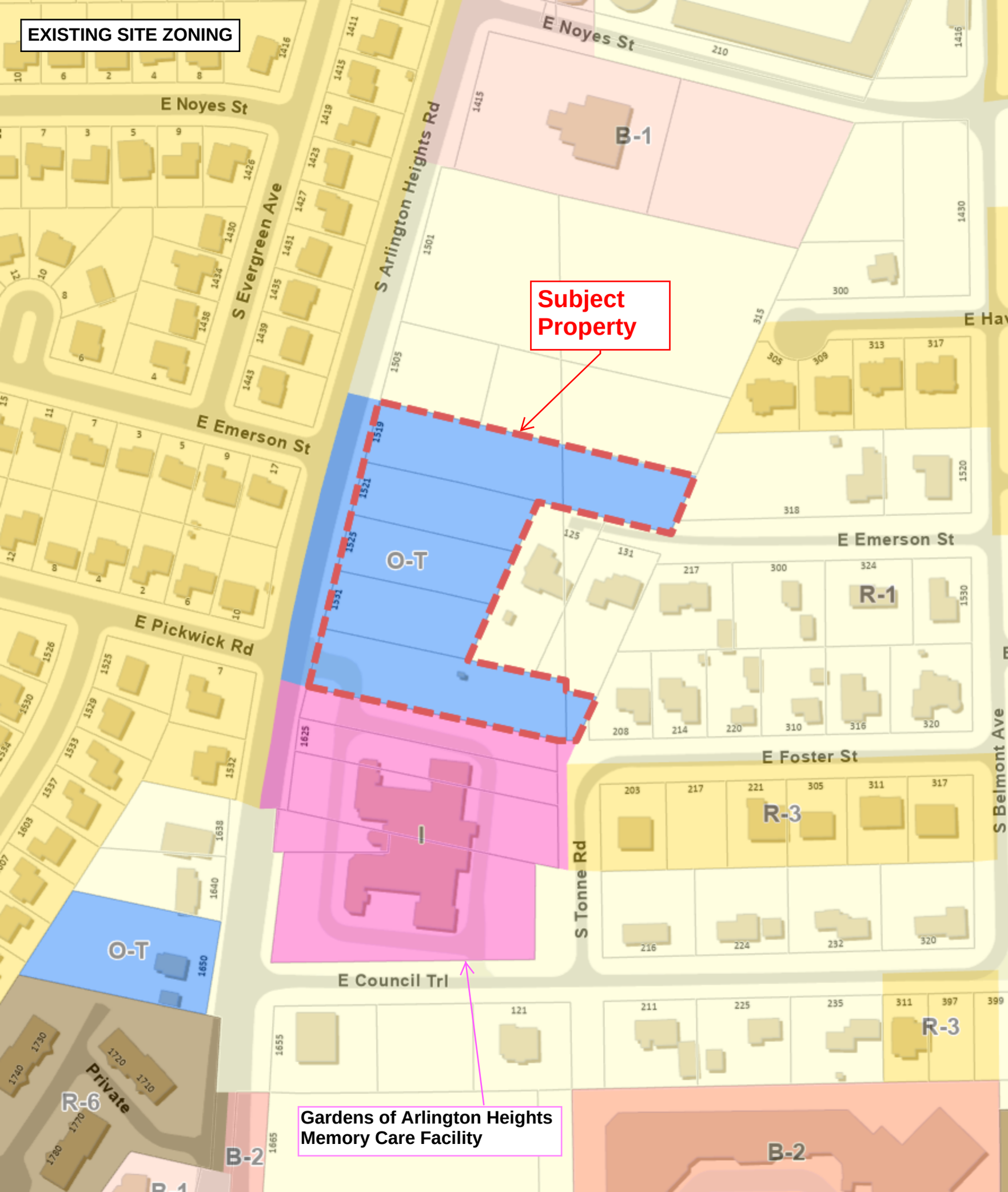
Parking & Access

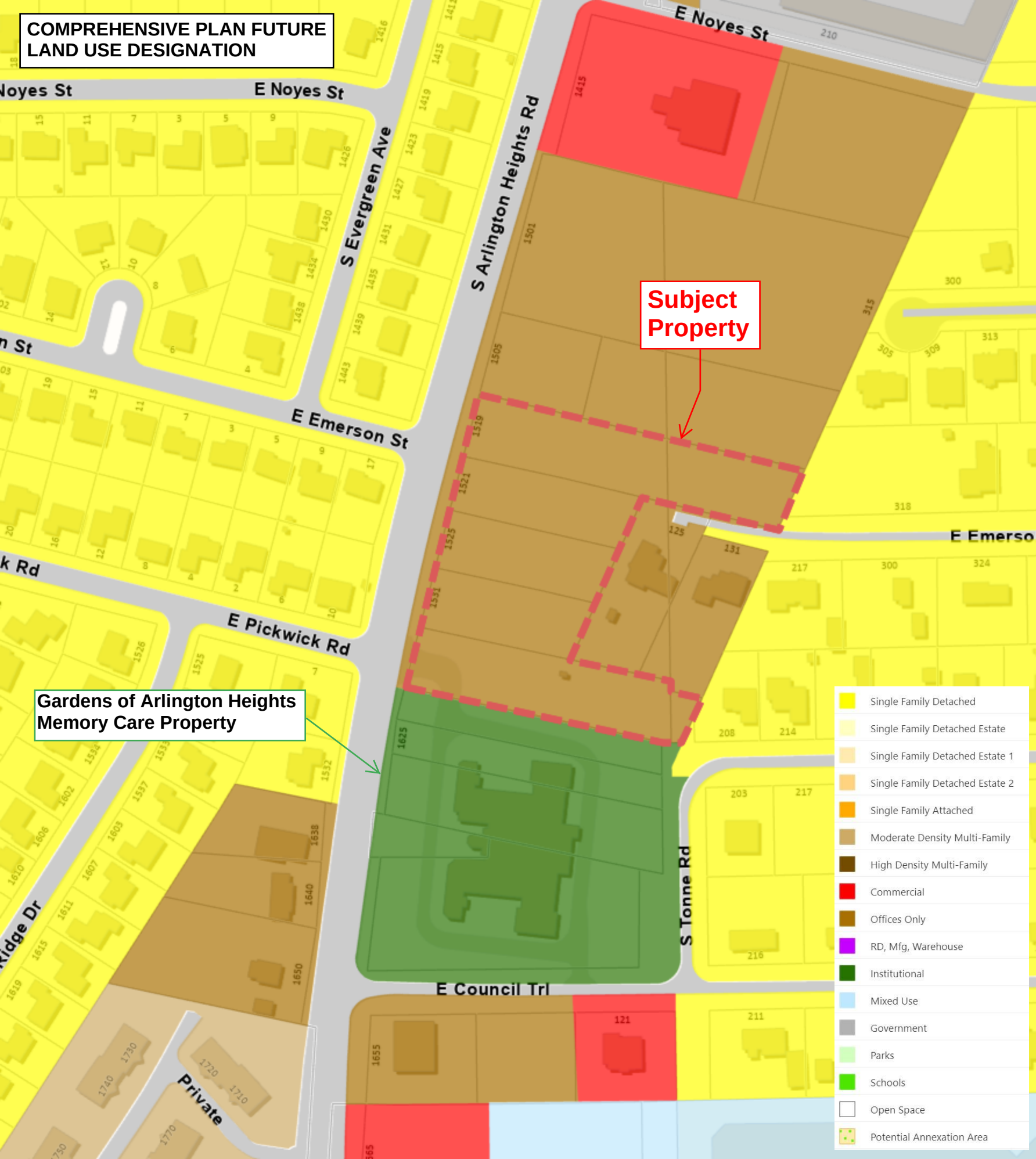
13. The parking variation shall apply only to the proposed use.

14. Should a parking problem on the property exist, as determined by the Village, the petitioner shall provide additional onsite parking, or alternatively, shall arrange for shared parking with the abutting property to the south, either of which shall be to the satisfaction of the Village.
15. As part of Final Plat of Subdivision approval, the petitioner shall continue to refine the proposed cross access easement at the north of Lot 1 and on Lot 2. The easement shall be designed to provide, in general, the following:
    a. A paved vehicular connection between Lot 1 and Lot 2, to be approximately 26' wide and in a location as approved by the Village of Arlington Heights, to be implemented at the discretion of the Village of Arlington Heights at such time when Lot 2 is developed.
    b. The portion of this easement located on Lot 1 shall be for the benefit of Lot 2 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).
    c. The portion of this easement Located on Lot 2 shall be for the benefit of Lot 1 and the properties to the north of Lot 2 (1505 & 1501 S. Arlington Heights Rd).

_____ November 3, 2023
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads


EXISTING SITE ZONING
Subject Property
Gardens of Arlington Heights Memory Care Facility
E Noyes St
S Arlington Heights Rd
S Evergreen Ave
E Emerson St
E Pickwick Rd
E Council Trl
E Foster St
S Tonne Rd
S Belmont Ave
B-1
O-T
I
R-1
R-3
R-6
B-2
Private


COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATION
E Noyes St
S Evergreen Ave
S Arlington Heights Rd
E Emerson St
E Pickwick Rd
Subject Property
Gardens of Arlington Heights Memory Care Property
S Tonne Rd
E Council Trl
Private
Single Family Detached
Single Family Detached Estate
Single Family Detached Estate 1
Single Family Detached Estate 2
Single Family Attached
Moderate Density Multi-Family
High Density Multi-Family
Commercial
Offices Only
RD, Mfg, Warehouse
Institutional
Mixed Use
Government
Parks
Schools
Open Space
Potential Annexation Area

legal notices

to place a legal advertisement, email legals@dailyherald.com or call 847-427-4671 hours: M - F 8:30 a.m. - 4:30

Divorces

In the Circuit Court of the Nineteenth Judicial Circuit
Lake County, Illinois
In Re the Marriage of
Clara Bishop,
Petitioner
vs.
Lakeisha Sessions,
Respondent
Case No. 23 DN 352
The requisite affidavit for publication having been filed, NOTICE IS HEREBY GIVEN YOU, Lakeisha Sessions, respondent, that this case has been commenced in this court by the petitioner against you for Dissolution of Marriage and other relief.
UNLESS YOU file your answer or otherwise file your appearance in this case in the office of the clerk of this court in the Lake County Courthouse, Waukegan, Illinois, on or before November 15, 2023 *A JUDGMENT OR DECREE BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE RELIEF ASKED IN THE COMPLAINT.
Dated: September 6, 2023
/s/ Erin Cartwright Weinstein
Lake County Circuit Clerk
Published in Daily Herald Oct 17, 24, 31, 2023 4606759

Assumed Names

NOTICE
Notice is hereby given, pursuant to "An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State," as amended, that a certification was registered by the undersigned with the County Clerk of Cook County under Registration No. Y23011116 on October 19, 2023, Under the Assumed Name of
SHARPE
with the business located at 1504 W. Raleigh Ct., Arlington Heights, IL 60004
The true and real full name(s) and residence address of the owner(s)/partner(s) is:
Timothy Sharpe
1504 W. Raleigh Ct.
Arlington Heights, IL 60004
/s/ Karen A. Yarbrough
Cook County Clerk
Published in Daily Herald Oct 24,31, Nov 7, 2023 4607104

NEED AN ACCOUNTANT? Look in the PROFESSIONAL SERVICE DIRECTORY of the DAILY HERALD CLASSIFIED

Name Changes

STATE OF ILLINOIS
CIRCUIT COURT
COOK COUNTY, IL
For Change of Name
Request of: Tyrone Sims Jr
Case No. 2023CONC001522
There will be a court date on my Request to change name from:
Tyrone Sims Jr
to the new name of:
Grayson Hunter Hayes
The court date will be held on December 29, 2023, at 9:30 a.m., at 50 West Washington Street, Chicago, Illinois, in Courtroom # Zoom
/s/Tyrone Sims Jr
Petitioner
Dated: October 4, 2023
Published in Daily Herald Oct 10, 17, 24, 2023 4606499

STATE OF ILLINOIS
CIRCUIT COURT
COOK COUNTY, IL
For Change of Name
Request of:
Samantha Milagros A Isenbarger
Case No. 20232003378
There will be a court date on my Request to change my name from:
Samantha Milagros A Isenbarger
to the new name of:
Samantha Milagros Vassileva
The court date will be held on: December 5, 2023
at 10:00 a.m.
at 5600 Old Orchard Road
Skokie, IL 60077
Cook County
in Courtroom # 0202
/s/ Samantha Milagros A Isenbarger
Petitioner
Published in Daily Herald Oct. 10, 17, 24, 2023 (4606470)

LEGAL NOTICE
IN THE CIRCUIT COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT
KANE COUNTY, ILLINOIS
Publication Notice of Court Date for Request of Name Change (Adult)
Request of:
David Alessandro Castro
Case No. 2023MR284
There will be a court date on my Request to
Change my name from:
David Alessandro Castro
To the new name of:
David Alessandro Parra
The Court date will be held on December 1, 2023 at 1:30 p.m., at
100 S. Third St., Geneva, Kane County, Illinois in Courtroom #250.
/s/ David A. Castro
Petitioner
Published in Daily Herald Oct. 10, 17, 24, 2023 (4606451)

NEED A CROWD At your craft fair? Place your ad in the DAILY HERALD Classified

Name Changes

STATE OF ILLINOIS
CIRCUIT COURT
COOK COUNTY, IL
For Change of Name
Request of:
Schuyler Elizabeth Handy
Case No. 2023CONC001548
There will be a court date on my Request to change name from:
Schuyler Elizabeth Handy
to the new name of:
Schuyler Handy Lei
The court date will be held on January 4, 2024, at 9:30 a.m., at 50 West Washington Street, Chicago, Illinois, in Courtroom # Zoom
/s/Schuyler Elizabeth Handy
Petitioner
Dated: October 11, 2023
Published in Daily Herald Oct 17, 24, 31, 2023 4606756

Foreclosures

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
DUPAGE COUNTY, ILLINOIS
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
PLAINTIFF,
VS.
MICHAEL ANTHONY ARMSTRONG; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; WESTLAKE COUNTRY FOURS CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,
DEFENDANTS.
NO. 23 FC 000607
321 FAIRCHILD COURT UNIT C
BLOOMINGDALE, IL 60108
JUDGE
PRESIDING JUDGE
NOTICE BY PUBLICATION
NOTICE IS HEREBY GIVEN TO YOU,
Michael Anthony Armstrong
Unknown Owners and Non-Record Claimants
defendants, that this case has been commenced in this Court against you and other defendants, asking for the foreclosure of a certain Mortgage conveying the premises described as follows, to wit:
UNIT 98 IN WESTLAKE COUNTY FOURS CONDOMINIUM, IN THE WEST 1/2 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE FOURTH AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 22, 1972 AS DOCUMENT NUMBER R72-50177, AMENDING THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 01, 1972, AS DOCUMENT NUMBER R72-4944, IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.
Commonly known as: 321 Fairchild Court Unit C
Bloomingdale, IL 60108
and which said Mortgage was made by,
Michael Anthony Armstrong
Mortgagor(s), to
Mortgage Electronic Registration Systems, Inc. as nominee for CrossCountry Mortgage, LLC
Mortgagee, and recorded in the Office of the Recorder of Deeds of DuPage County, Illinois, as Document No. R2022-011808; and for other relief.
UNLESS YOU file your answer or otherwise file your appearance in this case, on or before November 16, 2023, A JUDGMENT OR DECREE BY DEFAULT MAY BE TAKEN AGAINST YOU FOR THE RELIEF ASKED IN THE COMPLAINT.
You have been sued. To participate in the case, you MUST file an official document with the court within the time stated on this Notice called an "Appearance" and a document called an "Answer/Response". The Answer/Response is not required in small claims or eviction cases unless ordered by the court. If you do not file an Appearance and Answer/Response on time, the court may decide the case without hearing from you, and you could be held in default and lose the case. After you fill out the necessary documents, you need to electronically file (e-file) them with the court. To e-file, you must create an account with an e-filing service provider. For more information, go to ilcourts.info/efiling. If you cannot e-file, you can get an exemption that allows you to file in-person or by mail. You may be charged filing fees, but if you cannot pay them, you can file an Application for Waiver of Court Fees. It is possible that the court will allow you to attend the first court date in this case in-person or remotely by video or phone. Contact the Circuit Court Clerk's office or visit the Court's website to find out whether this is possible and, if so, how to do this. Need help? Call or text Illinois Court Help at 833-411-1121 or go to ilcourthelp.gov for information about going to court, including how to fill out and file documents. You can also get free legal information and legal referrals at illinoislegalaid.org. All documents referred to in this Notice can be found at ilcourts.info/forms. Other documents may be available from your local Circuit Court Clerk's office or website. ¿Necesita ayuda? Llame o envíe un mensaje de texto a Illinois Court Help al 833-411- 1121, o visite ilcourthelp.gov para obtener información sobre los casos de la corte y cómo completar y presentar formularios.
PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THE PLAINTIFF'S ATTORNEY IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
1 N. Dearborn St. Suite 1200
Chicago, IL 60602
Ph. (312) 346-9088
File No. 23-16203IL-970124
I3231032

Judicial Sales

Public Notice
STATE OF ILLINOIS
IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT KANE COUNTY, ILLINOIS
TIMBERLAKE ASSOCIATION, Plaintiff, and MICHAEL J. SAMUELSON,LILIANA DURAN, et. al., Defendants.
Case No.: 22FC684
NOTICE OF SALE PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 18, 2023, the Sheriff of Kane County, Illinois will at 9:00 a.m. on November 16, 2023 at Kane County Sheriff's Office, 37W755 Route 38, St. Charles, IL 60175 sell at public auction to the highest bidder, as set forth below, the following described real estate: PARCEL 1: LOT 2 IN BLOCK 3 OF TOWNE CLUB, UNIT ONE, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINICPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT #1225546 IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.
PARCEL 2: EASEMENT FOR ENJOYMENT AND INGRESS AND EGRESS AS ESTABLISHED IN DECLARATION RECORDED JANUARY 9, 1973 AS DOCUMENT #1251582 MADE BY HAWAIIAN VILLAS INC. AN ILLINOIS CORPORATION FOR THE BENEFIT OF PARCEL ONE OVER BLOCK 18 AND PART OF BLOCK 19 OF TOWNE CLUB,UNIT ONE, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT #1225546 AS FULLY DESCRIBED IN THE AFORESAID DECLARATION IN THE CITY OF AURORA,KANE COUNTY, ILLINOIS.
Parcel Number: 15-17-104-007
Said property is commonly Known as 1063 Cascade Drive, Aurora, Kane County, Illinois. Sale terms: 10% down of the highest bid by certified funds at the close of the sale payable to the Kane County Sheriff. No third-party checks will be accepted. The balance, in certified funds/or wire transfer, is due within twenty-four (24) hours. Failure to pay the remaining balance within 24 hours shall result in the forfeiture of the 10% down payment. No fee shall be paid by the mortgagee acquiring the residential real estate pursuant to its credit bid at the sale or by any mortgagee, judgment creditor, or other lienor acquiring the residential real estate whose rights in and to the residential real estate arose prior to the sale. The subject property is subject to general real estate taxes, special assessments, or special taxes levied against said real estate and is offered for sale without any representation as to quality or quantity of title and without recourse to Plaintiff and in "AS IS" condition. The sale is further subject to confirmation by the court. Upon payment in full of the amount bid, the purchaser will receive a Certificate of Sale that will entitle the purchaser to a deed to the real estate after confirmation of the sale. The property will NOT be open for inspection and plaintiff makes no representation as to the condition of the property. Prospective bidders are admonished to check the court file to verify all information. This property is located within a common interest community and the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by The Condominium Property Act, 765 ILCS 605/18.5(g-1). NOTE: Pursuant to the Fair Debt Collection Practices Act, you are advised that Plaintiff's attorney is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose. For information, contact Plaintiff's attorney:
Libby F. Vassmer
COSTELLO SURY & ROONEY, One Lincoln Centre, Suite 1670, Oakbrook Terrace, Illinois 60181
Telephone No.: 630-690-6446, Facsimile No.: 630-690-5454
Published in Daily Herald Oct. 10, 17, 24, 2023 (4606488)

Judicial Sales

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
LAKE COUNTY, ILLINOIS
OLD NATIONAL BANK, successor by merger with FIRST MIDWEST BANK,
Plaintiff,
v.
JAMES KEISTER, JR., Independent Executor of the Estate of CYNTHIA I. KEISTER, Deceased; UNKNOWN HEIRS AND DEVISEES OF CYNTHIA I. KEISTER, Deceased; "UNKNOWN OWNERS" and "NON-RECORD CLAIMANTS,"
Defendants.
No. 2023 FC 0260
PROPERTY ADDRESS:
10789 W. Talmadge Ave.
Beach Park, Illinois 60099
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above cause on July 14, 2023, the Sheriff of Lake County, Illinois, will at 9:30 a.m. on November 14, 2023, at the LAKE COUNTY COURTHOUSE, 301 Washington Street, Second Floor, Waukegan, Illinois 60085, sell at public auction to the highest bidder for cash, as set forth below, the following described real estate:
THE WEST HALF OF LOT 1 IN BLOCK 34 IN F.H. BARTLETT'S SHERIDAN ROAD PARK BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER AND PART OF THE NORTH WEST QUARTER OF SECTION 33, TOWNSHIP 46 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 279383, IN BOOK "P" OF PLATS, PAGE 56 AND 57, IN LAKE COUNTY, ILLINOIS.
Common Address: 10789 W. Talmadge Ave.
Beach Park, Illinois 60099
Permanent Index No: 04-33-108-004
The real estate is improved with a single family home.
The judgment amount was $107,442.94.
Sale terms: Ten Percent (10%) down by certified funds; the balance, by certified funds, is due within 24 hours. The subject property is subject to real estate taxes or special assessments and is offered for sale without recourse to Plaintiff. The sale is further subject to confirmation by the Court.
Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a deed to the real estate after confirmation of the sale.
The property will NOT be open for inspection. Prospective bidders are admonished to check the Court file to verify all information.
For information, contact Plaintiff's attorney, Tina M. Jacobs, JACOBS & PINTA, 77 West Washington Street, Suite 1005, Chicago, Illinois 60602 (telephone: [312] 263-1005).
Tina M. Jacobs, Esq. - ARDC 6190255
Joy Pinta, Esq. - ARDC 6278250
JACOBS & PINTA
77 West Washington Street, Suite 1005
Chicago, Illinois 60602
(312) 263-1005
officeadmin@jacobsandpinta.com
I3230740
(4606405)

Foreclosures

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT
COUNTY OF KANE, STATE OF ILLINOIS
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RM5,
Plaintiff(s),
vs.
ISIDRO ARROYO, VIRGINIA ARROYO, UNKNOWN OWNERS, AND NON-RECORD CLAIMANTS,
Defendant(s).
Case No. 23 FC 453
PUBLICATION NOTICE
The requisite Affidavit for Publication having been filed, notice is hereby given to you: ISIDRO ARROYO, VIRGINIA ARROYO, NON-RECORD CLAIMANTS and UNKNOWN OWNERS, Defendants in the above entitled suit, that said suit has been commenced in the Circuit Court of Kane County, Chancery Division, by the said Plaintiff, against you and other Defendants, praying for foreclosure of a certain Real Estate Mortgage conveying the premises described as follows, to wit:
LOT 7 IN BLOCK 21 OF SUBDIVISION OF OUTLOT "B" OF THE SUBDIVISION OF OUTLOT "A" OF GOLFVIEW HIGHLANDS ADDITIONS TO MEADOWDALE UNIT 5, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.
Tax Number: 03-12-256-007
commonly known as 417 BLACKHAWK AVE, CARPENTERSVILLE IL, 60110; and which said Real Estate Mortgage was made by ISIDRO ARROYO AND VIRGINIA ARROYO, and recorded in the Office of the Kane County Recorder as Document Number 2006K098670; that Summons was duly issued out of the said Court against you as provided by law, and that the said suit is now pending.
Now, therefore, unless you, the said named Defendant, file your answer to the Complaint in the said suit or otherwise make your appearance therein, in the office of the Circuit Court of Kane County, located at 540 S. RANDALL ROAD, ST. CHARLES, IL 60174, on or before November 9, 2023, default may be entered against you at any time after that day and a judgment entered in accordance with the prayer of said Complaint.
LAW OFFICES OF IRA T. NEVEL, LLC
Attorney for Plaintiff
Ira T. Nevel - ARDC #6185808
Timothy R. Yueill - ARDC #6192172
Greg Elsnic - ARDC #6242847
Aaron Nevel - ARDC #6322724
Andrew Chu - ARDC #6285924
175 North Franklin St. Suite 201
Chicago, Illinois 60606
(312) 357-1125
Pleadings@nevellaw.com
KP
23-01767
I3230639 (4606371)

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Foreclosures

IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY - WAUKEGAN, ILLINOIS
PHH Mortgage Corporation
PLAINTIFF
Vs.
Valerie Blanch Wachholz; United States of America - Secretary of Housing and Urban Development; John E. Dunn; Carole L. Dunn; Unknown Owners and Nonrecord Claimants
DEFENDANTS
No. 23FC00000680
NOTICE BY PUBLICATION
NOTICE IS GIVEN TO YOU:
Valerie Blanch Wachholz
John E. Dunn
Carole L. Dunn
Unknown Owners and Nonrecord Claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
COMMONLY KNOWN AS:
721 NW Holcomb Dr
Mundelein, IL 60060
and which said Mortgage was made by:
Valerie Blanch Wachholz
the Mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Liberty Home Equity Solutions, Inc., as Mortgagee, and recorded in the Office of the Recorder of Deeds of Lake County, Illinois, as Document No. 7112984; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.
NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
Erin Cartwright Weinstein
18 N. County Street
Waukegan, IL 60085-4358
on or before November 9, 2023, A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.
CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
DuPage # 15170
Winnebago # 531
Our File No. 14-23-05811
NOTE: This law firm is a debt collector.
I3230708 (4606397)

IN THE CIRCUIT COURT FOR THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY - WAUKEGAN, ILLINOIS
Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-NLC1, Asset-Backed Certificates, Series 2006-NLC1
PLAINTIFF
Vs.
Debbie Davis; Donna Heraty; Sheri Teodoro; State of Illinois - Department of Revenue; Unknown Heirs and Legatees of Carol S. Kuffel; Unknown Owners and Nonrecord Claimants; Richard Kuhn, as Special Representative for Carol S. Kuffel (deceased)
DEFENDANTS
No. 23FC00000674
NOTICE BY PUBLICATION
NOTICE IS GIVEN TO YOU:
Unknown Heirs and Legatees of Carol S. Kuffel
Unknown Owners and Nonrecord Claimants
That this case has been commenced in this Court against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:
COMMONLY KNOWN AS:
16978 West Orchard Valley Drive
Gurnee, IL 60031
and which said Mortgage was made by:
Michael W. Kuffel
Carol S. Kuffel
the Mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First NLC Financial Services, LLC, as Mortgagee, and recorded in the Office of the Recorder of Deeds of Lake County, Illinois, as Document No. 6072782; and for other relief; that summons was duly issued out of said Court against you as provided by law and that the said suit is now pending.
NOW, THEREFORE, UNLESS YOU file your answer or otherwise file your appearance in this case in the Office of the Clerk of this Court,
Erin Cartwright Weinstein
18 N. County Street
Waukegan, IL 60085-4358
on or before November 9, 2023, A DEFAULT MAY BE ENTERED AGAINST YOU AT ANY TIME AFTER THAT DAY AND A JUDGMENT MAY BE ENTERED IN ACCORDANCE WITH THE PRAYER OF SAID COMPLAINT.
CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
DuPage # 15170
Winnebago # 531
Our File No. 14-23-05885
NOTE: This law firm is a debt collector.
I3230724
(4606404)

Probate

IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT
KANE COUNTY, 540 SOUTH RANDALL ROAD, ST. CHARLES, ILLINOIS
ESTATE OF Carlos Mejia, DECEASED.
23 PR 321
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Nelly Al Haek, 3779 Farber Court, Columbus, Ohio 43221, as Independent Administrator, whose attorney of record is Julia Jackson, Jackson Abdalla Law Group, 3061 Bridgeham Street, Elgin, Illinois 60124.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 10, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Julia Jackson
Jackson Abdalla Law Group (6279180)
3061 Bridgeham Street
Elgin, Illinois 60124
(773)550-3853
I3230657 (4606380)

SHOPPING FOR A USED CAR, TRUCK OR VAN? SHOP SMART WITH A DAILY HERALD ACTION AUTO AD CALL 847-427-4444 or 630-955-0008

Probate

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS,
COUNTY DEPARTMENT - PROBATE DIVISION.
ESTATE OF JOHN PERETTI, DECEASED.
CASE NO. 2023P005804
Notice is given to Korryn Hall, Robert Perretti, Morgan Perretti, and Kyle Perretti, and all known and unknown interested parties, of the death of John Peretti of 800 S. Harlem Avenue, Bridgeview, Illinois. The estate will be administered without court supervision, unless under Section 5/28-4 of the Probate Act (Ill. Complied Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing a petition to terminate to the Clerk. Claims against the estate may be filed in the Office of the Clerk of the Circuit Court at 50 W. Washington St., Chicago, IL 60602, or with the representative, or both, on or before April 17, 2024, which date is not less than 6 months from the date of first publication of this notice, or, if mailing or delivery of a notice from the representative is required by Section 5/18-3 of the Probate Act, the date stated in that notice, and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
Published in Daily Herald Oct 17, 24, 31, 2023 (4606633)

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, COUNTY DEPARTMENT-PROBATE DIVISION.
ESTATE OF FRED KANDA, DECEASED.
NO. 23 P 5310.
Notice is given of the death of Fred Kanda of Buffalo Grove, Illinois. Letters of office were issued on September 7, 2023 to Christopher L. Kanda and Evelyn G. Peters,
1900 Tallmeadow Drive, DeKalb, Illinois 60115, as Independent Co-Executors, whose attorney of record is Brian I. Warens, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173.
The estate will be administered without court supervision, unless under Section 5/28-4 of the Probate Act (Ill. Complied Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing a petition to terminate to the Clerk.
Claims against the estate may be filed in the Office of the Clerk of the Circuit Court at 50 W. Washington Street, Room 1202, Chicago, Illinois 60602 or with the representative, or both, on or before April 17, 2024 which date is not less than 6 months from the date of first publication of this notice, or, if mailing or delivery of a notice from the representative is required by Section 5/18-3 of the Probate Act, the date stated in that notice, and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
Published in Daily Herald Oct. 17, 24, 31, 2023 (4606599)

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT
DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF Kenneth H. Kopka, Jr., DECEASED.
23 PR 730
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Kenneth H. Kopka, III, 17W421 Eisenhower Road, Oak Brook Terrace, Illinois 60181, as Independent Executor, whose attorney of record is Christine Barone, Chuhak & Tecson, PC, 120 South Riverside Plaza, Suite 1700, Chicago, Illinois 60606.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 10, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Christine Barone,
Chuhak & Tecson, PC (6242868)
120 South Riverside Plaza, Suite 1700
Chicago, Illinois 60606
(312)444-9300
I3230627 (4606374)

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT
LAKE COUNTY,
18 COUNTY STREET, WAUKEGAN, ILLINOIS
ESTATE OF
Jessalyn N. Linowski, DECEASED.
23 PR 469
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Gregory G. Post, 553 East Thornhill Lane, Palatine, Illinois 60074 and Geoffrey M. Post, 4837 North Delphia, Norridge, Illinois 60706, as Independent Co-Administrators with Will Annexed, whose attorney of record is Susan M. Rentschler, Law Office of Susan M. Rentschler, 203 North LaSalle Street, Suite 2100, Chicago, Illinois 60601.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 10, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Susan M. Rentschler
Law Office of Susan M. Rentschler (6203975)
203 North LaSalle Street, Suite 2100
Chicago, Illinois 60601
(312)558-1457
I3230621 (4606368)

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Probate

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS, PROBATE DIVISION.
ESTATE OF PAUL RENDE, DECEASED.
NO. 2023 P 004824.
Notice is given of the death of PAUL RENDE, of Melrose Park, Illinois. Letters of office were issued on September 26, 2023 to Nina Rose Rende, 135 S. York Rd., Apt. 210, Elmhurst, Illinois 60126, whose attorney is Jennifer Paganessi Fisher, Howard & Howard Attorneys PLLC, 200 S. Michigan Ave., Suite 1100, Chicago, Illinois 60604. Claims against the estate may be filed in the Office of the Clerk of the Circuit Court at 50 W. Washington Street, Chicago, Illinois 60602 or with the representative, or both, on or before April 17, 2024, which date is not less than 6 months from the date of first publication of this notice and any claim not filed within that period is barred. Copies of any claim filed with the Clerk must be mailed or delivered to the representative and to the attorney within 10 days after it is filed.
Published in Daily Herald Oct 17, 24, 31, 2023 (4606659)

IN THE CIRCUIT COURT OF THE 18TH JUDICIAL CIRCUIT
DUPAGE COUNTY, 505 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS
ESTATE OF Thea Belinda Martine Milder, DECEASED.
23 PR 688
Notice is given to creditors of the death of the above named decedent. Letters of office were issued to Frederick Andreas Heller, 5429 Benton Avenue, Downers Grove, Illinois 60515, as Independent Administrator, whose attorney of record is Dirk Bromberek, Generation Law, Ltd, 747 North Church Road, Suite B4, Elmhurst, Illinois 60126.
The estate will be administered without court supervision, unless under section 5/28-4 of the Probate Act Ill. Compiled Stat. 1992, Ch. 755, par. 5/28-4) any interested person terminates independent administration at any time by mailing or delivering a petition to terminate to the clerk.
Claims against the estate may be filed with the clerk or with the representative, or both, on or before April 17, 2024, or, if mailing or delivery of a notice from the representative is required by section 5/18-3 of the Probate Act, the date stated in that notice. Any claim not filed on or before that date is barred. Copies of a claim filed with the clerk must be mailed or delivered by the claimant to the representative and to the attorney within 10 days after it has been filed.
E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select a service provider. If you need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.
Dirk Bromberek
Generation Law, Ltd (188275)
747 North Church Road, Suite B4
Elmhurst, Illinois 60126
(630)782-1766
I3231121

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
Estate of Karen L. Bartlett
Case No.: 2023 PR 000736
Notice is given of the death of Karen L. Bartlett, whose address was 420 Sunnybrook Lane, Wheaton, IL 60187.
Letters of Office were issued on October 13, 2023, to Susan Schlabach, 222 S. Morgan, Wheaton, IL 60187, as Administrator, whose attorney is Michael A. O'Brien.
NOTICE TO HEIRS AND LEGATEES
Notice is hereby given to Susan Schlabach and unknown heirs, who are heirs or legatees in this cause.
The estate Will be administered without Court Supervision, unless under Section 28-4 of the Probate Act of 1975 (755 ILCS 5/28-4) any interested person may terminate independent administration at any time by mailing or delivering a petition to terminate to the Circuit Court Clerk.
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before April 24, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
Michael A. O'Brien
DuPage Atty. No.: 27084
Atty. For: Administrator
124A S. County Farm Road
Wheaton, IL 60187
630-871-9400
service@obrienlawoffices.com
Published in Daily Herald Oct 24,31, Nov 7, 2023 4607107

LEGAL NOTICE
UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF DUPAGE
IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
ESTATE OF
Dorothy Mae Harper
Case No.: 2023PR000634
Notice is given of the death of Dorothy Mae Harper whose address was
1950 Manchester Road
Wheaton IL 60187
Letters of Office were issued on October 10, 2023, to
Randall A Harper
1950 Manchester Road
Wheaton IL 60187
as Independent Executor whose attorney is
David R. Schlueter,
401 W. Irving Park Road,
Itasca, IL 60143
Claims against the estate may be filed in the Office of CANDICE ADAMS, Circuit Court Clerk, 505 N. County Farm Road, Wheaton, Illinois, or with the representative or both on or before April 17, 2024, any claim not filed within that period is barred. Copies of a claim filed with the Circuit Court Clerk must be mailed or delivered to the representative and to the attorney, if any, within ten (10) days after it has been filed with the Circuit Clerk.
/s/ Candice Adams,
Clerk of the Eighteenth Judicial Circuit Court
David R. Schlueter, Ltd.
DuPage Atty. No.: 247150
Atty. For: Estate
401 W. Irving Park Road
Itasca, IL 60143
630-285-5300
dave@schlueterlawoffice.com
Published in Daily Herald Oct 17, 24, 31, 2023 (4606636)

Public Hearings & Notices

NOTICE OF PUBLIC HEARING
The following Public Hearing before the Advisory Liquor Commission will be held on Tuesday, November 7, 2023 in Room 2002 in the Addison Village Hall, 1 Friendship Plaza, Addison, Illinois:
3:00 PM, Class "D" Liquor License for Paddock Lounge LLC d/b/a Paddock Lounge at 2381 W. Army Trail Road, Addison, IL 60101
Rich Veenstra
Liquor Commisioner
Published in Daily Herald October 24, 2023 (4607093)

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Public Hearings & Notices

PUBLIC NOTICE
Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, November 9, 2023 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by the Hanover Park Park District for a special use for a Changeable Copy sign per *Sec. 6-7(a)(1) Permitted permanent signs in residential districts* to permit the construction of freestanding automatic changeable copy sign at 1919 Walnut Avenue in Hanover Park, Illinois.
The property is legally described as:
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF HANOVER PARK, COOK COUNTY, ILLINOIS.
PIN: 06-36-400-001-0000
Commonly Known As: Hanover Park Community Center, 1919 Walnut Avenue, Hanover Park, Illinois 60133
Interested persons may appear and be heard at this public hearing. Prior to the hearing, questions may be directed to the Community Development Department at (630) 823-5780.
Published by order of the Hanover Park Development Commission.
Published in Daily Herald October 24, 2023 (4607102)

NOTICE OF PUBLIC HEARING ON AMENDMENT TO ANNEXATION AGREEMENT
VILLAGE OF FOX LAKE, ILLINOIS
On November 14, 2023, at 6:30 p.m., during the business portion of the Village Board meeting, a public hearing will be held by the Mayor and Board of Trustees of the Village of Fox Lake at 66 Thillen Drive, Fox Lake, Illinois 60020, for the purpose of considering and hearing testimony as to an ordinance authorizing the execution of an amendment to an annexation agreement ("Amendment") between the Village of Fox Lake and Karl Smutney regarding the property at the northeast corner of Illinois Route 134 and U.S. Route 12.
The purpose of the Amendment is to enable the existing billboards on the property to be maintained for an additional ten (10) years and to provide for an easement to be granted to the Village of Fox Lake. A copy of the Amendment is on file with the Village Clerk.
You are further notified that the proposed Amendment may be changed, altered, modified, amended, or redrafted in its entirety after the public hearing.
All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.
By order of the Corporate Authorities of the Village of Fox Lake, Lake and McHenry County, Illinois.
Michelle Runnion, Village Clerk
Published in Daily Herald October 24, 2023 (4607164)

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 8, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-013, a request for a Special Use Permit to allow a large amusement facility and restaurant on the subject property. The subject property is located at 622, 626, and 644 E Rand Rd in Arlington Heights, Illinois. The PIN for the subject property is 03-20-200-008 and the subject property is legally described as follows:
PART OF LOT 1 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST ¼ OF THE NORTH EAST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 1, THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 533 FEET TO THE SOUTH EAST CORNER OF LOT 1; THENCE SOUTH 59 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 140 FEET TO A CORNER OF LOT 1; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 179.40 FEET; THENCE NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 46.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES, 01 MINUTES, 11 SECONDS WEST 105 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 150 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 40.30 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 11 SECONDS EAST 80 FEET; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST 64.70 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 240 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
As part of said petition the applicant is requesting the following variations from the Municipal Code:
• Variation to Chapter 28, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.
The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 24, 2023 (4607085)

PUBLIC NOTICE
Notice is hereby given that the Hanover Park Development Commission will conduct a public hearing at 7:00 p.m. on Thursday, November 9, 2023 in Room 214 of the Municipal Building, 2121 West Lake Street, Hanover Park, Illinois, to consider a request by Humza Razzak (applicant) on behalf of Inspire Cannabis for a Special Use for a cannabis-dispensing facility per *Sec. 110-5.9.3.dd B-2 local business district* to permit the operation of an adult use cannabis-dispensing facility at 1166 W Lake Street in Hanover Park, Illinois (Greenbrook Plaza). The property is legally described as:
PARCEL ONE: That part of the southeast ¼ of Section 6, Township 40 North, Range 10, east of the Third Principal Meridian, described as follows: Commencing at the intersection of the center line of Lake Street and the east line of Greenbrook Boulevard extended; thence south 38 degrees 09 minutes 12 seconds west along said east line of Greenbrook Boulevard; 150.00 feet to a point of curve; thence southwesterly along a curve of radius 1,150.00 feet convex northwesterly 303.31 feet arc to a point of beginning; thence southeasterly along a curve of radius 4,237.24 feet convex southwesterly whose tangent at the last described point is north 52 degrees 23 minutes 03 seconds west 463.15 feet arc to a point of tangency; thence south 58 degrees 38 minutes 49 seconds east 399.66 feet, more or less, to the west line of the west branch of the DuPage River; thence south 23 degrees 20 minutes 45 seconds west along said west line, 20.37 feet to a point of curve; thence continuing along said west line being a curve of radius 910.00 feet convex southeasterly 476.57 feet arc to the northerly line of Tanglewood subdivision; thence north 47 degrees 34 minutes 01 seconds west, along said northerly line, 178.94 feet; thence north 23 degrees 25 minutes 07 seconds west 45.25 feet, more or less, to the southeasterly line of Tanglewood Court cul-de-sac; thence northerly along said southeasterly line being a curve of radius 49.00 feet convex easterly, 112.88 feet arc to a point of reverse curve; thence northerly along a curve of radius 50.00 feet convex southwesterly 16.46 feet arc to a point of reverse curve; thence northwesterly along a curve of radius 930.00 feet convex northeasterly 424.98 feet arc, more or less, to the east line of Greenbrook Boulevard; thence northeasterly along said east line being a curve of radius 1,250.00 feet convex southeasterly 122.71 feet arc to a point of reverse curve; thence continuing along the east line of Greenbrook Boulevard being a curve of radius 1,150.00 feet convex northwesterly 276.34 feet arc, more or less, to the point of beginning, in DuPage County Illinois.
Also
PARCEL TWO: That part of the southeast ¼ of Section 6, Township 40 North, Range 10, east of the Third Principal Meridian, described as follows: Commencing at the intersection of the centerline of Lake Street and the east line of Greenbrook Boulevard extended; thence south 38 degrees 09 minutes 12 seconds west along said east line of Greenbrook Boulevard 150.00 feet to a point of curve; thence southwesterly along a curve of radius 1,150.00 feet convex northwesterly 303.31 feet arc; thence southeasterly along a curve of radius 4,237.24 feet convex southwesterly whose tangent at the last described point is north 52 degrees 23 minutes 03 seconds west 463.15 feet arc to a point of tangency; thence south 58 degrees 38 minutes 49 seconds east 399.66 feet ,more or less, to the west line of the west branch of the DuPage River being a point of beginning; thence south 23 degrees 20 minutes 45 seconds west along said west line 20.37 feet to a point of curve; thence continuing along said west line being a curve of radius 910.00 feet convex southeasterly 476.57 feet arc to the northerly line of Tanglewood subdivision; thence south 36 degrees 38 minutes 52 seconds east 80.00 feet to the east line of the west branch of the DuPage River; thence northeasterly along the said east line being a curve of radius 990.00 feet convex southeasterly 518.48 feet arc to a point of tangency; thence north 23 degrees 20 minutes 45 seconds east 9.12 feet; thence north 58 degrees 38 minutes 49 seconds west 80.79 feet, more or less, to the point of beginning, in DuPage County, Illinois.
Also
PARCEL THREE: That part of the southeast ¼ of Section 6, Township 40 North, Range 10, east of the Third Principal Meridian, described as follows: Commencing at the southwest corner of said southeast quarter; thence north 84 degrees 39 minutes 16 seconds east along the south line of said Section 6, 1,617.31 feet, more or less, to a line parallel to and 1,608.79 feet east of the west line of said southeast quarter; thence north 0 degrees 32 minutes 16 seconds east along said parallel line 1,123.17 feet, more or less, to the west line of the west branch of the DuPage River, said point being the point of beginning; thence continuing north 0 degrees 32 minutes 16 seconds east 368.76 feet, more or less, to the center line of Lake Street; thence north 58 degrees 38 minutes 49 seconds west 218.99 feet along said center line to a point of curve; thence continuing along said center line northwesterly on a curve of radius 3,787.24 feet convex southerly 219.36 feet, thence south 38 degrees 09 minutes 12 seconds west 200.09 feet; thence north 54 degrees 09 minutes 44 seconds west 228.99 feet, more or less, to the easterly line of Greenbrook Boulevard; thence southerly along said easterly line, being a curve of radius 1,150.00 feet convex northwesterly an arc distance of 250.94 feet; thence southeasterly along a curve of radius 4,237.24 feet convex southerly whose tangent at the last described point is north 52 degrees 23 minutes 03 seconds west 463 .15 feet arc to a point of tangency; thence south 58 degrees 38 minutes 49 seconds east 399.66 feet, more or less, to the west line of the west branch of the DuPage River; thence north 23 degrees 20 minutes 45 seconds east along said west line 9.27 feet to a point of curve; thence continuing along said west line northeasterly on a curve of radius 290.00 feet convex westerly 125.47 feet arc to the point of beginning, in DuPage County, Illinois. (Except from parcel 3 that part thereof falling in the following described tract: that part of lots 1 and 2 in Ray W. MacDonald, County Clerk's Greenbrook Plaza assessment plat of part of the southeast ¼ of Section 6, Township 40 North, Range 10 east of the Third Principal Meridian, according to the plat thereof recorded October 21, 1976 as document R76-76388, described as follows: commencing at the intersection of the centerline of Lake Street and the easterly line of Greenbrook Boulevard, extended north, said point of being on a 3787.11 foot radius curve, the center of circle of said curve having an assumed bearing of north 38 degrees 34 minutes 16 seconds east from said point; thence southeasterly along said curve, central angle 03 degrees 28 minutes 55 seconds, a distance of 230.14 feet to a northerly corner of said lot 1 for a point of beginning thence continuing southeasterly along said curve, being said centerline of Lake Street, a distance of 220.51 feet, central angle 03 degrees 20 minutes 10 seconds to a point of tangency thence south 58 degrees 14 minutes 48 seconds east along said centerline, a distance of 218.86 feet to the east line of the west 1608.79 feet of the southeast ¼ of section 6 aforesaid; thence south 00 degrees 4 minutes 15 seconds west along said east line, 85.52 feet; thence north 59 degrees 10 minutes 53 seconds west, 306.05 feet; thence north 54 degrees 25 minutes 48 seconds west, 186.15 feet to a westerly line of grantor's property; thence north 38 degrees 34 minutes 16 seconds east along said westerly line, 72.96 feet to the point of beginning in Du Page County, Illinois.
PIN: 02-06-402-010-0000
Commonly Known As: Greenbrook Plaza, 1166 W Lake Street, Hanover Park, Illinois 60133
Interested persons may appear and be heard at this public hearing. Prior to the hearing, questions may be directed to the Community Development Department at (630) 823-5780.
Published by order of the Hanover Park Development Commission.
Published in Daily Herald October 24, 2023 (4607101)

Public Hearings & Notices

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
Proposed Flood Hazard Determinations for the Villages of Grayslake and Old Mill Creek and Third Lake, and Lake County, Illinois, and Case No. 23-05-2407P. The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).
Published in Daily Herald Oct 17, 24, 2023 (4606549)

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 8, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-007, a request for Preliminary Plat of Subdivision approval to subdivide the property into two lots, an amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional, rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District, and Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive living facility on Lot 1. The subject property is located at 1519, 1521, 1525, 1531, and 1625 South Arlington Heights Road in Arlington Heights, Illinois. The PIN's for the subject property are 08-10-300-012, 08-10-300-056, 08-09-401-003, 08-09-401-014, 08-09-401-015, 08-09-401-016, and 08-09-401-022, and the subject property is legally described as follows:
PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.
PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.
As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:
• Variation to Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
• Variation to Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
• Variation to Section 10.7a, to omit the required 10' x 35' loading berth.
The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.
At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.
All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760, TDD# (847) 368-5794.
Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 24, 2023 (4607083)

One way to find a bargain... Check the Classified for bargains galore! and when you need to sell something fast at a bargain price. Call 847-427-4444 or 630-955-0008

One way to find a bargain... Check the Classified for bargains galore! and when you need to sell something fast at a bargain price. Call 847-427-4444 or 630-955-0008

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON NOVEMBER 8, 2023, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 23-007, a request for Preliminary Plat of Subdivision approval to subdivide the property into two lots, an amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional, rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District, and Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive living facility on Lot 1. The subject property is located at 1519, 1521, 1525, 1531, and 1625 South Arlington Heights Road in Arlington Heights, Illinois. The PIN's for the subject property are 08-10-300-012, 08-10-300-056, 08-09-401-003, 08-09-401-014, 08-09-401-015, 08-09-401-016, and 08-09-401-022, and the subject property is legally described as follows:

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 13.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.93 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 20 FEET PALING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.39 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.39 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 516.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.39 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
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PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 203.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:
- Variation to Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
- Variation to Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
- Variation to Section 10.7a, to omit the required 10' x 35' loading berth.

The Plan Commission will consider any zoning and Subdivision actions or relief from Chapter 28 and 29 that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals. Complete list of all final zoning actions and staff report may be viewed at www.vah.com.

At the public hearing, the Plan Commission will accept and consider all testimony and evidence pertaining to the application.

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

Susan Dawson, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald October 24, 2023 (4607083)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/24/2023 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY Paula Baltzman
Designee of the Publisher of the Daily Herald

Control # 4607083

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

NOTIFICATION AFFIDAVIT

I, Emma O'Connor-Brooks hereby certify as follows:

1. That on the 24th day of October, 2023, affiant caused to be mailed in the Post Office of mail picked up at 310 S. Peoria, Chicago, IL, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..

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

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

Signature

Subscribed and Sworn to before me
this 25 day of October, 2023.

KIMBERLY HROMA
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 08, 2024

Notary Public

Date: October 23, 2023

NOTICE OF PUBLIC HEARING

Please be advised that a petition has been filed with the Village of Arlington Heights for:

- Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.
- Rezoning from the O-T, Office Transitional District to the I, Institutional District for Lot 1.
- Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.
- Preliminary Plat of Subdivision to subdivide the property into two lots.
- Variations from Chapter 28 of the Municipal Code.

The location of the property is: 1519, 1521, 1525, 1531, and 1625 S. Arlington Heights Rd. Arlington Heights, IL 60005

Arlington Heights PSH, LLC is the beneficial owner of the property.

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

This hearing is open to the public and comments from the public on the proposal are invited. Hearing on said petition will be held by the Arlington Heights Plan Commission at the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois, 3rd floor, at 7:30 PM, on Wednesday, November 8, 2023.

Sincerely,

Emma O'Connor-Brooks, Project Manager
Full Circle Communities, Inc.
312-530-9600

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, IL 60004, 847-368-5793 (Voice) or 847-368-5980 (Fax) or emercado@vah.com

Addresses that Received Notification

Addresses Provided by PIN list from Village:

1519 AHR MEDICAL LLC (PIN: 08094010030000; 08094010140000; 08094010150000; 08094010160000; 08094010220000; 08103000120000; 08103000560000)
1111 E TOUHY AVE 230
DES PLAINES, IL 60018

ARLNGTON HTS MEMORY CARE (PIN: 08094010050000; 08094010080000; 08094010090000; 08094010260000; 08094010270000)
1625 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL 60005

BILL MICKO (PIN: 08094010170000)
125 E EMERSON ST
ARLNGTON HEIGHTS, IL 60005

MICHAEL GRAF (PIN: 08094010180000; 08103000480000)
131 E EMERSON ST
ARLNGTON HEIGHTS, IL 60005

DIMUCCI (PIN: 08094010190000; 08094010240000; 08094010250000; 08103000650000; 08103000660000)
PO BOX 1387
ENGLEWOOD, CO 80150

NICHOLAS ALTMAN (PIN: 08094030010000)
1526 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

JENNIFER M PETERSON (PIN: 08094030020000)
1530 S SURREY RIDGE DR
ARLNGTON HEIGHTS, IL 60005

PARKWAY BANK & TRUST (PIN: 08094040010000)
1532 S ARLINGTON HTS RD
ARLINGTON HEIGHTS, IL 60005

J & M SCHOOT (PIN: 08094040020000)
7 E PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

AMANOUEEL SAWA (PIN: 08094040030000)
1525 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

JAMES F THOMPSON (PIN: 08094040040000)
1529 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

MATHEW P VARGHESE (PIN: 08094040050000)
1533 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

DABIZLJEVIC & NIKODEM (PIN: 08094040060000)
1537 S SURREY RIDGE DR
ARLINGTON HEIGHTS, IL 60005

WHEATLEY (PIN: 08094070010000)
10 E PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

ANDREAS & S PAPADAKIS (PIN: 08094070020000)
6 EAST PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

GARY HARRELL (PIN: 08094070030000)
2 E PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

JAMES & DANA DALUGA (PIN: 08094070040000)
4 W PICKWICK RD
ARLINGTON HEIGHTS, IL 60005

ADRIANA ANSZCZAK (PIN: 08094070320000)
3 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

PATRICIA L JORDAN (PIN: 08094070330000)
1274 HORSESHOE COURT
BARTLETT, IL 60103

JEFFREY W LEMAJEUR (PIN: 08094070340000)
1340 GULF BLVD UNIT 5B
CLEARWTR BCH, FL 33767

VICTOR C LOUIE (PIN: 08094070350000)
17 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

DAVID & MARGARET DOYLE (PIN: 08094120130000)
9 E NOYES ST
ARLINGTON HEIGHTS, IL 60005

RONALD J TUHACEK (PIN: 08094120140000)
1426 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

BRIAN SIUTA (PIN: 08094120150000)
1430 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

RICHARD J FIORE (PIN: 08094120160000)
1434 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

SUNI ABRAHAM (PIN: 08094120170000)
1438 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

REGINA MORAN GARDNER (PIN: 08094120180000)
4 W EMERSON ST
ARLINGTON HEIGHTS, IL 60005

JAMES GRIER (PIN: 08094120190000)
6 W EMERSON
ARLINGTON HEIGHTS, IL 60005

PARKWAY BANK AND TRUST (PIN: 08094120200000)
8 W EMERSON ST
ARLINGTON HEIGHTS, IL 60005

JOSEPH I SANA (PIN: 08094130060000)
1423 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

SANJA NIKOLICH (PIN: 08094130070000)
1427 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

LARRY D MCKISIC (PIN: 08094130080000)
1431 S EVERGREEN
ARLINGTON HEIGHTS, IL 60005

ZACH AND DANA CREER (PIN: 08094130090000)
1435 S EVERGREEN AVE
ARLNGTON HEIGHTS, IL 60005

MARION ROSINSKI (PIN: 08094130100000)
1439 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

SUSAN E BIANCALANA (PIN: 08094130110000)
1443 S EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005

JEFFREY ARMGARDT (PIN: 08103000220000)
310 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

ZDZISLAW MICKO (PIN: 08103000470000)
125 E EMERSON ST
ARLNGTON HEIGHTS, IL 60005

RUSHIT AJROJA (PIN: 08103000500000)
300 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

MANVEER SINGH (PIN: 08103000530000)
217 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

ZDRAVKO GAVRANOVIC (PIN: 08103000540000)
300 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

RONALD KAZANOW (PIN: 08103000750000)
318 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

MOHAMMED N SAKHI & ANE (PIN: 08103000770000)
324 E EMERSON ST
ARLINGTON HEIGHTS, IL 60005

M & M MARUBIO (PIN: 08103000810000)
208 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

DONNA R STEIGERWALD (PIN: 08103000820000)
214 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

RODNEY J FINN JR (PIN: 08103000830000)
220 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

ANJIL YOUSIF (PIN: 08103001350000)
305 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

MAYUR M SHAH (PIN: 08103001360000)
309 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

GABOR BODNAR IV (PIN: 08103001370000)
313 E HAVEN ST
ARLINGTON HEIGHTS, IL 60005

PHYLLIS GIOLLI (PIN: 08103020160000)
216 COUNCIL TRAIL
ARLINGTON HEIGHTS, IL 60005

DOMENICO BUCCINI (PIN: 08103020170000)
224 E COUNCIL TR
ARLINGTON HEIGHTS, IL 60005

IVELIN KOSTOV (PIN: 08103020490000)
305 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

KENT & CHRIS SLUGA (PIN: 08103020520000)
203 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

GRETA BOKSA (PIN: 08103020530000)
8517 W BRUCE DR
NILES, IL 60714

WENDY A KELLY (PIN: 08103020540000)
221 E FOSTER ST
ARLINGTON HEIGHTS, IL 60005

Addresses that Petitioner Mailed Notifications to above and beyond PIN list provided by Village:

121 E Council Trail
Arlington Heights, IL 60005

232 E Council Trail
Arlington Heights, IL 60005

235 E Council Trail
Arlington Heights, IL 60005

311 E Council Trail
Arlington Heights, IL 60005

397 E Council Trail
Arlington Heights, IL 60005

399 E Council Trail
Arlington Heights, IL 60005

225 E Council Trail
Arlington Heights, IL 60005

320 E Council Trail
Arlington Heights, IL 60005

311 E Foster St
Arlington Heights, IL 60005

316 E Foster St
Arlington Heights, IL 60005

320 E Foster St
Arlington Heights, IL 60005

404 E Parkview Ct
Arlington Heights, IL 60005

410 E Parkview Ct
Arlington Heights, IL 60005

416 E Parkview Ct
Arlington Heights, IL 60005

422 E Parkview Ct
Arlington Heights, IL 60005

423 E Parkview Ct
Arlington Heights, IL 60005

417 E Parkview Ct
Arlington Heights, IL 60005

411 E Parkview Ct
Arlington Heights, IL 60005

1525 S Belmont Ave
Arlington Heights, IL 60005

1523 S Belmont Ave
Arlington Heights, IL 60005

1530 S Belmont Ave
Arlington Heights, IL 60005

405 E McKone Ct
Arlington Heights, IL 60005

415 E McKone Ct
Arlington Heights, IL 60005

416 E McKone Ct
Arlington Heights, IL 60005

406 E McKone Ct
Arlington Heights, IL 60005

1520 S Belmont Ave
Arlington Heights, IL 60005

317 E Haven St
Arlington Heights, IL 60005

103 E Cedar St
Arlington Heights, IL 60005

1406 S Evergreen Ave
Arlington Heights, IL 60005

17 E Cedar St
Arlington Heights, IL 60005

9 E Cedar St
Arlington Heights, IL 60005

5 E Cedar St
Arlington Heights, IL 60005

3 E Cedar St
Arlington Heights, IL 60005

4 E Noyes St
Arlington Heights, IL 60005

2 E Noyes St
Arlington Heights, IL 60005

3 E Emerson St
Arlington Heights, IL 60005

8 W Pickwick Rd
Arlington Heights, IL 60005

12 W Pickwick Rd
Arlington Heights, IL 60005

16 W Pickwick Rd
Arlington Heights, IL 60005

1534 S Surrey Ridge Dr
Arlington Heights, IL 60005

1602 S Surrey Ridge Dr
Arlington Heights, IL 60005

Graphic showing the addresses that received notifications

Legend:
Red circle - 250' surrounding the property
Blue dot - PIN list provided by Village
Purple dot - Addresses that petitioner sent notifications to above and beyond PIN list

Signage along S. Arlington Heights Rd.

Signage at the end of Emerson St

Signage at the corner of Foster/Tonne

SUBJECT PROPERTY
Area of Subject Property purchased from The Gardens memory care site in 2016
THE GARDENS OF ARLINGTON HEIGHTS MEMORY CARE FACILITY
E Noyes St
S Evergreen Ave
S Arlington Heights Rd
E Emerson St
E Pickwick Rd
E Foster St
S Tonne Rd
E Council Trl
Private

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MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 24, 2023

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

Members Present:	Jonathan Kubow, Chair Kirsten Kingsley John Fitzgerald Ted Eckhardt
Members Absent:	Scott Seyer
Also Present:	Thomas Roszak, Moceri & Roszak for *Arlington Heights Gateway* Mike Moceri, Moceri & Roszak for *Arlington Heights Gateway* Paul Baulier, Moceri & Roszak for *Arlington Heights Gateway* Brian Carley, Bradford Allen for *Arlington Heights Gateway* Therese Thompson, Cordogan Clark for *Grace Terrace* Zubair Ahamed, Cordogan Clark for *Grace Terrace* Emma O'Connor-Brooks, Full Circle Communities for *Grace Terrace* Denise Reyes, Full Circle Communities for *Grace Terrace* Mayor Thomas Hayes, Village of Arlington Heights Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 26, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 26, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

REVIEW OF MEETING MINUTES FOR OCTOBER 10, 2023

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF OCTOBER 10, 2023. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. INSTITUTIONAL REVIEW

DC#23-029 – Full Circle Communities / Grace Terrace – 1519-1625 S. Arlington Heights Rd.

Therese Thompson & Zubair Ahamed, representing *Cordogan Clark*, and Emma O'Connor-Brooks & Denise Reyes, representing *Full Circle Communities*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed architectural design for a new supportive housing development. This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building design and signage only.

The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design, with the following specific suggestions:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third-floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door on the north elevation. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first-floor units on the east elevation.

All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure. There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view. Trash will be stored inside the building which is ideal for screening. There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however, detailed signage plans have not been received for review, and separate permits are required for all exterior signage.

Staff recommends the Design Commission evaluate the proposed design, with the comments and suggestions given by Staff.

Emma O'Connor-Brooks said that they are here tonight to present a 25-unit development that is permanent supportive housing, which means it is 100% affordable, with supportive services on site that are not required but are provided to the residents. Their target population are people with disabilities and veterans, so that is who they designed the project for. She understood the purview of this commission is to review the architecture of the building, so she introduced their Architect, Therese Thompson, to talk about the design. Ms. Thompson said that the building and the site are designed with the target residential population in mind, and they have gone through a couple of focus groups with people who live in permanent supportive housing in the Northwest suburbs to get their feedback on some of the design features, some of the outdoor elements, and some of the amenities inside. She referred to the site plan and pointed out the

parking that will be located behind the building on the east elevation; with no parking proposed on the west elevation, the view from the street will be clear of parking and traffic. On the south elevation, an area of raised community garden beds is proposed, to encourage proper growth, and the north end of the east elevation will have a resident patio with outdoor furniture, grills, and picnic tables. They explored the possibility of locating the single gas meter on the north side of the building; however, the gas company does not approve, so the proposed location for the meter will include an abundance of landscaping shrubs for screening. All appliances in the units and the heating/cooling systems will be electric, to minimize the carbon use in the building.

Ms. Thompson also said that when they originally designed the concept for the building, the site area to the north was included; however, since then, this site area is being sold to be part of a different development. This heavily wooded area would have screened the north end of the new building, and consequently, that end of the building has not been developed to the extent that it needs to be now that they will no longer have control over what happens with the mature growth to the north of the building. Elevations of the raised planting beds were shown, which will be brick to match the base of the building, and a privacy fence bordering the north and east and southeast lot lines that abut the residential to the east.

Ms. Thompson said that the site is bordered by low scale, single-story split-level and two-story buildings on pretty much all sides, given the single-family residential to the east and on the other side of Arlington Heights Rd. The concept for the design and the low sloped roof is to minimize the height of the building; three-stories are needed to accommodate the 25 units in a reasonably compact building footprint, and to be compatible with the adjacent residential development. The current roof overhang is 2-feet, which is a pretty good eave to begin with, and since they do not see this as a Prairie style building, they feel the 2-feet is appropriate. It gives some shadow line over the bays that project out of 1-foot, so there will be fairly nice shadows on the recessed portions and still some shadow lines on the bays as well. In response to Staff's suggestion to extend the bays down to the ground, Ms. Thompson said the bays will be suspended right above the first-floor window heads for a couple of reasons; because each living room on this side of the building has them, they feel that going all the way to the ground would chop the elevation up because the bays are relatively thin, and it will further interrupt the brick base, which is intended to give the entire building a unified base and reduce the visual height of the building by breaking it into larger horizontal elements. They are looking at creating an element on the north side of the building, but unfortunately, it will not have glazing in it because the resident trash room abuts the stairs there, resulting in no opportunity for a window. However, something could be done in siding, trim, and panels that replicate the bay look, but without the windows. To the discussion about brick versus stone, she said that color is subjective and the grey siding and the red brick do not show as well in the graphics as they do in reality. The grey is a warm color that works well with the warm reddish/orange brick, which looks a lot more maroon in the rendering. They considered a few options with a cast stone, similar to what they used at the Heart's Place project years back, but stone has a rusticated feel to it that really is at odds with the trim scheme, and they felt the brick has a cleaner, finer finish to it than a cast stone. It would require a lot of rethinking of other details to make stone work with the design. The hipped roof was continued to conceal the first few feet of equipment on the roof, and sight line studies were done that found that from potentially a second-floor window of one of the homes to the east, the top of the tallest piece of rooftop equipment might be visible. Therefore, a knee wall was added that is like a vertical extension of the hipped roof. In further study, feedback was received that it needed to be a bit taller in order to completely screen the rooftop unit, so the knee wall height is designed to completely screen the unit, but consequently it is more visible from the ground than the original concept was. They also agree that the windows in the Community Room should be full height windows and they are prepared to change them.

Emma O'Connor-Brooks reiterated their goal with this project is to create a warm home for their residents and make the building contextual to the neighborhood that is surrounding it. They have been working with Staff for a few months, and only received some of Staff's comments recently, so they have not been able to incorporate some of the elements that Theresa mentioned that they are planning to change; however, they are amenable to many of them and look forward to discussing them with the commissioners tonight.

Chair Kubow asked if there was any public comment and there was no response from those in the audience.

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The commissioners summarized their comments. Commissioner Fitzgerald liked the scale of the building and he agreed that something should be done to the north elevation. His biggest concern is with the colors; the brick is a little bright, but not enough for him to say no to it, and he liked that there are some grey specks in it and he would support more in it. He questioned the cast stone color and asked for clarification on where it is on the building. The petitioner said there are cast stone sills under the bedroom windows on the first-floor and a cast stone band at the head of the windows all the way around. Commissioner Fitzgerald was most concerned about this color because it reads a little yellow, and he suggested using a more grey color. He said the west elevation that faces Arlington Heights Road looks like the back of the building, and he wished there could be something else done with it; he suggested trees or something just to break it up and soften it.

Commissioner Eckhardt agreed with the comments about the yellow tone of the cast stone, and he asked if a mortar color has been chosen for the brick. The petitioner replied that the mortar color will be a plain grey to accentuate the brick, not blend with the brick. Commissioner Eckhardt asked about the 2 different heights of Hardie-siding being shown, and the petitioner said that both 4-inch and 7-inch lap siding are proposed, which Commissioner Eckhardt was okay with. However, he was concerned about the large flat areas on both elevations, such as the panels under the triple windows and the availability of Hardie siding larger than 4-feet wide. He sees this detail happen a lot on townhomes and he felt these panels should have some trim or fenestration to add character to the space, instead of the big, flat, white areas that will not show well. There are basically 2 colors on the building, white and beige, and the renderings are nicely prepared with shadows and he appreciated that the brick base was raised up to a height that he felt was good. He suggested an iron spot brick that is a darker grey because the red brick is out of character with the contemporary coloration of the grey and the white colors; it jumps out as not being in the same family. Commissioner Eckhardt reiterated his comment that the rear elevation appears flat, and it should be treated with the same bays on the front, although he understood budget issues. He had no further comments.

Commissioner Kingsley concurred with the comments from the other commissioners. She liked the maroon color of the brick in the rendering more than the brighter red color of the brick sample, and she appreciated that the sample was presented tonight. She agreed that the buff-colored cast stone is too dissimilar to the white siding color because the white is so stark, and she was not in favor of the white trim, mostly the white corner boards, because it breaks down the elevations. She pointed out that the brick base, grey siding at the second and third-floor, and white at the top, create vertical elements in between, but then the elements that do not have the bays or the white verticals become a design of different material that ends up being a cross pattern; it is just a little busy for her. She agreed with Staff that maybe it needs to be looked at again; there are a lot of materials on the building and maybe it could be simplified. Changing the white color of the fascia that runs all the way across the elevation could help, and either raising up the bays to match the top of the brick, or raising up the two paneled systems to stop at the stone cap. On the rear elevation, the canopy area looks heavy and should be all white, and the entry gable should be larger by reducing the area where the roof returns back into the gable; either the canopy needs to be lowered and the panelized system eliminated, or eliminate it and leave it that height and just bring it up. Commissioner Kingsley appreciated the bays on the west elevation which is really the back of the building that faces Arlington Heights Road, but the green space on the west elevation is the only yard for the residents living there and it would be nice to make it look less like a back yard and more like a lived-in outdoor space for the residents. She cautioned to use a good liner in the raised brick planters on the south elevation. She added that the underside of the bays should match the face of the bays because of their visibility from the lower windows. She asked if all the siding will be smooth, and the petitioner said yes, which Commissioner Kingsley was in favor of, but she felt that a slightly lighter white siding color would better enhance the brick. The petitioner commented that the windows will be white, which is part of the reason for choosing the white siding color, and Commissioner Kingsley replied that the amount of white on the white windows is so small compared to the amount of white on the building. She felt the petitioner should further study the white siding color being proposed, and that the project come back before the commission for another review.

Chair Kubow said that first and foremost he loved this use in the community. With regards to the architecture, he really liked the strong, vertical element on the building that is dynamic and feels good; however, the cross-type design around the middle windows feels a little unnecessary and busy. He suggested eliminating it to make it simpler and making some adjustments with the fenestration. On the east elevation, he said the base felt very squatty and the

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windows felt small; the ratio between them is a little off; however, it is done well on the west elevation. He agreed with the comments from the other commissioners that there are some simple moves that could bring the building back into a more classic design.

Commissioner Eckhardt said the first-floor units look like garden apartments because the fascia sits right on top of the windows, and he suggested raising the white horizontal line up to make the ground-floor more pronounced. He felt the canopy above the front door was too low and should be raised higher, and the giant canopy fascia was unnecessary. The proportions of the east elevation should be further studied because right now it looks like the upper level is crushing the first-floor. He agreed with Chair Kubow's comment about the cross design around the middle windows, which makes it more complicated than it needs to be; it could be simpler. He liked the bay windows, but felt the cross designs and the trim take away from them. Given the comments and concerns from the commissioners tonight, Commissioner Eckhardt suggested continuing the project to allow the petitioner to look at the alternatives suggested tonight.

Ms. Thompson agreed with many of the comments made tonight, and they are amenable to reconsidering things such as the trim scheme around the windows that creates a larger element of the bedroom and the smaller window groups that appear too busy. Ms. O'Connor-Brooks reiterated that they are open to exploring the comments given tonight and coming back for another review, with the trim color being the biggest issue and looking at the relationship of the buff and red color with the siding color choices. Their goal is to be a good partner with the Village and she thanked the commissioners for their clear and constructive feedback.

Chair Kubow encouraged the petitioner to work with Staff regarding any new design concepts based on the feedback and comments given tonight. Commissioner Eckhardt agreed and said that re-creating renderings and developing the proportional things talked about tonight should be a minimal expense. It was noted that this project did not require public notification, so there is flexibility on a re-review date whenever the petitioner is ready to come back. Mr. Hautzinger asked the commissioners for clarification of their comments on the colors and materials. The commissioners said the cast stone is too yellow and does not fit with the overall color palette, and something more in the grey tone would be a better choice; the red brick color is a little bright and could be toned down with a little more brown in the red brick, but not a brown brick, or a little more of the grey speck in the red brick, or a brick blend that has grey/pewter in it; the grey siding, the white trim and the asphalt shingle colors are all acceptable; the brick proportions of the base and some of the details around the windows is too busy.

Ms. Thompson asked for further clarification about the concerns regarding the color of the cast stone trim. Also she asked about an option that replaces the white siding color with a cobblestone color or one of the other slightly beige Hardie colors that work better. Commissioner Fitzgerald did not love the cast stone with the brick or the aged pewter siding; to him it reads yellow.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO CONTINUE THE REVIEW OF THE PROPOSED *FULL CIRLCE COMMUNITIES - GRACE TERRACE* PROJECT AT 1519-1625 S. ARLINGTON HEIGHTS ROAD (DC23-029), TO THE NEXT AVAILABLE DESIGN COMMISSION MEETING THAT THE PETITIONER IS READY TO COME BACK TO.

Commissioner Eckhardt commented that the petitioner should consider the following:

1. Tone down the brick color.
2. Change the cast stone color to a color less yellow, such as a brighter white or a grey tone.
3. The white and the grey Hardie siding colors are acceptable.
4. Further study the proportions of the brick on the base of the building and the horizonal belly band around the building, with a suggestion to raise it up.
5. Further study the entrance canopy proportions.
6. Further study the white trim fenestration that forms a cross-shaped detail with the stacked windows, simplify this detail.

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7. Further study the large, white panels to determine if they can be subtly broken down into a pattern that might match and align with the triple windows above.

Commissioner Kingsley clarified that the motion made is to continue the review of the project to a date when the petitioner determines they are ready to return. The items summarized are only a highlight of items for the petitioner to consider, and all comments given by the commissioners tonight should be considered. Flexibility is being given to the petitioner to change what they see fit.

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

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REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON: May 10, 2023

Project Title: Full Circle Communities PSH

Address: 1519-1535 S. Arlington Heights Rd.
Arlington Heights, IL 60004

Petitioner: Full Circle Communities
Address: 310 South Peoria Street #500
Chicago, IL 60607

Requested Action:

1. A Comprehensive Plan Amendment to reclassify the site from Offices Only to Institutional.
2. Rezoning from the O-T, Office-Transitional District to the I, Institutional District.
3. Planned Unit Development (PUD) to allow for a 25-unit permanent supportive housing development.
4. Plat of Subdivision to consolidate the property into one developable lot.

Variations Required:

- Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
- Additional variations may be identified upon submittal of detailed plans.

Attendees: Emma O'Connor-Brooks, Full Circle Communities
Denise Reyes, Full Circle Communities
Jordan Bartle, Full Circle Communities
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property is currently vacant land and approximately 3.93 acres (171,059 square feet) in size. The southern side of the site is occupied by an existing stormwater detention facility that serves the Gardens of Arlington Heights development, which was approved as a Planned Unit Development (PUD) in 2013 and developed as a 46-bed memory care facility. This portion of the subject property also contains a drive aisle and curb cut onto Arlington Heights Road, as well as the aforementioned dry bottom detention basin that serves the Gardens memory care facility. In 2016, an office development was proposed on the subject property, which received preliminary approval from the Village Board. The developer of that project, who is the current owner of the site, had purchased the southern piece of land from the memory care facility (that includes the curb cut and stormwater detention area) with the intent to incorporate that land into their office development. Although preliminary approval was received, the office development never moved forward with final approval and construction.

The petitioner, Full Circle Communities, is proposing a 25-unit, three-story permanent supportive housing development with all 25 units supported by rental assistance. Twenty of the units (80%) would be one-bedroom units and five of the units (20%) would be two-bedroom units. The facility would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 parking stalls, including 9 ADA accessible stalls, would be located towards the rear of the building. Access to the site would come from the existing curb cut and drive aisle located on the southern end of the property.

Meeting Discussion:

Ms. Reyes opened up the presentation explaining that Full Circle was interested in constructing a permanent supportive housing development targeted towards veterans and persons with disabilities. They currently own and operate approximately 1,500 units, and they are a non-profit affordable housing developer based in Chicago spread among three states. We were contacted by the Housing Task Force for construction of a 25-unit development to meet the need of the community for affordable housing and to serve people with disabilities and veterans alike. A person with disability is a requirement for tenancy, but the veteran is just a preference and would be given priority. This project aligns with the 2020-2024 Consolidated Plan and affordable housing priority need. Site is located near shopping and CTA transportation for residents, along with other amenities.

Ms. O'Connor-Brooks stated that north of the site was a vacant lot, east and west of this property are single family homes, to the south is a memory care facility. A shared use and maintenance agreement is proposed with the memory care facility for a common detention area and shared driveway. Ms. O'Connor-Brook outlined the general development attributes, including number of units, building height, parking stalls, building and site amenities. Individuals desiring tenancy would be required to have a disability, however, veteran status would be only a preference and not a requirement. Area median income will be 30%-/50%, which for a single person this would be between $22,000-$36,000/year

Ms. Reyes explained that Full Circle Communities has already received both private and public funding for this project. They are now proceeding through conceptual review and will then be working toward submitting a Plan Commission application. After obtaining zoning entitlements and permitting, their funding would be finalized and they would close on the site. The anticipated construction start date would be next Spring. Construction is expected to be approximately one year. Full Circle Management would manage the property, with anticipated occupancy in 2025. Full Circle will be the owner/operator and developer. Cordogan Clark is the architect, Weiss Builders is the contractor, and Cage Civil Engineering is the engineer. All of these individuals have been involved in other affordable housing projects and understand the requirements to do so. Services we intend to provide are onsite management, case management, tenancy supportive services, behavioral health services, transition assistance, advocacy and legal assistance, and socialization opportunities. Three new jobs would be created – service provider, maintenance person, and site manager. Full Circle Communities has development experience in projects like this, and were looking forward to developing this long-standing vacant piece of land. While they are a non-profit, all of their projects pay property taxes.

Mr. Hubbard provided history of the property being last under contract for a single-story office development in 2016, zoned O-T, and the deal fell through. To move forward this property would need to be rezoned to Institutional "I" District, a planned unit development to allow a twenty-five-unit supportive housing facility would need to be approved, and the lot would need to be consolidated through the subdivision process to create one developable parcel. Two key issues are the land use and the other is the site design. The Village will have to decide if this property is appropriate for institutional uses or if it more appropriate for it to remain zoned O-T. Site has been zoned O-T for six years and the office market is not currently strong. There is a concern for the single-family homes on the perimeter, will need dense landscaping buffer, and on the north side of the building the Village would like to see a conceptual plan for the future development. The site would need to be designed to accommodate future connections to the north, and the southern connection with the memory care facility should be properly designed with the necessary easements established. The Village is open to the use, and willing to discuss more with the developer.

Commissioner Sigalos asked about the zoning.

Mr. Hubbard confirmed that the petitioner was requesting the same zoning (Institutional District) as the memory care facility to the south. The vacant land to the north would remain as currently zoned and would likely need to be rezoned in the future to accommodate for development.

Commissioner Sigalos asked about the zoning.

Commissioner Sigalos inquired about the need for affordable housing in Arlington Heights and stated that he was not aware there was a need. He referenced a building at Boeger Place and Old Arlington Heights Road, which had affordable

units that were never filled. Was there a need? Perhaps there were other reasons why those units were not filled.

Ms. O'Connor-Brooks replied that Full Circle Communities was approached by a local advocate for affordable housing, the Housing Task Force, because the Hearts Place facility was fully occupied with a long waitlist for additional tenants. They believed there was a need in this community for additional permanent supportive housing units.

Commissioner Cherwin asked if Arlington Heights residents were the ones who were filling up Hearts Place.

Ms. O'Connor-Brooks stated that the way that the Full Circle development would work is that tenancy would be open to anyone that has a disability, but they would partner up with local agencies to get local folks from the community to sign up for housing.

Commissioner Cherwin said that if the need is there, then people within the community would fill up the housing.

Mr. Bartle explained that Federal Law restricted them from allowing only Arlington Heights residents; the housing opportunities had to be fair and open to all who qualified. That being said, they will market the project locally and so they would not likely need to cast a wide net for applicants eligible for this type of housing outside of the community. In their experience across their portfolio, the majority of residents in their developments are people with ties to the existing communities.

Commissioner Cherwin asked what percentage of housing in Arlington Heights is considered affordable.

Mr. Hubbard stated that he did not know the exact figures for 2023, but he confirmed that Arlington Heights conformed to the minimum State of Illinois requirement of 10%.

Commissioner Green inquired about the tenants and their disabilities.

Ms. O'Connor-Brooks responded that all tenants would need to have a disability and that tenants with disabilities that were also veterans, would rise to the top of the waitlist. Disabilities were both mental and physical and she did not know the breakdown between these types for existing residents.

Commissioner Cherwin asked about the different range of services provided and their project in McHenry.

Ms. O'Connor-Brooks said that they would partner with a third-party service provider, which has expertise in all aspects of mental health and disabilities and can provide the appropriate services needed. There would be an onsite employee for service and maintenance during regular business hours. There were 24-hour remote access camera, and a 24-hour emergency service hotline. She stressed that the development would be designed for individuals who were capable of independent living and residents that needed intense support and care would not qualify for housing there. Regarding the McHenry project, it was adjacent to residential areas and there have not been any problems. They have a great relationship with McHenry officials.

Commissioner Sigalos asked about the Hearts Place property.

Mr. Hubbard replied that he was not aware of any significant issues being generated from that property. From a police service perspective, the Police Department has not found that Hearts Place generates an excessive amount of police calls in comparison to a similarly sized standard multi-family development.

Commissioner Sigalos he recognized that the property was zoned for offices and the office market was very weak. What was the Village plan for this area?

Mr. Hubbard explained that the South Arlington Heights Corridor Plan called for office uses on the site, but said that institutional uses should also be considered.

Commissioner Green asked if Hearts Place was restricted to income levels at the same ratio (30%-/50% of AMI) as is proposed on the Full Circle project.

Mr. Hubbard did not know the income restrictions at Hearts Place and would need to confirm.

Commissioner Green though Hearts Place had maybe been restricted to 60%-80% AMI.

Ms. O'Connor-Brooks replied that their funding sources were dictating the level of affordability they had to provide. They have found that individuals with disabilities often struggle with income, and so the income restrictions were necessary.

Commissioner Green stated that he would review the project in the context of what he believes is necessary and good for the Village as a whole.

Commissioner Cherwin wants the petitioner to answer whether the property taxes would be reduced for a permanent supportive housing development in comparison to a full market rate multi-family development. He would likely ask the petitioner for an answer to this question when this projects gets before the Plan Commission.

Commissioner Green opened the floor for public comment. No public comment was received.

RECOMMENDATION

The Conceptual Plan Review Committee stated that the petitioner had heard their comments and preliminary feedback and all perspectives would be discussed at the public hearing should this petition move forward.

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

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Grace Terrace
Project Address: 1519-1625 S. Arlington Heights Road

Prepared By: Steve Hautzinger
Date Prepared: October 18, 2023

PETITIONER INFORMATION:

DC Number: 23-029
Petitioner Name: Jordan Bartle
Petitioner Address: Full Circle Communities
310 S. Peoria St, #500
Chicago, IL 60607
Meeting Date: October 24, 2023

Requested Action(s):
Approval of the proposed architectural design for a new supportive housing development.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Planned Unit Development, Rezoning from O-T, Office-Transitional to I, Institutional, Plat of Subdivision, and a parking variation. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary:
The petitioner is seeking approval of the architectural design for a new three-story supportive housing development with 25 residential apartment units. The building would be built to accommodate individuals with disabilities and would be targeted to local veterans with the intent to provide stable housing coupled with supportive services for these residents. A total of 41 surface parking stalls, including 8 ADA accessible stalls, are located towards the side and rear of the building. The subject property is currently vacant land, approximately 3.93 acres in size.

Architectural Design:
The proposed design includes a red brick base, dark gray fiber cement siding with white trim on the upper floors, and an asphalt shingle hipped roof. The front elevation features box bay windows which add depth and scale to the design, and help break up the long flat wall. The hipped roof works well to relate to the adjacent development to the south as well as to the surrounding residential neighborhoods. However, the overall design lacks architectural quality as compared to other new multi-family developments in Arlington Heights. Further design development is recommended to add more interest and quality to the design. Some specific suggestions are as follows:

- Consider a deeper roof overhang for a more pronounced roof line.
- Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
- Confirm that the proposed exterior colors work well together. Review other brick color options, or changing the brick to stone for a warmer appearance.
- Consider accentuating the box bays by extending them down to the ground.
- The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
- The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.
- Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.

Mechanical Equipment, Utility Equipment, and Trash Screening:
All exterior mechanical equipment and utility meters are required to be screened from public view. The design includes a large mechanical platform on the back side of the roof for numerous mechanical units. The mechanical platform includes an enclosure wall of fiber cement siding which works well to fully screen the equipment, but the Design Commission should evaluate the appearance of the enclosure.

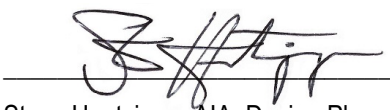
There is one gas meter located on the front corner of the building. If possible, it is recommended to move this meter to the rear of the building, but if it must remain, then adequate landscaping should be provided to screen the view.

Trash will be stored inside the building which is ideal for screening.

Signage:
There is one monument style ground sign shown on the site plan facing Arlington Heights Road, however detailed signage plans have not been received for review. Separate permits are required for all exterior signage.

RECOMMENDATION:
It is recommended that the Design Commission **evaluate** the proposed design for Grace Terrace at 1519-1625 S. Arlington Heights Road. This recommendation is based on, and subject to compliance with, the plans received 8/28/23, exterior elevations received 10/10/23, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Further design development is recommended to add more architectural interest and quality to the design.
2. Consider a deeper roof overhang for a more pronounced roof line.
3. Consider increasing the amount of brick on the building, possibly raising it to the middle of the third floor.
4. Confirm that the proposed exterior colors work well together. Review other brick color options, or consider changing the brick to stone for a warmer appearance.
5. Consider accentuating the box bays by extending them down to the ground.
6. The north elevation is bland, lacking detail and interest. It is recommended to add a central window feature similar to the south elevation.
7. The white color draws attention to the trash room overhead door. The color of the door should be changed to match the adjacent masonry material.
8. Floor to ceiling windows are recommended in the Community Room, similar to the first floor units on the East Elevation.
9. Evaluate the appearance of the rooftop mechanical platform enclosure.
10. It is recommended to move the gas meter from the front wall of the building to the rear, but if it must remain, then adequate landscaping should be provided to screen the view of the equipment.
11. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.



October 18, 2023

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

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Michael Lysicatos, Assistant Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 23-029

DRAFT

MINUTES OF A MEETING OF
THE ARLINGTON HEIGHTS HOUSING COMMISSION
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
SEPTEMBER 20, 2023
Version 2

IN ATTENDANCE:

Commissioners Present:	John Eggum	Ken Kiefer
	Janice Krinsky	William Delea
Commissioners Absent:	Andre Arrington	David Miller

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Others Present:
Joe Taylor, 116-125 Eastman
Bernard Citron, 116-125 Eastman
Rolando Negron Rodriguez, Full Circle Communities
Denise Reyes, Full Circle Communities
Emma O'Conner-Brooks, Full Circle Communities
Jordan Bartle, Full Circle Communities
Tom Gaynor, Hana Board President
Hugh Brady, Housing Task Force
Linda Waycie
Gary Stubits
Barb Taylor
Jack Sturgeon
Pat Sturgeon
Emily Mysler
Sally Mysler
Keith Moens, Resident
Fred Vogt, Resident

I. CALL TO ORDER

The meeting was called to order at 7:00 pm by Chairman Eggum.

II. ROLL CALL

Present: J. Eggum, J. Krinsky, K. Kiefer, & W. Delea
Absent: A. Arrington & D. Miler

III. NEW BUSINESS

Chairman Eggum took the prerogative to reorder the agenda to move the new business items forward on the agenda beginning with the 116-125 Eastman project.

A. 116 – 125 Eastman Affordable Housing Plan (Revised)

Ms. Boyer shared the staff report: 116-120 W Eastman is a proposed mixed-use building in downtown Arlington Heights. Due to its location in the B-5 zoning district, the Inclusionary Housing Ordinance requires that 7.5% of the total number of units in the development be affordable with the option that a minimum of 5% of the units must be provided as onsite actual affordable housing units and up to 2.5% of the units may be provided using the fee-in-lieu option at the amount per unit prescribed in the Inclusionary Housing Guidelines at the time of the issuance of the building permit. The amount prescribed in the Guidelines is currently $28,370 per unit but is subject to annual updates according to changes in the Consumer Price Index for the Chicago-Elgin-Naperville Area.

The Affordable Housing Plan for this project was previously reviewed by the Housing Commission in April, 2023. The Housing Commission recommended approval of that Affordable Housing Plan with conditions to the Village Board. However, since April, 2023, the project has undergone some changes and the petitioner has revised the proposed Affordable Housing Plan for the project. Therefore, a revised Affordable Housing Plan is being presented to the Housing Commission.

116-120 Eastman REVISED Affordable Housing Plan Summary

- Total Dwelling Units: 136
- Market Rate Units: 129
- Affordable Unit Obligation (7.5%): 10.2
- Inclusionary/Affordable Units (Min. 5%): 7 (5% is 6.8 units rounded to 7 units)
- Fee-in-Lieu Units (Max. 2.5%): 3.2 (10.2 units minus 7 on-site units)

The applicant has agreed to the requirements of the Inclusionary Housing Ordinance and associated Guidelines including, but not limited to, the following criteria:

- To provide 7 on-site affordable housing units which meets the requirement that a minimum of 5% of the total number of units be provided as actual on-site units in perpetuity
- To pay a fee-in-lieu of providing 3.2 units x the applicable fee at time of permit (2.3% of total units)
- The annual income for tenants shall comply with the Inclusionary Housing Ordinance and Guidelines which are a maximum of 60% of area median income adjusted for household size
- The maximum rents shall comply with the Inclusionary Housing Ordinance and Guidelines with rents affordable at 60% of area median income adjusted by unit size and also adjusted for a utility allowance
- The affordable units shall be integrated throughout the building
- The affordable units shall be constructed simultaneously with the market rate units
- The interior and exterior finishes of the market rate and the affordable units will be the same
- The bedroom mix of the affordable units shall be equivalent to the mix of the market rate units (rounded) at 3 studio units; 3 one-bedroom units; and 1 two-bedroom units. If the bedroom mix and density calculations change, distribution may be adjusted accordingly
- The management shall provide the required annual report concerning the affordable units on a form prescribed by the Village

The applicant has provided an Affordable Leasing Plan (ALP) that is consistent with the Inclusionary Housing Ordinance and Inclusionary Housing Guidelines including the implementation of the tenant preferences. The ALP is incorporated into the Affordable Housing Plan.

Staff recommended that the Housing Commission recommend that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

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

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Bernard Citron, attorney for the developer, explained that the project has been revised as a result of meeting with the Village and neighborhood residents. The total number of units was reduced from 150 units to 136 units. There were changes in setbacks and there is some stair stepping of the building. While the number of units has dropped, the project will cost about as much to build because the amenities have not changed and the cost of construction and financing have increased. All amenities will be available to all residents: upper deck, pool, restaurant, and co-working spaces. No density variances will be needed, and this will be a one phase project. For all of these reasons, they are not able to provide the additional 3 affordable units and are proposing to pay the fee-in-lieu for those units.

The applicant has further agreed to offer each tenant a minimum of one parking space per affordable unit at a monthly rate that is reduced by the same proportion that the tenant's affordable monthly rent is discounted from the rent amount for an equivalent market rate unit. He said that parking spaces are about $50,000 to provide so they can't give away the spaces.

Tom Gaynor, Hana Board President, expressed that the revised plan is much improved as a result of the developer, neighborhood, and Village having worked collaboratively, and the revisions are much appreciated. He said the plan is respectful of the neighborhood and good for the Village. He said they would be in favor of 10 affordable housing units being provided in the building instead of 7, but at least the project is compliant.

Mr. Gaynor also shared a concern for historical homes in the Village being torn down. Through a recent FOIA request, he learned that 10% of the 517 homes identified by the 2004 Art Institute study has having historic character have been torn down and replaced by large, million-dollar homes. There have been 657 tear downs since 2004 and many of torn-down homes may have been considered affordable. He encouraged the Housing Commission to work in tandem with the Design Commission, which reviews tear down and rebuilds, to preserve affordable housing within the community.

Mr. Moens pointed out that the staff report states that the preference in projects is to provide the affordable units rather than accept the fee-in-lieu, and he stated that he does not think that providing the 3 more affordable units will break this project. He asked that the developer to provide evidence that the 3 more affordable units cannot be provided, and asked that the motion be amended to strike accepting the fee-in-lieu for the 3 units and include all 10 affordable units in the project

Mr. Taylor explained that the cost to build these units is approximately $350,000/unit and the rent generated from the affordable units will be about 1/3 of that received from the market rate units. He said that the project can only absorb a limited number of these units without receiving any funding from the municipality or tax incentives. He said that he does not share proformas with the Village or public but he has lenders and equity partners to satisfy. He said without further incentives, it is difficult economically to provide more affordable units. Mr. Citron pointed out that they are not asking for any variances, including not asking for any density bonus, as was the case previously. Instead, they have decreased the total number of units in response to the neighborhood's requests for decreased height and lower density.

Chairman Eggum asked if the developer was saying that due to the number of units decreasing and construction costs remaining relatively the same, if that materially dropped the rate of return to which the developer agreed. Chairman Eggum stated that the Village has indicated through the Trustees that they are interested in maximizing affordable housing and maintaining that as a priority, but when other commissions, staff, or Trustees decline to allow requested density bonuses, this will decrease the ability of developers to develop affordable housing due to reduced rates of return. He said that the developer having complied with the Ordnance is appreciated; however, it is unfortunate that the proposal to increase density in return for providing more affordable housing in the community was unable to be realized.

Commissioner Kiefer inquired about the tenant selection for the inclusionary units. He asked about the marketing plan for the inclusionary units, especially how they would be directed to Arlington Heights residents. Mr. Taylor stated that there is a marketing plan. Their management company, Lincoln Properties, will manage the process and it will include local housing outreach and will also comply with fair housing laws. Mr. Citron added that they are open to partnering with the Village to market the units locally such as on the Village website if desired. He said though that they cannot limit the units to Arlington Heights residents only.

Commissioner Eggum said the Housing Commission has heard a lot about maintaining affordability for residents for persons such as seniors and that is a concern for the Senior Commission that is represented at this meeting. He said there is a rational basis and reasoning for being concerned about current residents. He said there is a misunderstanding about restrictions versus preferences. He said that there have been repeated concerns about residents being priced-out of our community and there is a reasonable desire to assist residents to be able to remain in the community and not be forced to move to unfamiliar communities in order to find housing.

Mr. Moens asked if a motion can be made at this point to add the increased density to make possible adding the 3 additional affordable units. Mr. Citron stated that the project has already been reworked in response to neighborhood concerns and they are not in a position to rework the project again. Chairman Eggum recognized that the project had been re-engineered and that different commissions have different perspectives. Mr. Citron pointed out again that they are not asking for less than what the Inclusionary Housing Ordinance requires. Chairman Eggum said that the message in what has occurred is that people need to speak in favor of things like density bonuses to support affordable units when other people are taking the position speaking in favor of less density so that there is a discussion of the competing interests.

Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:
It is recommended that the Affordable Housing Plan for 116-120 W Eastman be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:
The Applicant is responsible to ensure that the Planned Development is and remains in full compliance with the requirements of Article XVII of Chapter 7 of Village Code, being the Village's Inclusionary Housing Ordinance, and the Village's Inclusionary Housing Guidelines, including, without limitations, the following:

a. Providing, at a minimum, 7 actual on-site units (a minimum of 5% of the total units) in the Planned Development and fee-in-lieu for 3.2 units (a maximum of 2.5% of the total number of units) or a total of 10.2 units (7.5% of the total number of units) in compliance with Section 7-1707(b)(1) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

The motion was approved unanimously by voice vote.

The developers were thanked for their investment in Arlington Heights and for returning to the Housing Commission.

B. Grace Terrace Affordable Housing Plan

Ms. Boyer shared the staff report. Grace Terrace is brought to the Village by Full Circle Communities. It would primarily be financed by the Illinois Housing Development Authority's Permanent Supportive Housing program. It is a proposed 25-unit universally designed permanently supportive housing development providing affordable housing for persons with disabilities. Priority is given to veterans who are otherwise eligible for tenancy. Under the terms of its financing from the Illinois Housing Development Authority (IHDA), all 25 units (100%) must be used to provide affordable permanently supportive housing for a minimum of 30 years. Full Circle Communities has stated that its mission-driven intention is to own and manage all of the units as permanently supportive housing in perpetuity.

Grace Terrace is proposed to have 20 one-bedroom and 5 two-bedroom units in a 3-story building. Tenants will pay 30% of their incomes toward rent and utilities with the remainder covered by Cook County Housing Authority Project-Based Vouchers. This project sets maximum annual household incomes at 30% and 50% of area median income.

In addition to the financing from IHDA, the project is receiving public financing and other grants from Cook County (federal HOME program), a ComEd energy efficiency grant, IFF loan, a State of Illinois Capital Bill allocation, and a Federal Home Loan Bank grant.

Inclusionary Housing Ordinance: Below is a comparison of the proposed project and the requirements under the Inclusionary Housing Ordinance (IHO) and IHO Guidelines.

Criteria	**Grace Terrace**	**Village Requirement Inclusionary Housing Ordinance (IHO) or Guidelines**	**Comment**
Percentage (Number) of Affordable Units	100% (25) units for first 30 years; thereafter at a minimum to comply IHO 10% (3) unit requirement but the intention it to continue operation as a 100% affordable permanent supportive housing building.	10% (3) units are required to be affordable due to public financing	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Fee-In-Lieu	Not applicable	Not applicable	Not applicable
Maximum Tenant Annual Incomes	Maximum 30% and 50% of Area Median Income, thereafter to comply with IHO	Maximum 60% Area Median Income	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Maximum Rents	Tenant rents are 30% of household income for the first 30 years (HACC Project Based Vouchers); thereafter to comply with IHO	Maximums as per IHDA/IHO Guidelines chart by bedroom size	Exceeds requirement first 30 years and will continue to comply thereafter
Integration of Affordable Units	All units are affordable first 30 years; thereafter must comply with IHO	Affordable units to be integrated	Meets requirement

Phasing	Not applicable due to it being a one building development	Not applicable due to it being a one building development	Meets requirement
Interior and Exterior Finishes	All unit finishes are the same	Finishes in affordable units must meet minimum standards	Meets requirement
Bedroom Mix	All units are affordable first 30 years; thereafter to comply with IHO	Affordable unit bedroom mix must be proportional to market rate mix	Meets requirement
Preferences	First 30 years disability will be a condition of tenancy and veterans will receive preference, thereafter to comply with IHO but the intention is to continue to operate as a permanent supportive housing facility for persons with disabilities	IHO Guidelines state that the developer must give preference to one or more of 4 preference categories (persons with disabilities, veterans, local residents, local employees)	Meets requirements
Reporting	Petitioner has agreed to reporting requirements	IHO Guidelines contain reporting requirements	Meets requirement

The petitioner has reported that a Tenant Selection Plan will not be produced until closer to the financial closing with IHDA and has offered to provide a copy to Staff at that time. The IHDA Tenant Selection Plan template will be used. Staff will ensure consistency of the Tenant Selection Plan with the inclusionary housing requirements.

The matter of tenant preferences requires further discussion for which supplemental information was provided. Ms. Boyer explained with respect to the preferences that disability by a head of household is a requirement of tenancy and preference would be given to veterans. These are the required preferences under the IHDA program. IHDA's requirements do not permit the preferences for local residents and employees. This is the same at Heart's Place in Arlington Heights in Arlington Heights which is also an IHDA-financed Permanent Supportive Housing building although Heart's Place was approved prior to the adoption of the Inclusionary Housing Ordinance.

Staff is recommending that the Affordable Housing Plan for Grace Terrace, 1519 – 1623 S Arlington Height Road be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

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

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.
b. Ensuring compliance with all other provisions of the Inclusionary Housing Ordinance and the Inclusionary Housing Guidelines as applicable.

Ms. O'Conner-Brooks introduced the mission of Full Circle. She said that they are excited about the Arlington Heights location as a high opportunity area and its proximity to a grocery store, park, public transportation including a PACE bus line, and other amenities.

She said that supportive services will be available to tenants on-site but are not required. Tenants will have leases; it is not transitional housing. There will be 100% rental assistance though the Housing Authority of Cook County because they have a priority for affordable housing for persons with disabilities and veterans. Tenants will be required to pay 30% of their income for rent. Every lease holder is required to be an individual with a disability, veterans receiving priority.

Ms. Denise Reyes discussed the project financing plan of which the main component is IHDA's Permeant Support Housing program. This program provides funding for acquisition and construction of projects for persons with disabilities. State and private grants and loans will also be including in the financing. All funding sources are confirmed and committed. They are wrapping up the conceptual project phase and intend to submit for permitting before end of the year, closing on the IHDA financing shortly thereafter. Construction is expected to begin in early spring 2024 and will take about one year to complete. Full Circle property management will then take over the property.

Chairman Eggum asked for the total cost for the project which was reported to be $13.5M with the IHDA portion being $8.5M and loans totaling $1.5M. The builder is Weiss Builders.

Ms. O'Conner-Brooks shared their success with a development in McHenry County.

Services on-site in Arlington Heights will include a case manager, help with literacy, job training, case management, applying for benefits, socialization and community building, help integrating into the community, health and wellness programs, in/out patient services as needed, etc. Full Circle reinvests 75% of their differed development fees back into their services so that tenants receive what they need. Their project aligns with Arlington Heights' inclusionary housing goals, goals for the development of vacant land, and will pay approximately $50K per year in property taxes.

Ms. O'Conner-Brooks stated that the Fair Housing Act does not permit the local preferences, but the units will be marketed locally and a wait list based on location will be developed. She also said that they are willing to work with the Village's Health Department to identify possible referrals. Chainman Eggum asked if not permitting the local preference was an IHDA requirement or a matter of fair housing law. Ms. O'Conner-Brooks said that fair housing law disallows limiting units to tenants from specific zip codes.

Hugh Brady, Housing Task Force representative, provided some background on how the project came about and said that the Task Force is very supportive of this project. He said that their market research shows a strong need for this type of housing in the area. He shared that area residents are interested in staying in their communities. Services that are provided within the housing are needed. Mr. Brady said that a similar building in Mt. Prospect called Meyers Place was nearly entirely occupied by tenants who previously resided locally – in Mt. Prospect or a nearby suburb.

Sally Mysler encouraged the project move forward after her daughter Emily benefitted from a similar community.

Commissioner Krinsky said that she is very supportive of this project. She said that she has professional and personal experience with special needs populations and lives on the west side of Arlington Heights Rd. where the building is proposed to be located. She thanked the developer for bringing this to our community and her area which so desperately needs this type of housing.

Chairman Eggum said that there is a lack of complete understanding concerning the legal framework regarding the preferences. He said that in-general he views this project as warranting a possible exception to the standing preferences because of the IHDA requirements. However, the exception is not something that would be made under a normal set of circumstances (such as in a privately-financed development) where financing does not require such an exception. He said that he wants to be clear that the preferences were discussed by the Housing Commission and the Village Board and are in the Inclusionary Housing Guidelines pursuant to direction from the Village Board, and it needs to be clear that that an exception would not otherwise be considered if it were not for these unique circumstances related to the requirements under the financing.

Commissioner Kiefer said that he is supportive of the project and understands that IHDA has its restrictions, but he is concerned about the Village tenant selection preferences. The Mt. Prospect building providing affordable units to residents of surrounding communities is fine, but Arlington Heights is the only suburb in the area that requires inclusionary units and the intention is that local residents should have the opportunity to benefit from these units. He would like this topic investigated further. There was a discussion about the difference between illegal restrictions and potentially legal preferences with it being permissible to have preferences for which there is a rational basis and and does not create a disparate impact.

It was also stated that an interested persons list will be kept by the developer, and the persons on the interested persons list will be notified when the Cook County Housing Authority waiting list is opened. Therefore, publicizing the project locally and getting interested persons on the developer's interested persons list would be a way of help local residents access the Cook County Housing Authority waiting list.

Motion was made by Commissioner Eggum; Seconded by Commissioner Krinsky:
It is recommended that the Affordable Housing Plan for Grace Terrace, 1519 – 1625 S Arlington Heights Road be approved as meeting the requirements of the Inclusionary Housing Ordinance and that the developer be granted an exception to the Inclusionary Housing Guidelines because they are required by State-based public funding sources (Illinois Housing Development Authority) to refrain from giving preference to Arlington Heights residents and workers.
The motion was approved unanimously by voice vote.

Chairman Eggum asked that staff be prepared to explain the distinctions described above to the Trustees and point out that the preferences were the preferences of the Trustees. The Trustees decided to enact the Ordinance and the preferences with the Guidelines.

The Housing Commission resumed the regular order of business on the meeting agenda.

IV. APPROVAL OF MINUTES

A motion was made by Commissioner Kiefer, seconded by Commissioner Delea to approve the minutes of the August 16, 2023 meeting with the correction of a few typographical errors. The motion was approved unanimously by voice vote.

V. REPORTS

A. Regular Status Update of Inclusionary Affordable Housing Projects

- **Arlington Gateway** – Is a redevelopment proposed for the SE corner of S Arlington Heights Rd. and Algonquin Rd. The proposal is for an 8-story, 300-unit rental apartment building. It went to early review before the Village Board on June 20, 2023 and the Conceptual Plan Review Committee on July 26, 2023. The developer's proposal is to provide the required 10% (30) affordable units.

- **Chestnut Townhomes** – Is a proposed 5 townhome development for 2201 N Chestnut Ave. Payment of the linkage fee would be required due to the size of the project (under 10 units).
- **Full Circle Communities' Grace Terrace** – Is a permanently supportive housing development proposed to be located at 1519 – 1625 S Arlington Heights Rd. The Affordable Housing Plan was presented to the Housing Commission at this meeting - September 20, 2023. The project will be going soon to the Design and Plan Commissions.
- **International Plaza/TIF 4** – Discussions are continuing regarding the redevelopment site. There is potential for movement on the project in the coming month or two. The affordable housing partner applied for low-income housing tax credits for the affordable building. The application passed IHDA's preliminary review, but the project was not awarded tax credits in 2023. There may be a reapplication for 2024 tax credits.
- **116-120 W Eastman** – The Affordable Housing Plan for this rental building was reviewed by the Housing Commission in April 2023. The revised Affordable Housing Plan was presented to the Housing Commission for re-review at this meeting - September 20, 2023.
- **4 N Douglas** – The Affordable Housing Plan has been reviewed by the Housing Commission. The project has not yet advanced to the Plan Commission.
- **Crescent Place** – Is a 40-unit, 100% affordable apartment building that has been approved and is under construction.
- **ADRIII/3031 W Salt Creek Ln.** – Was a proposed rental building that went for preliminary review to the Conceptual Plan Review Committee on November 30, 2022. Nothing more has been heard from the petitioner.
- **Arlington 425** – Is approved. There is no update this month.

VI. OLD BUSINESS

A. Single-Family Rehabilitation Program Report & 2023/2024 Budget Discussion

Ms. Boyer said that the allocation for the Single-Family Rehab program for 2023/2024 is $32,419, and there are now three applications.

The applications for the Group Home Rehab Grant Program were going to be reviewed in October, but she suggested that she ask the agencies to collect multiple bids for their projects in the hope that there may be costs savings. If there are extra funds in the Group Home Rehab Grant Program, perhaps the funds could be reallocated to the Single-Family Rehab Program.

Commissioner Krinsky asked if Ms. Boyer knew how the applicants heard about the Single-Family Rehab Program. Ms. Boyer said that one applicant is a repeat participant and the other two applicants read about the program when the program was recently publicized online.

B. Single-Family Rehab Program Changes

Ms. Boyer said that the changes to the program recommended by the Housing Commission were accepted by the Village Board. The approval of loans up to 100% loan to value ratio are to approved on a case-by-case basis for urgent repairs.

C. Rental Registry Recommendation

Ms. Boyer reported that the Village Manager is having the Building Department look into a Multi-Family Licensing program including a rental licensing and inspection program, looking at possible policies for short term rentals, and getting information on affordability. The challenge being the cost especially with regard to the inspection component.

Commissioner Eggum stated that the long-ago proposed rental registry was proposed with a small fee to cover the nominal cost for the set-up of the website page and data collection system. The proposed rental registry would provide the framework for the other topics being discussed and does not need to wait for those discussions to conclude. The rental registry could proceed and provide the data needed by the Housing Commission to do its work.

D. Affordable Housing Trust Fund

Ms. Boyer had no report.

VII. OTHER BUSINESS

A. Agenda Items for October Meeting

None

B. Public Comment

Fred Vogt, of the Senior Citizens Commission stated that Village Board Goal #9 in the Strategic Plan is Attainable Housing. The Senior Commission met earlier this week and is wondering how the Housing Commission plans to monitor this goal. Commissioner Eggum said that the rental registry would help with this. He also said that it would be helpful if the Housing Commission had contact with a Realtor who would be willing to provide housing market data from the Multiple Listing Service (MLS). Chairman Eggum shared that the Housing Commission really does not have current data on Arlington Heights housing cost/value at this time. Mr. Vogt said that he will look into the idea.

VIII. ADJOURNMENT

A motion was made by Commissioner Krinsky seconded by Commissioner Kiefer to adjourn the meeting. The motion was approved by voice vote.

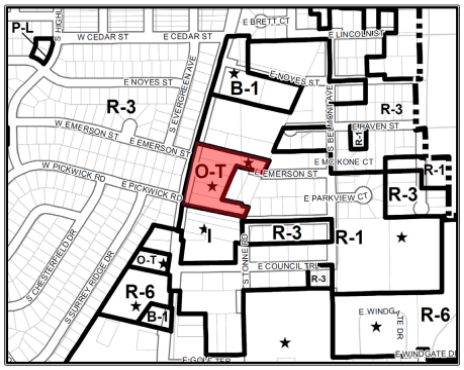
Village of Arlington Heights

Housing Commission Staff Report

Project: Grace Terrace
1519 -1625 S Arlington Height Rd.

***To**: Housing Commission*
***Prepared by**: Nora Boyer, Housing Planner*
***Meeting Date**: September 20, 2023*
***Date Prepared**: August 24, 2023*

***Project**: Grace Terrace-Full Circle Communities*
Permanent Supportive Housing
1519-1625 S Arlington Heights Rd
Inclusionary Housing Ordinance Project
Affordable Housina Plan Review



Background

The Village of Arlington Heights Inclusionary Housing Ordinance calls for the inclusion of affordable units in certain multi-family residential development projects. The number of affordable units to be included in the development are based on a percentage of the total number of units in the development, and these percentages vary depending on the zoning district in which the project is located and whether the project benefits from public financing.

Grace Terrace Development

Grace Terrace is a proposed 25-unit universally designed permanently supportive housing development providing affordable housing for persons with disabilities. Priority is given to veterans who are otherwise eligible for tenancy. Under the terms of its financing from the Illinois Housing Development Authority (IHDA), all 25 units (100%) must be used to provide affordable permanently supportive housing for a minimum of 30 years. Full Circle Communities has stated that its mission-driven intention is to own and manage all of the units as permanently supportive housing in perpetuity.

Grace Terrace is proposed to have 20 one-bedroom and 5 two-bedroom units in a 3-story building. Tenants will pay 30% of their incomes toward rent and utilities with the remainder covered by Cook County Housing Authority Project-Based Vouchers. This project sets maximum annual household incomes at 30% and 50% of area median income.

In addition to the financing from IHDA, the project is receiving public financing and other grants from Cook County (federal HOME program), a ComEd energy efficiency grant, IFF loan, a State of Illinois Capital Bill allocation, and a Federal Home Loan Bank grant.

Inclusionary Housing Ordinance

Below is a comparison of the proposed project and the requirements under the Inclusionary Housing Ordinance (IHO) and IHO Guidelines.

Criteria	**Grace Terrace**	**Village Requirement Inclusionary Housing Ordinance (IHO) or Guidelines**	**Comment**
Percentage (Number) of Affordable Units	100% (25) units for first 30 years; thereafter at a minimum to comply IHO 10% (3) unit requirement but the intention it to continue operation as a 100% affordable permanent supportive housing building.	10% (3) units are required to be affordable due to public financing	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Fee-In-Lieu	Not applicable	Not applicable	Not applicable
Maximum Tenant Annual Incomes	Maximum 30% and 50% of Area Median Income, thereafter to comply with IHO	Maximum 60% Area Median Income	Exceeds affordability requirement first 30 years and will continue to comply thereafter
Maximum Rents	Tenant rents are 30% of household income for the first 30 years (HACC Project Based Vouchers); thereafter to comply with IHO	Maximums as per IHDA/IHO Guidelines chart by bedroom size	Exceeds requirement first 30 years and will continue to comply thereafter
Integration of Affordable Units	All units are affordable first 30 years; thereafter must comply with IHO	Affordable units to be integrated	Meets requirement
Phasing	Not applicable due to it being a one building development	Not applicable due to it being a one building development	Meets requirement
Interior and Exterior Finishes	All unit finishes are the same	Finishes in affordable units must meet minimum standards	Meets requirement
Bedroom Mix	All units are affordable first 30 years; thereafter to comply with IHO	Affordable unit bedroom mix must be proportional to market rate mix	Meets requirement
Preferences	First 30 years disability will be a condition of tenancy and veterans with receive preference,	IHO Guidelines state that the developer must give preference to one or more of 4 preference	Meets requirements

	thereafter to comply with IHO but the intention is to continue to operate as a permanent supportive housing facility for persons with disabilities	categories (persons with disabilities, veterans, local residents, local employees)	
Reporting	Petitioner has agreed to reporting requirements	IHO Guidelines contain reporting requirements	Meets requirement

The petitioner has reported that a Tenant Selection Plan will not be produced until closer to financial closing and has offered to provide a copy to Staff at that time. Staff will ensure consistency of the Tenant Selection Plan with the inclusionary housing requirements.

Recommendation

It is recommended that the Affordable Housing Plan for Grace Terrace, 1519 – 1623 S Arlington Height Rd. be approved as meeting the requirements of the Inclusionary Housing Ordinance under the following conditions:

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

a. Providing, at a minimum, 3 actual on-site units (a minimum of 10% of the total units) in perpetuity in the Planned Development in compliance with Section 7-1707(b)(3) of the Village Code.

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

6/7/2023

Grace Terrace
Full Circle Communities, Inc.
Inclusionary Housing Plan

Description of Development & Affordability Levels

Grace Terrace is located at 1519-1625 S. Arlington Heights Rd. and will create 25 units of universally designed permanent supportive housing. There will be 20 one-bedroom and 5 two-bedroom units across three stories. All 25 units will be affordable with the following affordability levels:

Unit Type	No. of Units	Sq. Ft.	AMI	Rent	Subsidy	Term
1BR	19	677	30%	$1,255	HACC Project Based Voucher	20 Years
1BR	1	677	50%	$1,255	HACC Project Based Voucher	20 Years
2BR	3	810	30%	$1,440	HACC Project Based Voucher	20 Years
2BR	2	810	50%	$1,440	HACC Project Based Voucher	20 Years

Funding

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Rental assistance means that tenants will only pay a maximum of 30% of their income towards rent and utilities and the remainder is covered by the Housing Authority of Cook County (HACC) Project Based Vouchers. This project was awarded for 100% of the units because PSH housing for people with disabilities and veterans is a priority for the county and recognized as being necessary for long term success for both the tenants and the project. The rent outlined in the table above is based on the HACC payment standards which are updated annually.

Based on our funding sources from IHDA, there will be a 30-year land restriction agreement in place. However, because Full Circle is a mission-driven non-profit that does affordable housing, we plan to own and manage the property as affordable PSH in perpetuity. Our IHDA Permanent Supportive Housing funds are also driving the target populations and maximum rents (driven by 30% and 50% AMI levels and HACC payment standards).

Property Management and Tenant Selection

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during regular business hours. The building will have secure entries, a fire suppression system, security camera system that can be monitored remotely, as well as a 24-hour phone line.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Leaseholders/heads of households are required to have a disability to qualify for applying to the property. The property will be disability neutral, meaning no specific disability will be targeted. There is also a

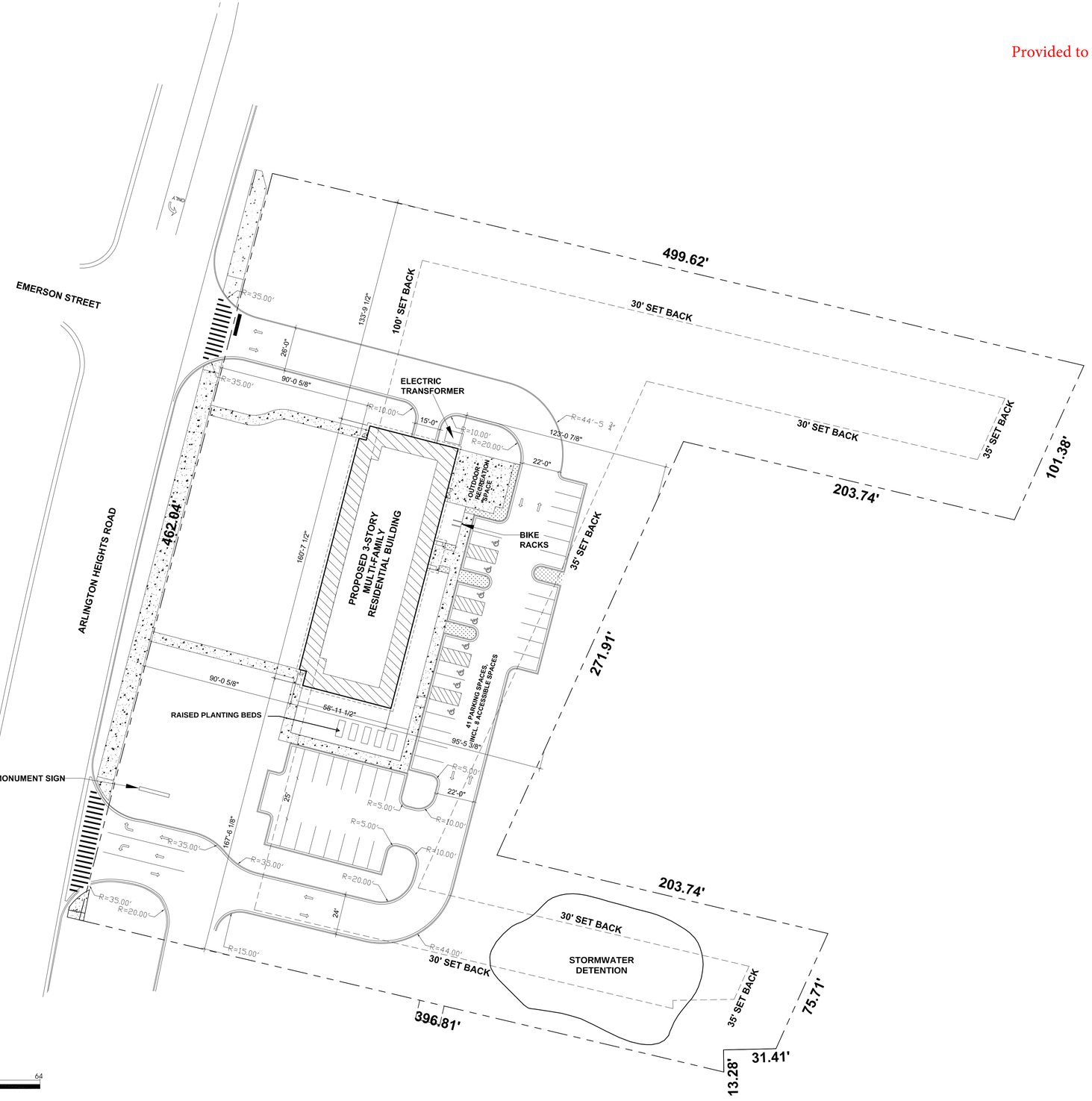
preference in the tenant selection process for veterans, whereby veterans that otherwise qualify for the housing will move to the top of the list.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

Project Timeline

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of expected completion of all 25 affordable units is March of 2025

Provided to Housing Commission for Background/Context



N

1 SITE PLAN
1/32" = 1'-0"

0 8 16 32 64
1/32" = 1'-0"

PROJECT DATA:

SITE AREA	: 3.61 ACRES/ 157,478 SF
BUILDABLE AREA	: 1.76 ACRES/ 76,458 SF
BUILDING FOOTPRINT	: 9,402 SF
BUILDING COVERAGE	: 5.9%
BUILDING AREA	: 28,032 SF
FAR	: 17.8%
NUMBER OF UNITS	: 25
SITE AREA/UNIT	: 6,299 SF
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS
FLOOR 2&3	: (8)-1BR/FLR = (16)-1BR (2)-2BR/FLR = (4)-2BR = 20 UNITS

TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES

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CORDOGAN CLARK
Chicago
714 North Wells Street, Chicago, IL 60654
tel 312.243.3500 fax 312.243.4771
Aurora
640 Fifteenth Avenue, Aurora, IL 60505
tel 630.896.4678 Fax 630.896.4687

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 08.23.2023

ZONING SUBMITTAL
REVISIONS:

A 1.0

Provided to Housing Commission for Background/Context

1 EAST VIEW

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CORDOGAN CLARK
Aurora
600 Broadway Avenue, Aurora, IL 60506
tel: 630.844.4478 Fax 630.896.4987
Chicago
71 North Wells Street, Chicago, IL 60606
tel: 312.243.3300 Fax 312.443.4771

FULL CIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

COLOR RENDERING

JOB NUMBER 20-410

DATE 08.23. 2023

REVISIONS:

A 7.0

ZONING SUBMITTAL

Grace Terrace
Full Circle Communities, Inc.
Inclusionary Housing Plan

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MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 1, 2023
7:30 PM

I. CALL TO ORDER

A. Swearing in of Trustees

President Hayes administered the Oath of Office to Robin P. LaBedz, Thomas F. Schwingbeck, Wendy Dunnington and Scott Shirley. President Hayes encouraged all residents to consider elected or volunteer positions in the Village.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

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

IV. APPROVAL OF MINUTES

A. Committee of the Whole 04/10/2023 Approved

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

Abstain: Dunnington, Shirley

B. Village Board 04/17/2023 Approved

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

Abstain: Dunnington, Shirley

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 04/30/2023 Approved

Trustee James Bertucci moved to approve in the amount of $1,110,283.58. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Third Fallen Hero from the Civil War from Arlington Heights

Greg Padovani invited residents to the 104th Memorial Day Parade Monday, May 29th. There will be a ceremony honoring the Village's Fallen Hero's at 11 a.m. at Memorial Park. There is new knowledge of a third Civil War Fallen Hero from the Village who will be honored.

B. Building Safety Month Proclamation

President Hayes recognized the Month of May, 2023 to Building Safety Month by issuing a proclamation from the Board.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Donald Meersman gave credit to the Board for their Budgeting success and reducing the tax burden on residents. He is in support of eliminating vehicle stickers.

Tina Heiden spoke on behalf of her father who experienced a water main break on April 2. She said the Water Department came out quickly and it was patched. They are going through the insurance process with IRMA and don't think IRMA has done a full investigation as they have not come to the site at 2105 N. Cherry Hill Drive. The subdivision has had more than 8 water main breaks recently. There is a 5-year plan to replace the mains in

the subdivision and Ms. Heiden thinks this fact should have been part of what was reviewed. Mr. Recklaus said he would be happy to work with them.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of May 1, 2023 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to BMAH, Inc. dba Brookhaven Market located at 450 E. Golf.

Trustee Tom Schwingbeck moved to recommend to the Liquor Commissioner approval. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Report of the Committee of the Whole Meeting of May 1, 2023 — Approved

Interview of Matthew Fink for appointment to the Special Events Commission term ending April 30, 2025.

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

Trustee Robin LaBedz moved to concur in the Mayor's appointment. Trustee Richard Baldino Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

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

Schwingbeck, Shirley, Tinaglia

A. Roadway Maintenance Materials 2023 - Award — Approved

B. Liquid Deicer 2023 - Award — Approved

CONSENT LEGAL

A. Resolution - Illinois Attorney General - Organized Retail Crime Grant Program — Approved

Trustee Jim Tinaglia moved to approve R2023-16. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

B. Ordinance – Budget Amendment – Upgrade of Existing UPS Battery Backup — Approved

Trustee Jim Tinaglia moved to approve 2023-26. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT APPOINTMENTS

A. Board and Commission Reappointment — Approved

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

CONSENT PETITIONS AND COMMUNICATIONS

A.	Request for Fee Waiver - AH Park District Special Event Liquor License	Approved

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Mr. Recklaus said there was an error in the public notice for these agenda items when they came before the Board the first time. To make sure residents had a chance to speak to the Special Use permits for Greenbrier and Windsor Schools, they are being brought forward again. Mr. Passman said the Public Hearing occurred at the Plan Commission.

Trustee moved to Motion. Trustee Seconded the Motion.
The Motion:

A. Greenbrier School Addition - 2330 N. Verde Dr. - PC#22-020
Amendment to SUP Ord. #17-035 for Building Addition, Variations

B. Windsor School Addition - 1315 E. Miner St. - PC#22-021
Amendment to SUP Ord #90-082 and #17-013 for Building Addition

XIII. LEGAL

A.	Ordinance - Greenbrier School - 2330 N. Verde Dr.	Approved

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-27. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

B. Ordinance - Windsor School - 1315 E. Miner St. Approved

Trustee Dunnington recused herself from the discussion of this item as she is an employee of District 25.

Trustee Nicolle Grasse moved to approve 2023-28. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Abstain: Dunnington

XIV. REPORT OF THE VILLAGE MANAGER

A. Full Circle Communities Permanent Supportive Housing Development - 1519 S. Arlington Heights Rd.

Mr. Recklaus explained the applicant is seeking Early Review of their development. No formal approval or denial is being sought at this time. This opportunity is to provide feedback to Full Circle.

Denise Reyes and Emma O'Connor-Brooks of Fill Circle presented their concept for an affordable housing development. Their company seeks to create and preserve affordable housing and dedicates at least 75% of their economics to services. They believe there is a community need as Heart's Place is fully leased and has an extensive wait list. They were approached by the Northwest Suburban Housing Task Force to consider a development in Arlington Heights.

The site is near the intersection of Golf and Arlington Heights Road. It is close to employers, a bus stop and has sidewalks. They plan to share the driveway with the memory care facility to the south and maintain the wooded area to the north. There are 41 parking spaces which is 10 shy of the Village's requirements. They believe this is okay as parking is underused in supportive housing. There will be rental assistance for their tenants. The target population is people with disabilities who are also veterans. 30% of residents earn $22,000 a year and 50% earn $36,000 per year. The funding comes from private and public grants. They hope to have a permit in the fall. Full Circle will have onsite staff, case management, tenant support services, access to behavioral health services, transition

assistance, legal assistance and socialization opportunities. The development will pay property taxes.

Mr. Perkins said the main decision is whether the property should be rezoned from office to institutional. The corridor is designated as office transitional. The memory care facility next door was rezoned as institutional prior to its construction. There is a 25% vacancy rate for office space in the area. Staff has asked for a plan on how the wooded area on the north side of the property would be developed.

President Hayes said the Village has supported affordable and supportive housing in the past. He said he was supportive of the concept, and liked that it was targeting veterans. Ms. Reyes said it is for disabled residents, with a veteran overly of priority. Staff will be there during working business hours, but security cameras will be accessed 24 hours a day. Mr. Perkins said the property has been vacant since the early 1990's.

Trustee Tinaglia asked how the residents are chosen. Ms. O'Conner-Brooks replied the interest list will be created in conjunction with Cook County to include local residents. It's specific to Arlington heights, not a county wide list. For this property, because of their funding sources, residents must have a disability. The preference for veterans is an overlay, which allows veterans to move to the top of the list. Trustee Tinaglia said he wants local veterans to get these units. Ms. Reyes said the project will be marketed locally and they work with local agencies to make sure those targeted get on the list.

Trustee LaBedz clarified that all the tenants will have a disability, and some may also be veterans. She said it sounded like a terrific project and was not concerned about the zoning change. She asked about the property to the north. Mr. Perkins explained a previous development showed a cross access from this site to the lot to the north. Staff will need to plan for the egress/ingress between sites as there will be room for another building.

Trustee Grasse said she supports the land use designation because of the memory care facility to the south and the need for this kind of supportive housing. She liked that the location had access to public transportation and shops.

Trustee Bertucci noted the two single family homes to the east and asked how they will be addressed. Mr. Perkins confirmed said there will be community meetings early in the process for residents to give feedback on the project. Trustee Bertucci asked if the funding considers the higher costs being experienced in the market. Ms. Reyes said their sources are mainly IDHA-PSA grants and all of their funds are committed. Other sources are: ComEd, IFF, the State of Illinois, and a grant from Federal Home Loan Bank. They use the Federal definition of disability which can be mental or physical. The grant funding dictates the income levels based on Federal guidelines. Trustee Bertucci asked if staff had any concern on changing the zoning. Mr. Perkins said based on the office market now, and the other land

uses along the corridor, this use seems like a good fit. The site plan is still conceptual, so staff hasn't been able to study the details. Ms. O'Connor-Brooks said they are committed to working with staff on this.

Trustee Dunnington asked what kind of screening would be between the project and single-family homes. Ms. O'Connor Brooks said they plan on making it pleasing for the neighbors, but do not have that fleshed out yet. Trustee Dunnington said it is a terrific project, and the Village needs affordable housing. She said she is excited to see the full plan brought forward and that it makes sense to change the zoning because the memory care is next door.

Trustee Schwingbeck asked for clarification regarding the disposition of the water detention pond in front of the memory care facility. Ms. O'Connor-Brooks said they will be purchasing the land from the former owners. They will keep the land as a retention basin and have a co-maintenance agreement. Trustee Schwingbeck said protecting the two single-family homes is important. He asked why they wouldn't clear the north side of the lot to make the overgrowth more presentable. Ms. O'Connor-Brooks said they will keep some of the legacy trees, clean it up and augment it with landscaping to improve the site. Trustee Schwingbeck said he agreed with the parking assessment. Mr. Perkins said the development would need a dedication for access to the home to the east which is a Fire Department requirement.

Trustee Baldino said there is a need for this kind of housing and he thinks it's a great location. He is supportive of the zoning change and is looking forward to seeing more detailed plans.

Trustee Tinaglia agreed it was good to think about the potential of a second building. He suggested land banking parking, to show it could be implemented in case it is needed in the future.

Arlen Gould said this concept works as evidenced by Boeger Place and Heart's Place. We know there is a need and it will generate revenue. We are a community of good neighbors. He hopes it will gain approval and be a shining light for AH for veterans and those with disabilities so they can live independently and productively.

Hugh Brady, Co-president of the Housing Task Force, said Full Circle takes 75% of its operating net and plows it back into services. When they first started on Boeger, a survey was done of the 5 surrounding miles. The survey showed there was a need for 970 units.

Sally Medill and her daughter Emily said Emily lives in supportive housing. She is able to live independently and they are very grateful.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

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

-and-

5 ILCS 120/2(c)(5): purchase or lease of real property for the use of the public body including discussing whether a particular parcel should be acquired.

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn to Closed Session at 8:54 p.m.
Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Bertucci, Dunnington, Grasse, Hayes, LaBedz, Schwingbeck, Shirley, Tinaglia

Grace Terrace
Full Circle Communities, Inc.
Written Justification for Loading Berth Variation

Variation Justification

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. In the case of multi-family housing, the loading berth will be used for the trash truck. In our case, the amount of space allotted still allows for the trash truck to pull in and will only partially block the drive aisle. Since the trash is collected during limited times, and there are two entries to the site, we do not think this will greatly impede the usability of the driveways.
2. The plight of the owner is due to unique circumstances as this is an affordable permanent supportive housing project. We previously were showing a 10'x35' berth, but due to the various constraints on the site as requested by the Village, the loading berth had to be reduced in size. We have straightened out the north drive aisle as well as shifted the building to allow for supplemental parking at the south so that we could get a larger buffer at the east end of the property (where adjacent to single family homes).
3. The proposed variation does not meet the requirements of Chapter 28 Section 10.7a due to the reasons outlined above.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property. As noted above, the site constraints have dictated the length of the loading berth and are limiting our ability to have a 35' long loading berth.

Grace Terrace
Full Circle Communities, Inc.
Written Justification for Parking Variation

Parking Variance Request

Full Circle Communities (FCC) is requesting a parking variance for the proposed development of Grace Terrace at 1519-1625 S. Arlington Heights Rd. Per Chapter 28, Section 10.4-1 of the Code, 51 stalls are required (2 per unit plus 1 per 300 SF of office space). We are requesting 41 parking stalls (1.6 per unit plus 1 per 300 SF of office space). FCC believes that due to characteristics of the resident population, excellent access to public transportation, and usage at comparable properties, the request meets the criteria for granting the variance.

The disability and income status of the tenant population is shown to have limited care use and ownership. According to research from the University of California-Berkeley, low-income individuals and families are less likely to have access to a car. [1] In the US, the percentage of low-income residents without access to an automobile is over 20% compared to just 4% for non-low-income residents. Research from the US Department of Transportation states that persons with a disability are 1.35 times less likely to drive or have access to a car than nondisabled persons. [2] These populations typically rely on more public transportation options because of their accessibility and affordability.

While there are likely to be less cars given the data above, the property has great access to public transit. Just south of the property along Golf Road is a Pace bus route that connects to Metra and CTA lines. Tenants with disabilities can also use the Call-n-Ride program.

Traffic & Parking Study Conclusions

Full Circle Communities commissioned a traffic and parking study which confirmed our belief that less parking would be sufficient at the proposed property. Per the ITE *Parking Generation Manual Requirement* for "Multifamily Housing Low-Rise (no nearby rail transit)" (Land Use Code 220), the parking ratio is 1.21 spaces per dwelling unit, which would be 30 parking spaces. Using this guideline, we are providing a surplus of 10 parking spaces (with an additional space for staff parking). The parking study concluded that the proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

Task Force Parking Counts

The Housing Task Force has also conducted their own parking counts for other nearby permanent supportive housing and found that they have low parking utilization rates. At Heart's Place, also located in Arlington Heights, there is a 1.83:1 parking ratio (33 parking spaces for 18 units) and their peak utilization rate is 27%. At Myers Place, located in Mt. Prospect, there is a 1.28:1 parking ratio (50 parking spaces for 39 units) with a 50% peak utilization rate. Please reference the parking data below, which was data collected on a regular basis by residents at random points in the day over the course of a month (8/12/20-9/20/20).

Project & Owner	Address	Type	Units	Spaces	Ratio	Typical Parking

[1] https://urbanpolicy.berkeley.edu/pdf/raphael.pdf
[2] https://www.bts.gov/sites/bts.dot.gov/files/legacy/publications/freedom_to_travel/pdf/entire.pdf

						Utilization Rate
Hearts Place UP Holdings	120 E. Boeger Dr Arlington Heights, IL	Permanent Supportive Housing /Suburban	18 units (10-1BR; 8-2BR)	33 spaces	1.83:1	9 spaces (0.50:1)
Philhaven UP Holdings	2418 E. Hintz Rd Wheeling, IL	Permanent Supportive Housing /Suburban	50 units (31-1BR; 13-2BR; 6-3BR)	64 spaces	1.28:1	31 spaces (0.62:1)
Myers Place UP Holdings	1585 W. Dempster Mt. Prospect, IL	Permanent Supportive Housing /Suburban	39 units (21-1BR; 18 studios)	50 spaces	1.28:1	25 spaces (0.64:1)

FCC Parking Utilization Study

Moreover, in Full Circle's experience owning and operating more than 1500 housing units, we have found that PSH properties typically require a lower parking count. At FCC's property in McHenry, IL, Pearl Street Commons, there is a 1.32:1 parking ration (33 spaces for 25 units) and the peak utilization rate is 27%.

On the week of June 4, 2018, staff at the following Full Circle developments completed parking counts. Staff at each property surveyed each parking lot at least two random times during a seven-day period. The chart below reflects the highest parking counts recorded for each property and is inclusive of residents, staff, and visitors.

Project	Address	Type	Units	Spaces	Ratio	Typical Parking Utilization Rate
Grace Terrace	***1519 S. Arlington Heights Rd Arlington Heights, IL***	***Supportive/Suburban***	***25 units***	***41 spaces***	***1.6:1***	
Pearl Street Commons	3512 Pearl St McHenry, IL	Supportive/Suburban	25 units	33 spaces	1.32:1	9 spaces (0.36:1)
Milwaukee Avenue Apartments	3064 N. Milwaukee Ave. Chicago, IL	Supportive/City	32 units	14 spaces	0.44:1	9 spaces (0.28:1)
Goodlette Arms	950 Goodlette Frank Rd. Naples, FL	Senior 62+/Suburban	250 units	120 spaces	0.48:1	60 spaces (0.24:1)
Creekview	5615 Liberty St Richmond, IL	Senior 55+/Supportive/Suburban	25 units	35 spaces	1.40:1	10 spaces (0.4:1)
The Arbor at Lindale Trail	1362 Blairs Ferry Rd Marion, IA	Senior 55+/Suburban	70 units	80 spaces	1.14:1	49 spaces (0.6:1)

Autumn Ridge	326 S President St Carol Stream, IL	Multi-family/Suburban	210 units	388 spaces	1.80:1	149 spaces (0.7:1)
Villagebrook	278 E St Charles Rd Carol Stream, IL	Multi-family/Suburban	189 units	327 spaces	1.70:1	137 spaces (0.7:1)

The highest parking utilization rates are seen at FCC's multi-family (non-senior, non-supportive) suburban developments at approximately 0.7:1, far lower than the actual number of parking spaces provided.

Variation Justification

In conclusion:

1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property. The parking being in the rear of the property is in alignment with improved landscaping along the South Arlington Heights Corridor plan. The parking being located in the rear is also consistent with the neighboring property to the south. Additionally, as outlined above, there are other PSH properties located in Arlington Heights and surrounding areas that have lower parking counts where the parking is more than sufficient for the tenant population.
2. The plight of the owner is due to unique circumstances as this is an affordable permanent supportive housing project. As noted above, there is a reduced vehicle ownership rate for this type of housing, and therefore the parking count should also be reduced.
3. Chapter 28, Section 10.4-1 outlines residential uses (R-5 & R-6) for parking spaces and calls for two spaces for each dwelling unit. We have an Institutional zoning which is not outlined in this chapter. We are showing a ratio of approximately 1.6 parking space per dwelling unit which exceeds the requirement for Housing for Elderly and exceeds the requirements for multi-family dwellings in the R-7 zoning district. We believe that we are in harmony with the spirit and intent of this Chapter.
4. The variance requested is the minimum variance necessary to allow reasonable use of the property. As outlined in the data above, we are exceeding most parking ratios for other similar dwellings. We are showing a parking ratio that we believe will be more than sufficient for this building use and will allow for enhanced landscaping across the site.

Grace Terrace
Full Circle Communities, Inc.
Project Description

Introduction

Permanent Supportive Housing is an important housing option in communities enabling low-income persons with disabilities to live independently. Yet in most communities, demand for this type of housing outpaces supply. After several years searching for a site and formalizing a plan, Full Circle Communities, with support from the North/Northwest Suburban Housing Task Force, plans to create 25 new units of high-quality service rich supportive housing at 1519-1625 South Arlington Heights Road.

Organization Background and Development Track Record

Full Circle Communities (FCC) was born from the belief that housing provides the foundation for core aspects of our lives – health, education, family and social relationships, and employment. Our mission is to expand access to quality housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to our residents and the surrounding communities.

Since our founding in 1999 as a 501c3 non-profit, our buildings have been thoughtfully designed to meet the goals of our residents and the local community. We are equally committed to funding and coordinating on-site supportive services and connections to relevant community resources so that residents can thrive.

FCC currently owns and/or manages over 1500 units of housing in Illinois, Michigan, and Iowa. Each of our developments is unique and the services provided by our local partners are tailored to meet the individual needs of our residents and communities.

Context

According to the 2019 American Community Survey (ACS), 36% of renters in Arlington Heights are housing cost burdened and 7,500 individuals have a disability. Additionally, approximately 3,000 veterans live in Arlington Heights. IHDA's Affordable Rental Unit Survey demonstrates a need for more affordable rental units in Arlington Heights: the percentage of affordable rental units at 60% AMI falls below 54% for most census tracts in the Village. Full Circle's market study, performed by a third-party analyst, confirms the large demand for supportive housing as other operators of this type of housing nearby report long waitlists.

The property is located in a vibrant, amenity-rich area of Arlington Heights near local retail, services, and jobs. It also benefits from proximity to public transportation (Pace and Metra) and I-90, providing accessibility to jobs and amenities in the region.

Design Details

Grace Terrace will create 25 units of universally designed supportive housing. There will be 20 one-bedroom and 5 two-bedroom units in a building that is approximately 28,000 sq. ft. The elevator-served, three-story building will be Enterprise Green Communities and Energy Star certified and include energy efficiency features. Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transport. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers. Building and on-site

amenities will include: a community room, computer lab, laundry, tenant storage space, community garden, on-site property management, and on-site service provision.

Grace Terrace will utilize typical multifamily wood framing with a masonry veneer, trimmed in metal cladding and fiber cement. There will be 41 parking spots provided on-site, including 8 accessible spaces. All units will be accessed through interior hallways serviced by an elevator to all floors allowing for a fully accessible building. The design will maintain the mature trees on site and will be supplemented with native landscaping.

Funding

The development received an allocation of competitively awarded Permanent Supportive Housing grant funds from the Illinois Housing Development Authority last year. Other financing sources include a ComEd energy efficiency grant, a loan from IFF, a State of Illinois Capital Bill allocation from Sen. Ann Gillespie's office, and a grant from the Federal Home Loan Bank of Chicago. All 25 of the project's units are designated as PSH and supported by rental assistance. Services are funded by Full Circle Communities.

Supportive Services

By providing the target population with unit and property features enabling them to maintain or increase their independence, and through the provision of case management and advocacy services, Full Circle will create a housing solution that directly and significantly increases tenants' stability, independence, and quality of life. Full Circle will work with Anixter Center as a lead service provider, an expert in providing services for people with disabilities. Their comprehensive service provision will be an asset in connecting tenants to additional opportunities and services off-site as well.

The property includes a 180 SF office for a Case Manager who will provide direct case management services, advocacy, service linkages and support for the residents. Where households are already receiving community-based services or assistance, the Case Manager may work in conjunction with the existing service partner to provide additional support or linkages.

Property Management and Tenant Selection

Full Circle Management will be the property manager. An on-site property manager and maintenance technician will staff the development during business hours. The building will have secured entries, a fire suppression system, security camera system, as well as staff on-call 24 hours a day.

The property will be governed by a land use restriction agreement from IHDA and subject to yearly file audits and physical inspections. Tenants are selected through an application process to verify their eligibility for supportive housing and through an interview and background screening process. Every tenant will have a standard lease that is renewed annually.

Full Circle takes a blended management approach where management and services work closely together to ensure tenant success.

Project Timeline

Full Circle Communities expects to close on financing by the end of 2023 and begin construction of Grace Terrace in March of 2024. We anticipate construction will take approximately one year. The date of completion is expected to be March of 2025

Grace Terrace Neighborhood Meeting

Lutheran Church of the Cross - 2025 S Goebbert Rd, Arlington Heights, IL 60005

Tuesday, September 5, 2023 | 7-8:15 pm

Number in Attendance – 15 (does not include Owner & Design Team)

Owner and Design Team Present:

- Jordan Bartle, Full Circle Communities (Developer)
- Emma O'Connor-Brooks, Full Circle Communities (Developer)
- Denise Reyes, Full Circle Communities (Developer)
- Rolando Negron Rodriguez, Full Circle Communities (Developer)
- Therese Thompson, Cordogan Clark (Architect)
- Zubair Ahamed, Cordogan Clark (Architect)

Presentation:

Denise Reyes and Emma O'Connor-Brooks gave an overview of the project location and development details. Therese Thompson and Zubair Ahamed gave an overview of the design of the project. Please see photo below taken during the presentation.

Figure 1: Photo Taken During Presentation

Questions and Comments from Attendees and Answers Provided:

Q: First, I admire the work that FCC does. Have we heard anything from the neighbors to the east?

A: We haven't heard anything from the neighbors about any issues so far. But we've taken into account the neighbors in our design by creating a buffer of parking and layered landscaping, and

also have a 6’ solid privacy fence. All neighbors within 1000’ of the property were invited to the neighborhood meeting.

Comment: Thanks for hosting the meeting. Clarified that neighbors in immediate vicinity got an invite to the meeting. Speaker is a member of the Task Force and talked about need and demand for PSH. Want to build on the other work they’ve done because there continues to be demand and long waitlists at the other PSH properties.

Q: Speaker has a daughter that lives in PSH and thinks it is good there will be more. She visited one of FCC’s other properties (Pearl Street Commons) and liked it. When will the construction be complete?

A: We’re estimating construction to be complete in the Spring of 2025. We have a great relationship with the Village of McHenry (where Pearl Street Commons is located) and they have asked us to develop another property in McHenry.

Q: Concerned for future residents regarding the proximity of the neighbor to the east (speaker struggles with mental health issues and paranoia; is concerned that the proximity may be an issue for future residents). Wants to make sure there will be security at the future property. Also, are there amenities nearby?

A: Clarified that there will be a 6’ solid privacy fence where the property is adjacent to residential zoning. There is also a 22’ minimum landscape buffer along with parking between our building and the nearest residential neighbor. There will also be staff during regular business, cameras with 24/7 access, and 24/7 emergency phone lines. There will be a secured entrance with key fob. There are nearby restaurants, grocery store, etc. (referenced the nearby Starbucks, Chipotle, Panera & Jewel-Osco).

Q: Will the property have an outside smoking area?

A: Not on the current design but we are considering adding one.

Q: Will the kitchens have dishwashers?

A: No.

Q: Is it easier to get into the building with a housing voucher?

A: The tenant doesn’t need their own voucher. All the units have vouchers so the people that move in get to benefit from that. So the tenant doesn’t need to seek out their own subsidy.

Q: Are all the units wheelchair accessible?

A: All the units will have a range of Universal Design features. 8 units will be fully accessible and the rest have accessible and adaptable features. We want to provide a range of accommodations because it is disability neutral. All units are adaptable and can be made more accessible.

Q: Once the units are fully occupied how long do tenants typically live at the property?
A: Housing is permanent, not temporary (all tenants have leases). We generally don't see a lot of turnover because people make the units their home.

Q: Is there a way residents can give feedback on the services they receive?
A: Yes, our services team conducts annual surveys and bi-annual focus groups to ensure services meet our residents' needs and goals.

Q: Is it a pet friendly building?
A: Yes, the building will be pet friendly.

Q: Is there a preference for a type of disability?
A: No, the building will be disability neutral.

Q: What defines a disability in order to live there?
A: ADA federal definition applies: "An individual with a disability is defined by the ADA as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment."

Q: Will we be doing solar panels?
A: Not in our design now but we can look into the possibility.

Open House:

After the Q&A portion, there was a brief (~15 minute) open house, where attendees had the opportunity to look at design boards more closely. Included on the boards were three different color options for attendees to be able to vote with sticker dots for their preferred scheme (attendees preferred the scheme that was submitted to the Village of Arlington Heights for Design Review/Option 1). Attendees were also given the opportunity to leave any additional feedback on a board with post-its. Only one post-it note was received. Please reference photos below for the open house portion.

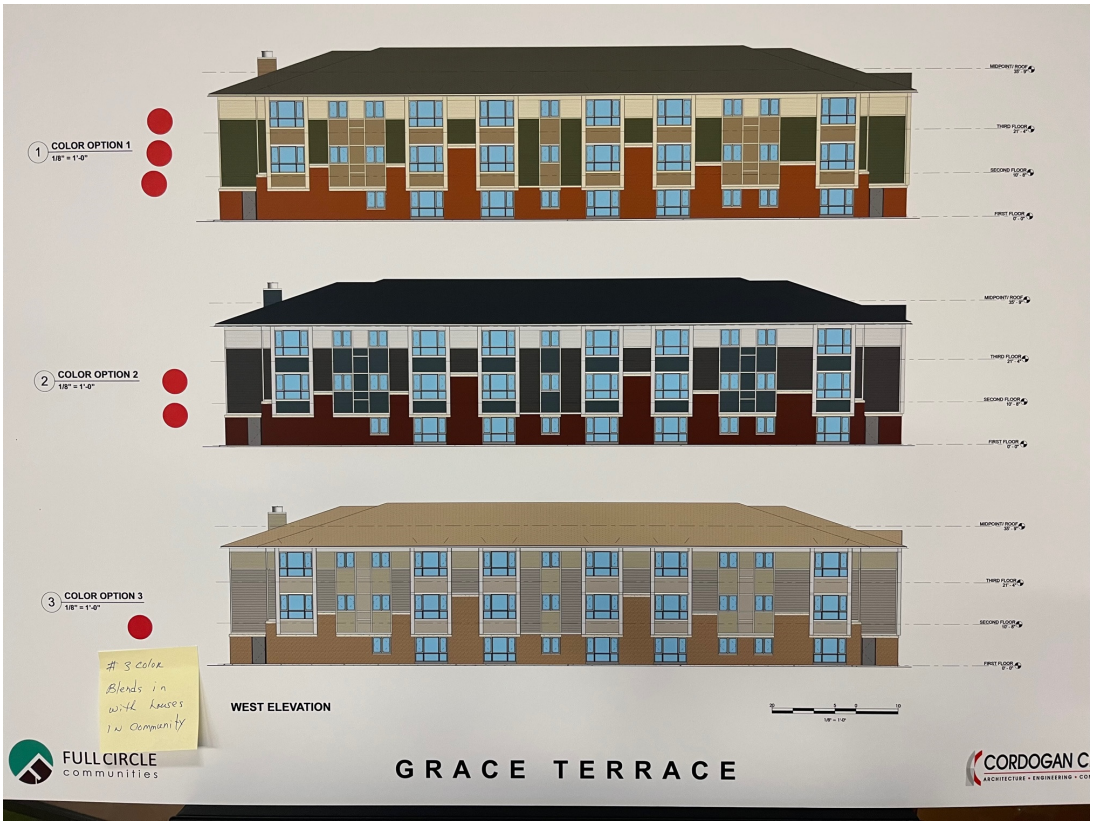


Figure 2: Color Options for Residents to Vote for their Favorite Color Scheme

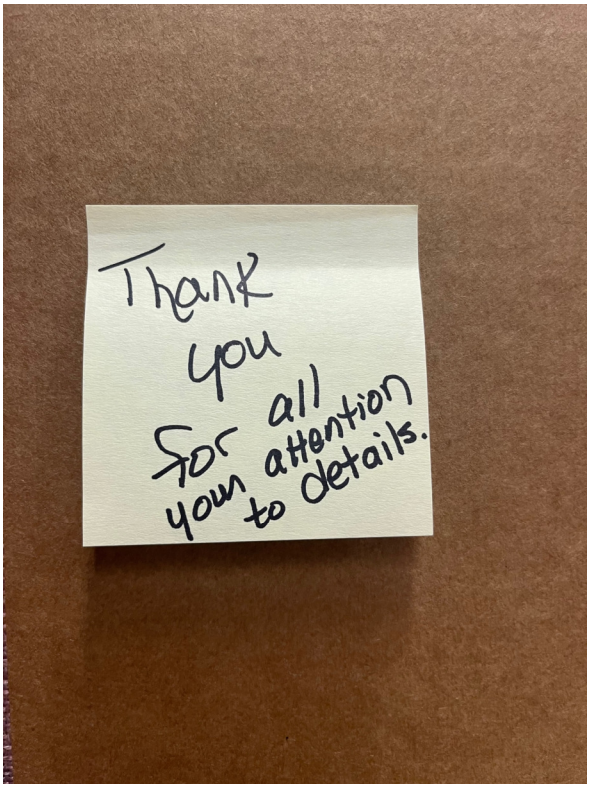


Figure 3: Note left from Attendee on the "Feedback" Board

Figure 4: Boards on Display During the Open House

ALTA/NSPS LAND TITLE SURVEY

TITLE NOTES

1. TITLE SERVICES MIDWEST LLC FILE 213140 WITH AN EFFECTIVE DATE OF MAY 18, 2023, HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

2. SCHEDULE B, ITEM 1: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.

3. SCHEDULE B, ITEM 2: THE SURVEYED PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND TITLE SURVEY OF THE LAND

4. SCHEDULE B, ITEM 3: THE SURVEY PROPERTY IS SUBJECT TO EASEMENTS OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.

5. SCHEDULE B, ITEMS 4-10: NOT SURVEY RELATED.

6. SCHEDULE B, ITEM 11: THE SURVEYED PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE PREMISES IN QUESTION TAKEN, USED OR DEDICATED FOR ROADS AND HIGHWAYS.

7. SCHEDULE B, ITEM 12: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISION AND RESTRICTIONS CONTAINED IN AN EASEMENT GRANT FOR A STORMWATER PIPE, PIPELINE AND EQUIPMENT AS GRANTED IN SAID EASEMENT GRANT RECORDED APRIL 20, 1992 AS DOCUMENT 92295456. AS SHOWN HEREON.

8. SCHEDULE B, ITEM 13: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE PLAT OF EASEMENT GRANTING CROSS ACCESS, SANITARY SEWER AND PUBLIC SIDEWALK AS GRANTED ON THE PLAT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429027. AS SHOWN HEREON.

9. SCHEDULE B, ITEM 14: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS GRANTED ON THE EASEMENT AGREEMENT GRANTING ACCESS, EMERGENCY ACCESS, PUBLIC UTILITY, SANITARY EASEMENTS AS GRANTED IN THE AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT 1632342089. AS SHOWN HEREON, SEE DOCUMENT FOR PROVISION PARTICULARS.

10. SCHEDULE B, ITEM 15: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ONSITE UTILITY & MAINTENANCE AGREEMENT FOR MAINTAINING THE INSTALLED PRIVATE WATERMAIN, STORM SEWERS, UTILITIES AS ITEMIZED BY VILLAGE CODE AND THE PRIVATE ROADS AND PARKING AREAS WITHIN THE LIMITS OF THE PROPERTY AS DESCRIBED IN AGREEMENT RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429026. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

11. SCHEDULE B, ITEM 16: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE AND ARLINGTON MEDICAL PARTNERS DEFINING REDEVELOPMENT OF THE CURRENT SITE, CONSTRUCTION COMMENCEMENT, FINANCING, MEETINGS, RESTRICTIONS AND ADDITIONAL COVENANTS, VILLAGE OBLIGATIONS, COVENANTS AND AGREEMENTS AND TIF ESCROW AMONG OTHER ITEMS AS CONTAINED IN THE ORDINANCE RECORDED FEBRUARY 13, 2008 AS DOCUMENT 0804431054. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

12. SCHEDULE B, ITEM 17: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE FOLLOWING ORDINANCES:
AN ORDINANCE GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDING THE ZONING ORDINANCE AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 26, 1988 AS DOCUMENT 88084275. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED APRIL 26, 2002 AS DOCUMENT 0020478159. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE REPEALING ORDINANCE NUMBER 88-03, GRANTING PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT AND CERTAIN VARIATIONS, AS CONTAINED IN ORDINANCE RECORDED MARCH 10, 2006 AS DOCUMENT 0606934062. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE AMENDING THE ZONING ORDINANCE FROM R-1 TO OT AS CONTAINED IN ORDINANCE RECORDED MAY 18, 2007 AS DOCUMENT 0713822004. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE AMENDING THE ZONING ORDINANCE, GRANTING PRELIMINARY AND FINAL APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND GRANTING A CERTAIN VARIANCE, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429024. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT ORDINANCE NUMBER 13-063 AND GRANTING A VARIANCE, GRANTING PRELIMINARY AND APPROVAL OF THE PUD AND A PRELIMINARY PLAT OF SUBDIVISION, AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 21, 2017 AS DOCUMENT 1705213033. NOT PLOTTABLE SEE DOCUMENT FOR PARTICULARS

13. SCHEDULE B, ITEM 18: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS:
AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING ARLINGTON HEIGHTS ROAD STUDY AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 25, 1974 AS DOCUMENT 22858283. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE OFFICIAL THOROUGHFARE PLAN AS CONTAINED IN ORDINANCE RECORDED MARCH 21, 1984 AS DOCUMENT 27012786. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY AMENDING THE LAND USE DESIGNATION AS CONTAINED IN ORDINANCE RECORDED FEBRUARY 3, 2014 AS DOCUMENT 1403429023. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE AMENDING THE OFFICIAL PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS BY ADOPTING THE 2018 SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR PLAN AS CONTAINED IN ORDINANCE RECORDED SEPTEMBER 14, 2018 AS DOCUMENT 1825745016. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

14. SCHEDULE B, ITEM 19: THE SURVEYED PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN NOTICES OF PROPOSED ANNEXATIONS AND ANNEXATIONS:
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836932. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836933. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836935. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836936. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24836937. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837003. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE TOWNSHIP HIGHWAY COMMISSIONERS AS CONTAINED IN ANNEXATION RECORDED FEBRUARY 8, 1979 AS DOCUMENT 24837004. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE COMMISSIONERS OF HIGHWAYS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023277. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
NOTICE OF PROPOSED ANNEXATION TO ELK GROVE RURAL FIRE PROTECTION DISTRICT AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023278. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.
AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF ARLINGTON HEIGHTS AS CONTAINED IN ANNEXATION RECORDED JANUARY 17, 1986 AS DOCUMENT 86023279. NOT PLOTTABLE, SEE DOCUMENT FOR PARTICULARS.

15. SCHEDULE B, ITEMS 20-28: NOT SURVEY RELATED.

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (123.45') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF THE SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLERS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE **WAS NOT** COVERED BY SNOW.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E.. AT 811.
9. THE SURVEYED PROPERTY IS ARE VACANT PARCELS WITH NO POSTED ADDRESS. (TABLE A, ITEM 2).
10. SURVEYED PROPERTY IS CONTAINED WITHIN FLOOD ZONE X AS SHOWN ON FEMA FLOOD MAP 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008. (TABLE A, ITEM 3)
11. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)
12. THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 675 FEET SOUTH OF THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND NOYES STREET. (TABLE A, ITEM 14)
13. ALL CURB SHOWN HEREON IS B6:12 UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

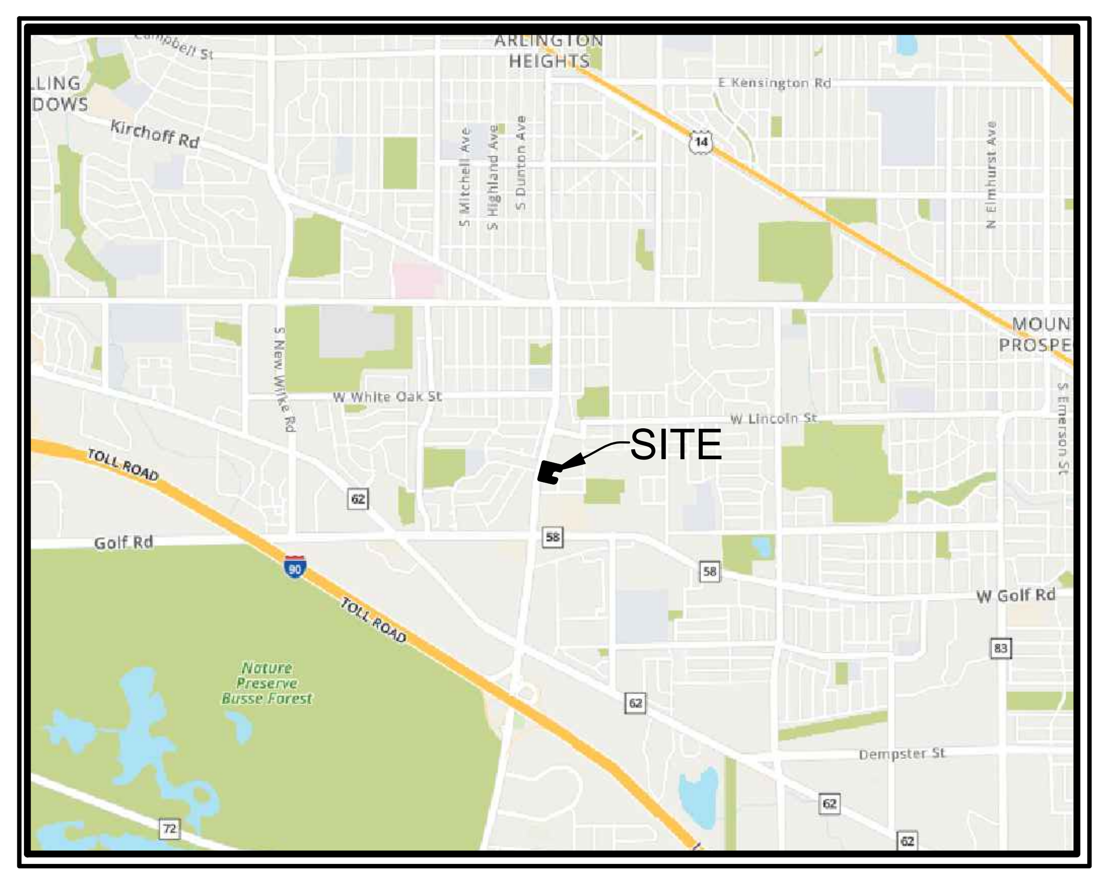
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY
ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY
ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING
ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 7:
PERMANENT, NON-EXCLUSIVE APPURTENANT EASEMENT FOR EMERGENCY ACCESS AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR INGRESS, EGRESS AND ACCESS FOR FIRE TRUCKS FROM ARLINGTON HEIGHTS ROAD IN THE EVENT OF AN EMERGENCY THROUGH THE "EMERGENCY ACCESS AREA" AS DESCRIBED AND DEPICTED IN EXHIBIT D OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 165.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 20 MINUTES 05 SECONDS WEST, PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 37.00 FEET TO A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 59.00 FEET; THENCE NORTH 13 DEGREES 20 MINUTES 05 SECONDS EAST, A DISTANCE OF 37.00 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8:
PERMANENT, NON-EXCLUSIVE APPURTENANT EASEMENT FOR WATER MAIN AS CREATED BY EASEMENT AGREEMENT RECORDED NOVEMBER 18, 2016 AS DOCUMENT NUMBER 1632342089 FOR TAPPING ONTO, INSTALLING, OPERATING, MAINTAINING, REPAIRING, REPLACING AND RENEWING WATER MAINS ON, OVER, UNDER AND ACROSS "WATER MAIN EASEMENT AREA" AS DESCRIBED AND DEPICTED IN EXHIBIT E OF SAID EASEMENT AGREEMENT OVER THE FOLLOWING DESCRIBED LAND:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 15. 52 FEET (RECORD DISTANCE OF 15.41 FEET) TO A LINE WHICH FORMS AN ANGLE OF 76 DEGREES 01 MINUTES 23 SECONDS (RECORD ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS) MEASURED FROM NORTH TO WEST WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 188.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 25 MINUTES 04 SECONDS WEST, A DISTANCE OF 11.50 FEET TO A LINE BEING 15.00 FEET SOUTH OF AND PARALLEL WITH SAID LINE; THENCE NORTH 76 DEGREES 39 MINUTES 55 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 14 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 11.50 FEET TO AFORESAID LINE; THENCE SOUTH 76 DEGREES 39 MINUTES 55 SECONDS EAST, ALONG AFORESAID LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING



LOCATION MAP

NOT TO SCALE

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88-GEOID 18

FLOOD ZONE NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17031C0211J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS. THESE LOCATIONS ARE SUBJECT TO SCALING AND MAP INTERPRETATION.

SHEET INDEX

SHEET 1 OF 3: LEGAL DESCRIPTION, TITLE EXCEPTIONS, SURVEYORS NOTES AND CERTIFICATIONS
SHEET 2 OF 3: BOUNDARY, LOT INFORMATION, EASEMENTS AND LABELS
SHEET 3 OF 3: BOUNDARY, TOPOGRAPHIC INFORMATION AND LABELS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: FULL CIRCLE COMMUNITIES, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION
AND: 1519 AHR MEDICAL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
AND: TITLE SERVICES MIDWEST LLC
AND: ILLINOIS FACILITIES FUND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 5, 6a, 7a, 7b1, 8, 9, 13 & 14 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 1, 2022.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,
THIS 12TH DAY OF OCTOBER A.D., 2023.

BY: ______________________
SAMUEL J. PHILLIPPE
SPHILLIPPE@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3699
LICENSE EXPIRES NOVEMBER 30, 2024

SAMUEL J. PHILLIPPE 3699 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.

2200 CABOT DRIVE, STE. 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM
CAGE CIVIL ENGINEERING

REVISIONS
REV. PER NEW TITLE 06/23/23

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FULL CIRCLE COMMUNITIES
ARLINGTON HEIGHTS, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO: 220019
PM: SJP
DATE: 09/07/22
SCALE: N/A

SHEET NUMBER

ALTA/NSPS LAND TITLE SURVEY

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

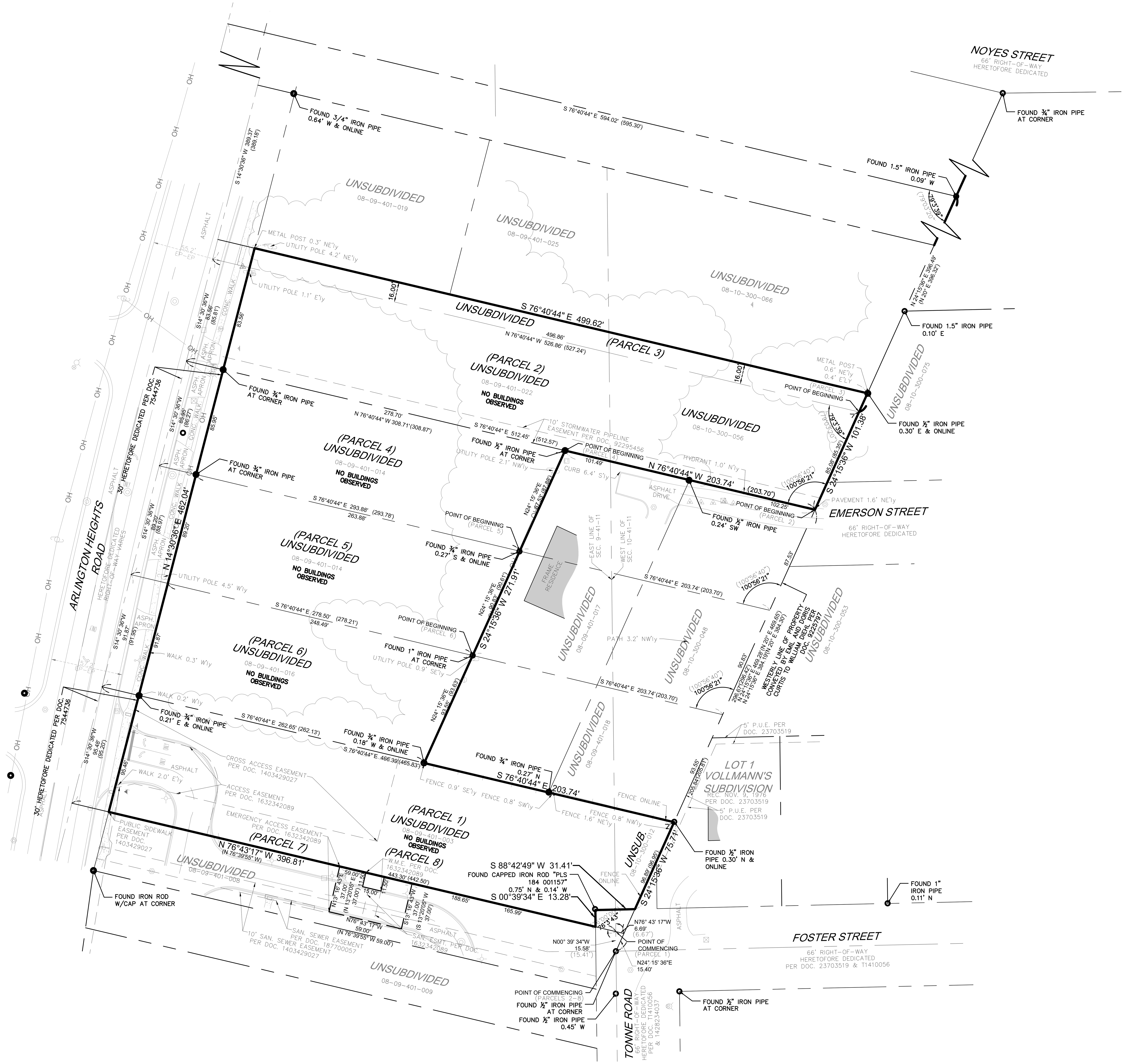
PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

LEGEND

BOUNDARY LINE =	
R.O.W. LINE =	
EASEMENT LINE =	
PAVEMENT LINE =	
CURB & GUTTER =	
CONCRETE SIDEWALK =	
SANITARY LINE =	
STORM LINE =	
WATERMAIN LINE =	W
FOUND IRON ROD OR PIPE =	
EX. SANITARY MANHOLE =	
EX. STORM MANHOLE =	
EX. INLET =	
EX. HYDRANT =	
EX. VALVE BOX =	
EX. GAS VALVE =	
EX. TELEPHONE HANDHOLE =	TH
EX. ELECTRIC HANDHOLE =	EH
EX. ELECTRIC TRANSFORMER =	ET
EX. ELECTRIC JUNCTION BOX =	EJB
EX. LIGHT POLE =	
EX. BOLLARD =	
EX. SIGN =	
EX. CONCRETE =	
EX. BUILDING =	
MEASURED INFORMATION =	XXX.XX
RECORD INFORMATION =	(XXX.XX)
EDGE OF PAVEMENT =	EP
PUBLIC UTILITY EASEMENT =	P.U.E.



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CAGE CIVIL ENGINEERING

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FULL CIRCLE COMMUNITIES
ARLINGTON HEIGHTS, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO: 220019
PM : SJP
DATE : 09/07/22
SCALE : 1" =40'

ALTA/NSPS LAND TITLE SURVEY

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

PARKING SUMMARY

PARKING STALLS: 00
HANDICAPPED STALLS: 0
TOTAL: 00

SURVEYED AREA

157,479 SQUARE FEET (3.615 AC±)

BENCHMARKS

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88-GEOID 18

0 40' 80'
1" = 40' (HORIZONTAL)

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

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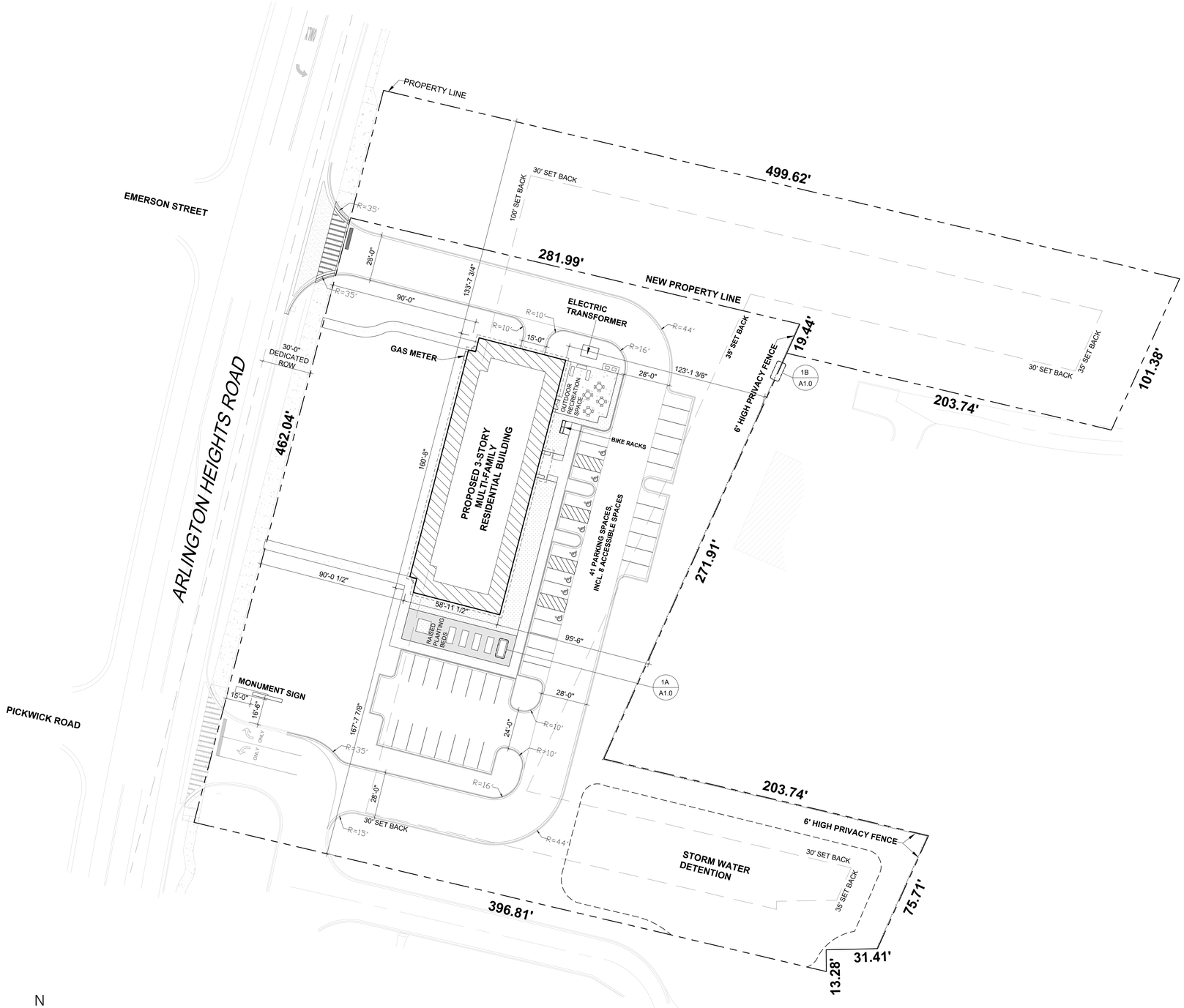
FULL CIRCLE COMMUNITIES
ARLINGTON HEIGHTS, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ NO: 220019
PM: SJP
DATE: 09/07/22
SCALE: 1" =40'

SHEET NUMBER
3 OF 3

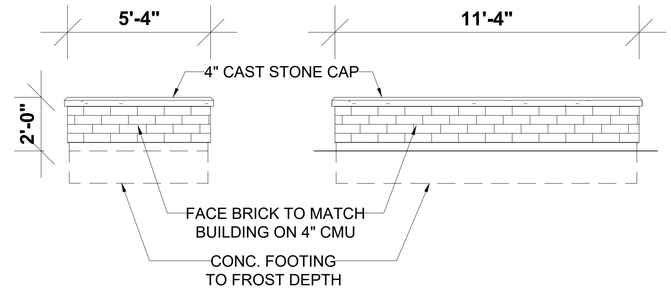


N

1 SITE PLAN
1/32" = 1'-0"

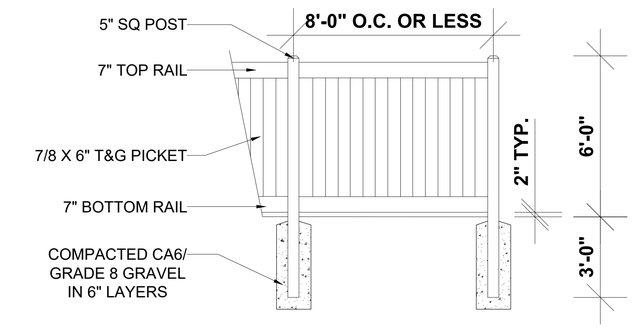
0 8 16 32 64
1/32" = 1'-0"

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS



1A RAISED PLANTING BED ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" = 1'-0"



1B FENCE ELEVATION
3/8" = 1'-0"

1 0 1 5
3/8" = 1'-0"

PROJECT DATA:		
SITE AREA	: 2.61 ACRES/ 113,955 SF	
BUILDABLE AREA	: 1.45 ACRES/ 63,290 SF	
BUILDING FOOTPRINT	: 9,402 SF	
BUILDING COVERAGE	: 8.2%	
BUILDING AREA	: 28,032 SF	
FAR	: 24.49%	
NUMBER OF UNITS	: 25	
SITE AREA/UNIT	: 4,558 SF	
FIRST FLOOR	: (4)-1BR (1)-2BR = 5 UNITS	
FLOOR 2&3	: (8)-1BR/FLR (2)-2BR/FLR	= (16)-1BR = (4)-2BR = 20 UNITS
TOTAL PARKING: 41, INCL 8 ACCESSIBLE SPACES		

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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

SITE PLAN

JOB NUMBER 20-410
DATE 10.31.2023

REVISIONS:
ZONING SUBMITTAL - 10.31.23

A1.0

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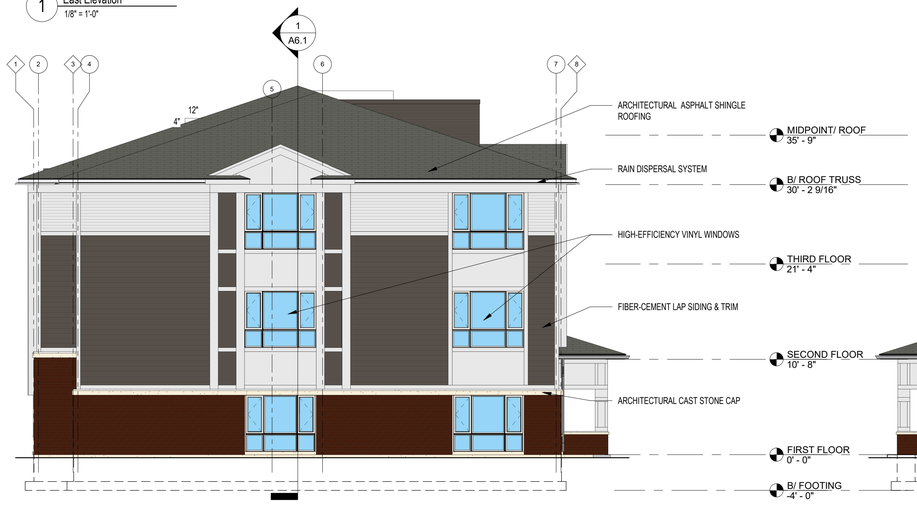
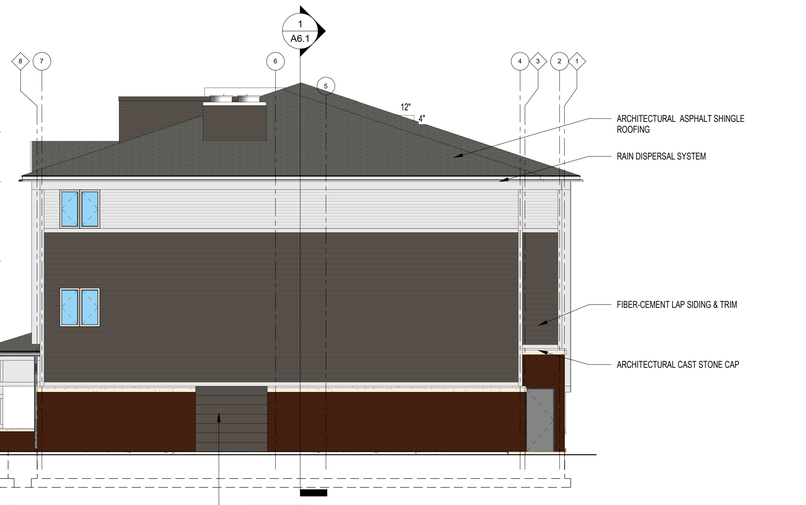
1 East Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"

4 West Elevation
1/8" = 1'-0"

BUILDING MATERIAL & COLOR LEGEND

- FC TRIM - ARCTIC WHITE
- 5/16 FC PANEL COLOR - AGED PEWTER
- FC LAP SIDING - 4" EXPOSURE COLOR 1 - ARCTIC WHITE
- FC LAP SIDING - 7" EXPOSURE COLOR 2 - AGED PEWTER
- FACE BRICK - DARK RED

SYMBOL LEGEND

1 A101 SIM	**DETAIL REFERENCE/ ENLARGED ELEVATION** **DETAIL No. (TOP), SHEET No. (BOTTOM)**
1 A101 SIM	**SECTION REFERENCE** **SECTION No. (TOP), SHEET No. (BOTTOM)**
1 A101 SIM	**WALL SECTION REFERENCE** **SECTION No. (TOP), SHEET No. (BOTTOM)**
0	**BUILDING COLUMN GRID LINE**
0	**BUILDING PERIMETER COLUMN GRID LINE**

20 5 0 10
1/8" = 1'-0"

10 0 5
1/4" = 1'-0"

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BUILDING ELEVATIONS

JOB NUMBER 20-410

DATE 10.16.2023

REVISIONS:

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A5.1

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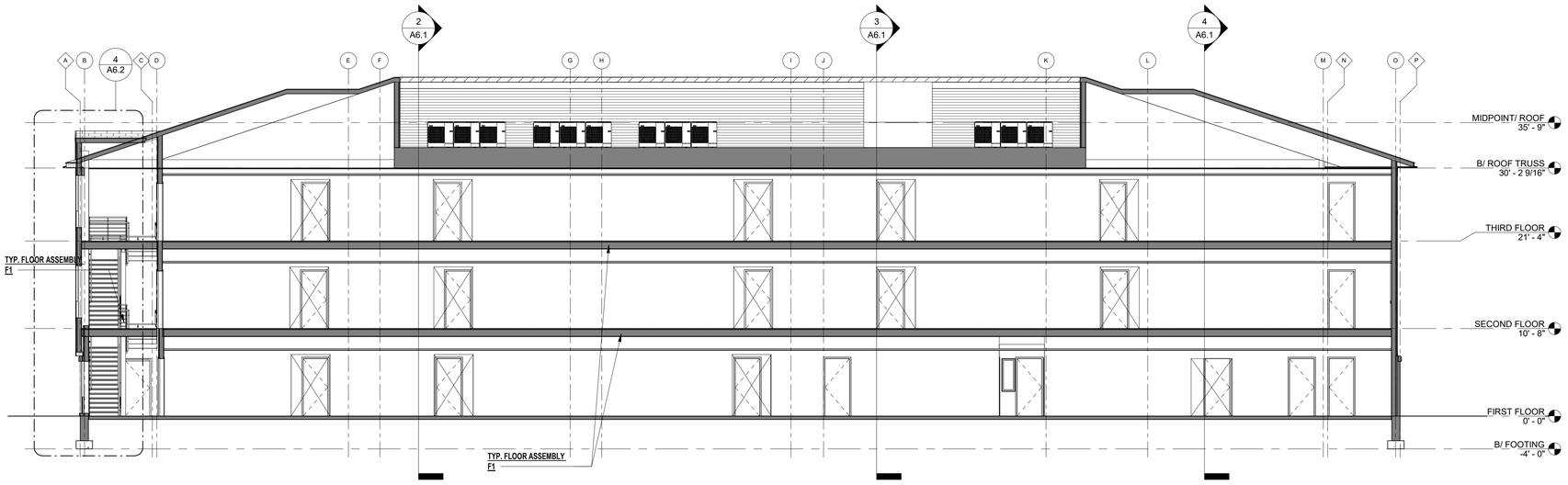


1 BUILDING SECTION 1
1/8" = 1'-0"

SYMBOL LEGEND

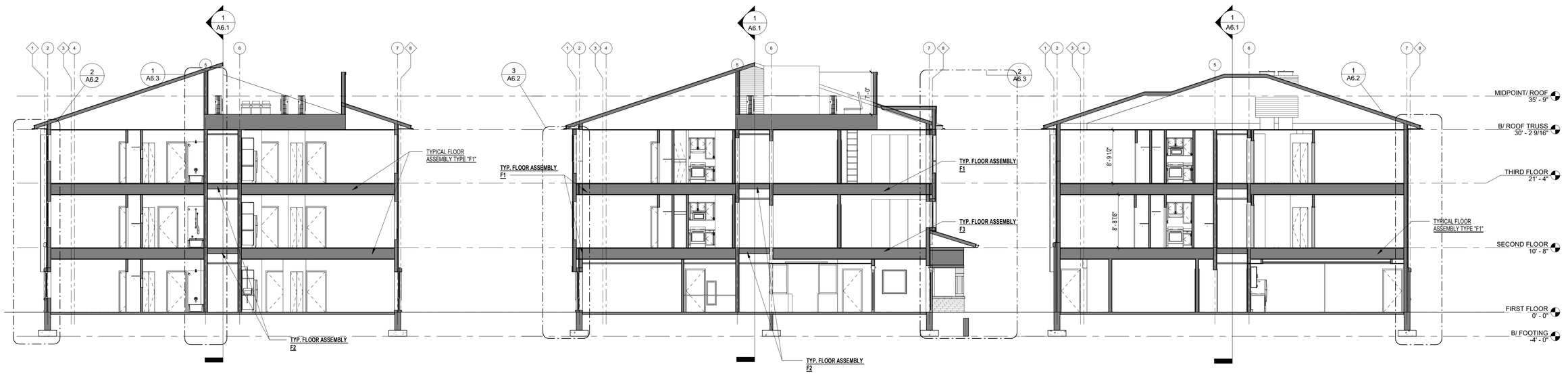
1 A101 SIM — DETAIL REFERENCE
DETAIL No. (TOP), SHEET No. (BOTTOM)

1 A101 SIM — SECTION REFERENCE
SECTION No. (TOP), SHEET No. (BOTTOM)

1 A101 SIM — WALL SECTION/ ENLARGED SECTION REFERENCE
SECTION No. (TOP), SHEET No. (BOTTOM)

0 — BUILDING COLUMN GRID LINE

0 — BUILDING PERIMETER COLUMN GRID LINE



2 BUILDING SECTION 2
1/8" = 1'-0"

3 BUILDING SECTION 3
1/8" = 1'-0"

4 BUILDING SECTION 4
1/8" = 1'-0"

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

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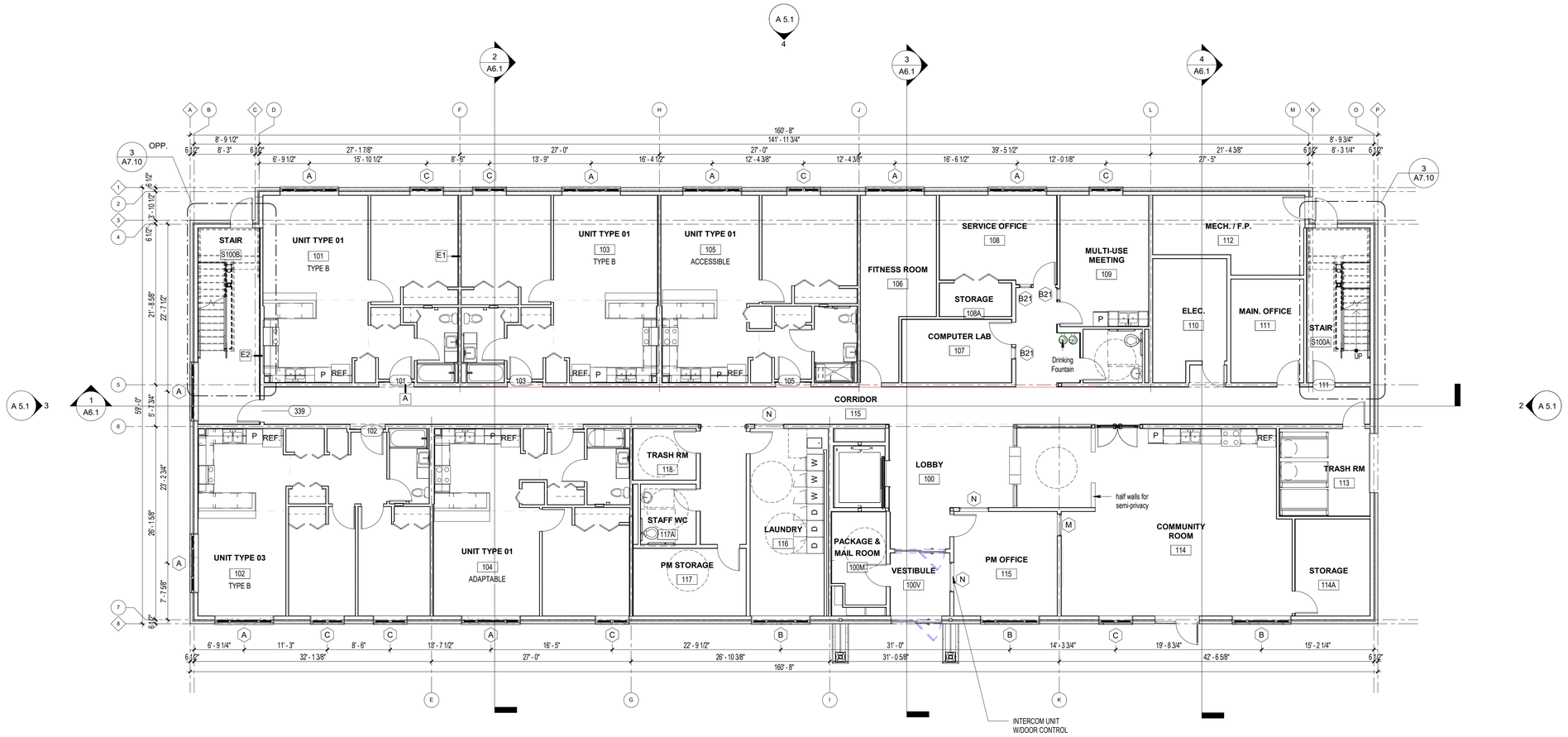
BUILDING SECTIONS

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

A6.1



1 FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND

- SIM 1 / A101 — DETAIL REFERENCE/ ENLARGED PLAN — DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — WALL SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — BUILDING COLUMN GRID LINE
- 0 — BUILDING PERIMETER COLUMN GRID LINE
- 101 — DOOR TAG
- 1t — WINDOW TAG
- 1i — PARTITION TYPE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

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FIRST FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

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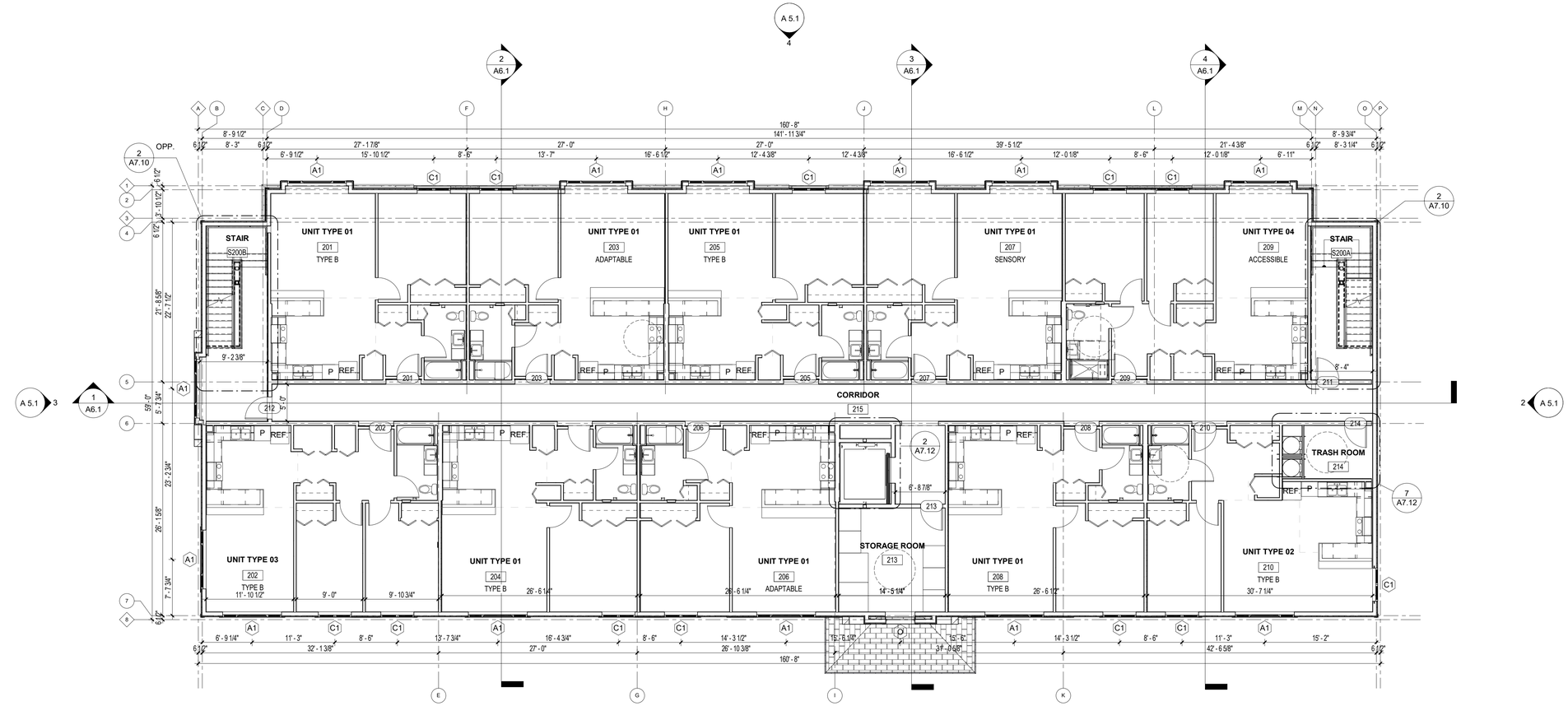
A2.1



1 SECOND FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND

- SIM 1 / A101 — DETAIL REFERENCE/ ENLARGED PLAN — DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — WALL SECTION REFERENCE — SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — BUILDING COLUMN GRID LINE
- 0 — BUILDING PERIMETER COLUMN GRID LINE
- 101 — DOOR TAG
- 1t — WINDOW TAG
- 1i — PARTITION TYPE

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

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SECOND FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

A2.2

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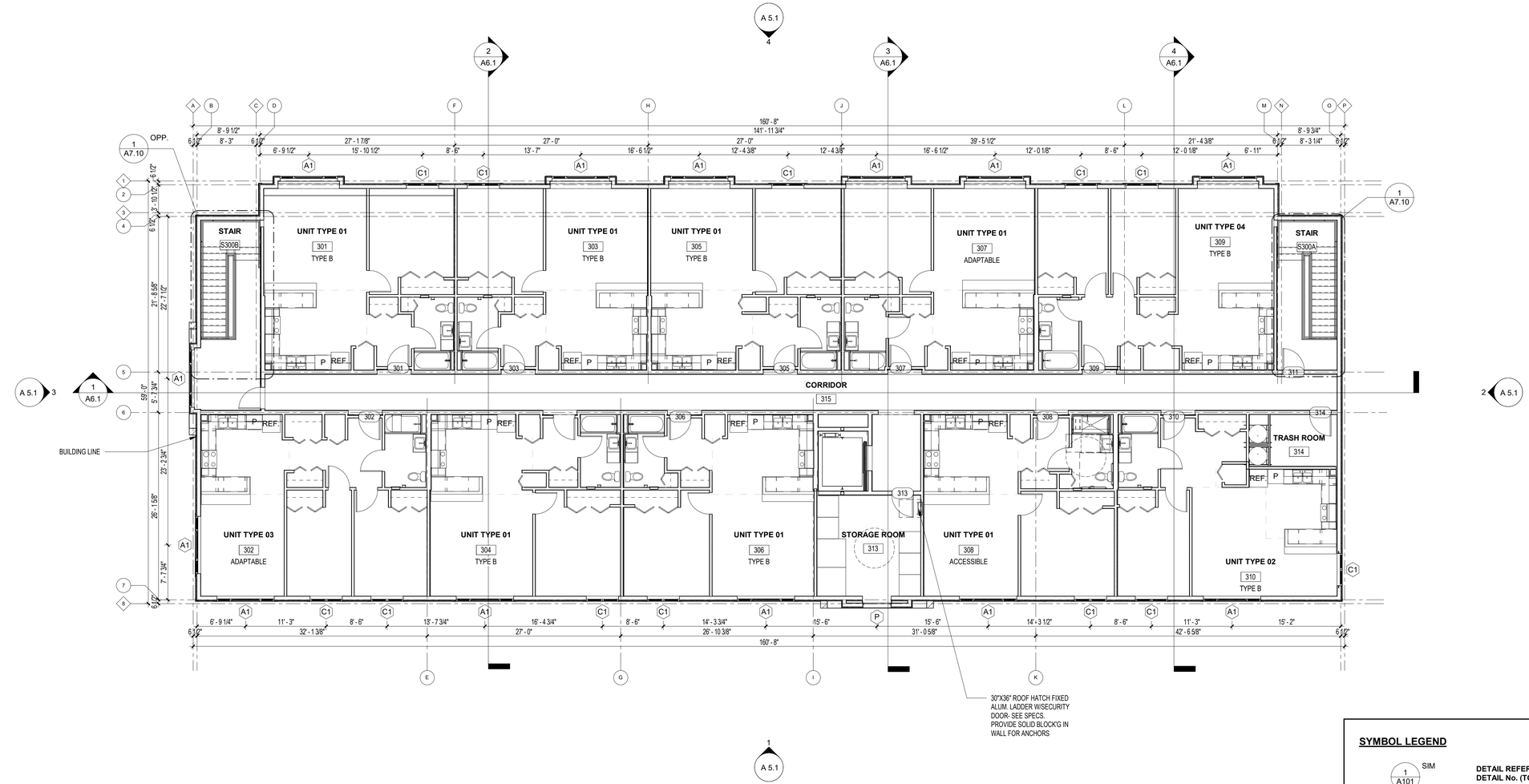

N

1 THIRD FLOOR PLAN
1/8" = 1'-0"

SYMBOL LEGEND

- SIM 1 / A101 — **DETAIL REFERENCE/ ENLARGED PLAN**
  DETAIL No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — **SECTION REFERENCE**
  SECTION No. (TOP), SHEET No. (BOTTOM)
- SIM 1 / A101 — **WALL SECTION REFERENCE**
  SECTION No. (TOP), SHEET No. (BOTTOM)
- 0 — **BUILDING COLUMN GRID LINE**
- 0 — **BUILDING PERIMETER COLUMN GRID LINE**
- 101 — **DOOR TAG**
- 1t — **WINDOW TAG**
- 1i — **PARTITION TYPE**

FIRST FLOOR ELEVATION - 0'-0"	= XXX.0 USGS
AVERAGE GRADE	= XXX.5 USGS
ROOF HEIGHT POINT - 35'-9"	= XXX.0 USGS

20 5 0 10
1/8" = 1'-0"

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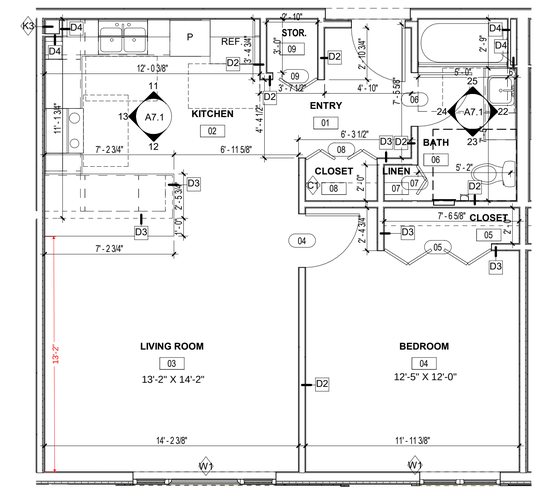
ARLINGTON HEIGHTS, ILLINOIS, 60005

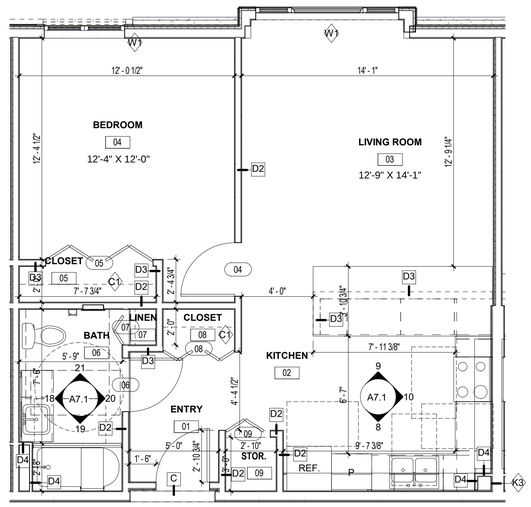
THIRD FLOOR PLAN

JOB NUMBER 20-410
DATE 10.16.2023
REVISIONS:

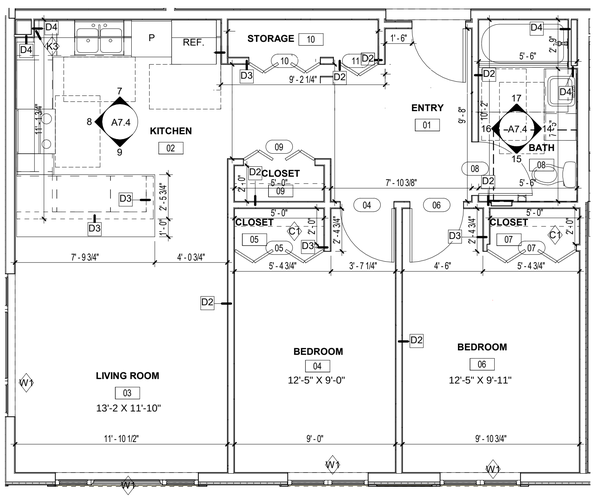
A2.3



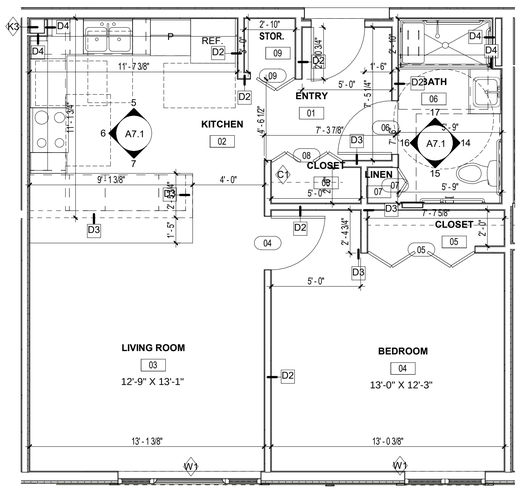
1 UNIT PLAN _ TYPE 01 - TYPE B — 668 NET SF
1/4" = 1'-0"
UNITS 101, 201, 208, 301, 306
UNITS (OPPOSITE HAND) 103, 303, UNIT 207 - SENSORY



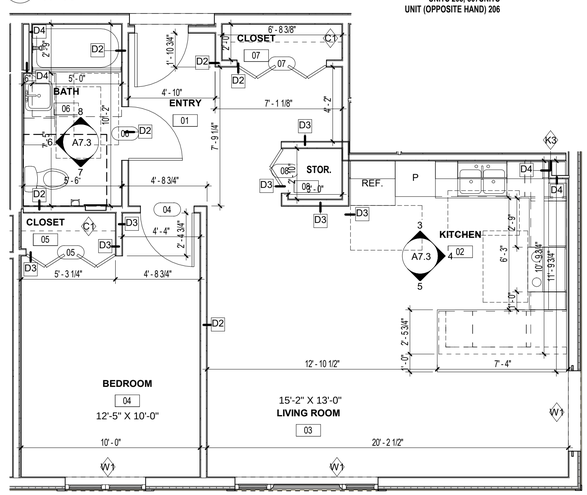
2 UNIT PLAN _ TYPE 01 - ADAPTABLE — 677 NET SF
1/4" = 1'-0"
UNITS 203, 307UNITS
UNIT (OPPOSITE HAND) 206



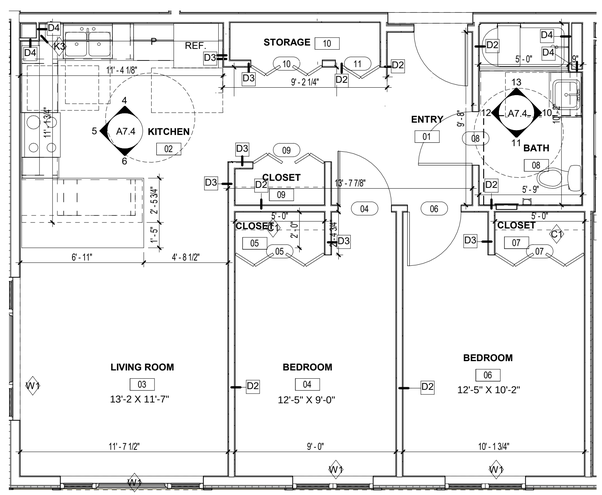
1 UNIT PLAN _ TYPE 03 - TYPE B — 798 NET SF
1/4" = 1'-0"
UNIT 102, 202



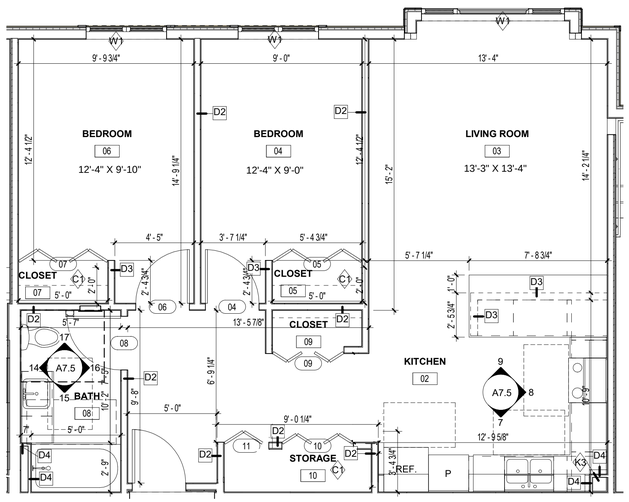
3 UNIT PLAN _ TYPE 01 - TYPE ACCESIBLE — 668 NET SF
1/4" = 1'-0"
UNIT 308



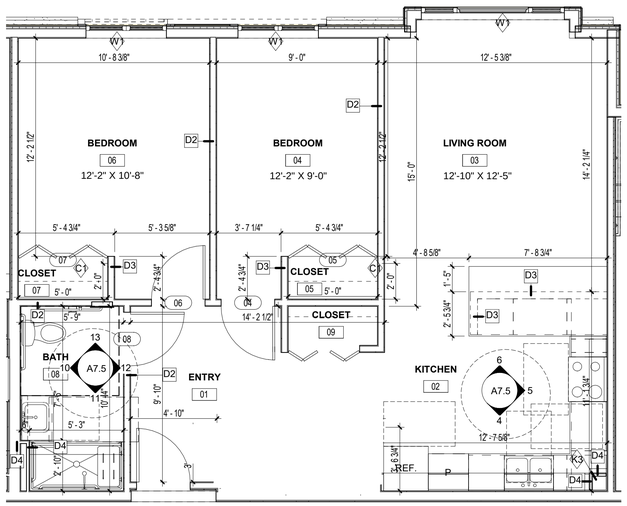
1 UNIT PLAN _ TYPE 02 - TYPE B — 673 NET SF
1/4" = 1'-0"
UNITS 210, 310



2 UNIT PLAN _ TYPE 03 - ADAPTABLE — 798 NET SF
1/4" = 1'-0"
UNIT 302 - ADAPTABLE



1 UNIT PLAN _ TYPE 04 - TYPE B — 842 NET SF
1/4" = 1'-0"
UNITS 309



2 UNIT PLAN _ TYPE 04 - ACCESSIBLE — 842 NET SF
1/4" = 1'-0"
UNITS 209 - ACCESSIBLE & SECTION 504

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Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

UNIT PLANS

JOB NUMBER 20-410
DATE 10.13.2023
REVISIONS:

A7.1

FINAL ENGINEERING FOR

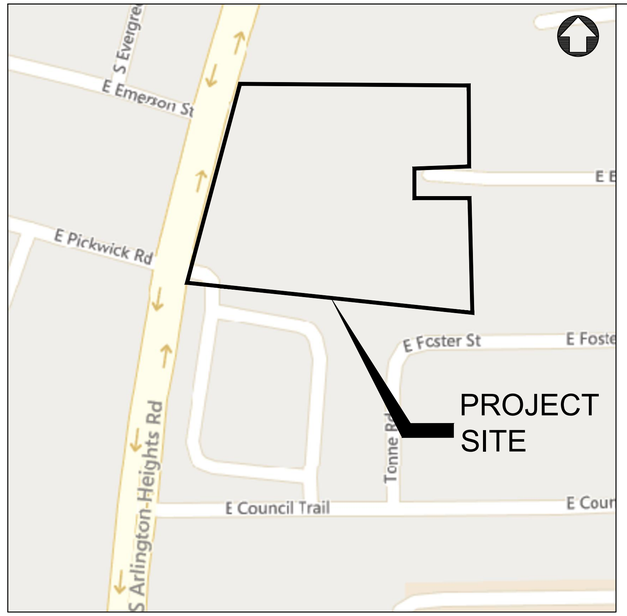
GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS IL, 60005

INDEX OF SHEETS

Sheet Number	Sheet Title
C0.0	SITE LOCATION MAP & CIVIL LEGEND
C0.1	GENERAL NOTES & SPECIFICATIONS
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	SITE LAYOUT PLAN
C2.1	ROAD STRIPING PLAN
C3.0	SITE GRADING PLAN
C3.1	IDOT DETAILED GRADING PLAN
C3.1	SOIL EROSION & SEDIMENT CONTROL PLAN
C3.2	SOIL EROSION & SEDIMENT CONTROL DETAILS
C3.3	SOIL EROSION & SEDIMENT CONTROL DETAILS
C4.0	SITE UTILITY PLAN
C4.1	SANITARY PROFILE STA 0+00 TO 4+28
C5.0	CONSTUCTION DETAILS
C5.1	CONSTUCTION DETAILS
C5.2	CONSTUCTION DETAILS
C5.3	CONSTUCTION DETAILS
C5.4	CONSTRUCTION DETAILS
C5.5	CONSTRUCTION DETAILS

LOCATION MAP



SECTION 9, TOWNSHIP 41N, RANGE 11E

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- TV — CABLE LINE
- OH — OVERHEAD UTILITY LINE
- T — COMMUNICATION LINE
- FO — FIBER OPTIC LINE
- X — FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FO — FIBER OPTIC BOX
- FP — FIBER OPTIC PEDESTAL
- TV — CABLE PEDESTAL
- T — PHONE PEDESTAL
- E — ELECTRIC PEDESTAL
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

PROPOSED LEGEND

- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- HEAVY DUTY PCC SIDEWALK
- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- G — GAS SERVICE
- E — ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER MAIN
- X — FENCE
- STORM STRUCTURE
- DOWNSPOUT CONNECTION
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 100.00 TW — TOP OF SIDEWALK GRADE
- 100.00 TC — TOP OF CURB GRADE
- 100.00 P — PAVEMENT GRADE
- 100.00 G — GROUND GRADE
- 100 — MAJOR CONTOUR
- 100 — MINOR CONTOUR

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CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
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LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

SHEET TITLE

SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER

C0.0

1 OF 18

GENERAL REQUIREMENTS:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
2. SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
3. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
5. CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
6. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.E.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
13. HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
15. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
17. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
19. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
20. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
24. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
25. ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.
26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
27. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
28. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

EXISTING TOPOGRAPHY:

1. ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
3. PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPHONE NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

SITE DEMOLITION:

1. EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
2. NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
3. ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
4. CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
7. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
8. ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
12. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
13. ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
15. CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
16. CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

SITE LAYOUT:

1. JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
2. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
3. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
7. CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

SITE GRADING AND EROSION CONTROL:

1. ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
2. WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
3. TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
5. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
6. THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
10. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
11. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
12. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
13. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
14. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
16. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
17. ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
18. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

SITE UTILITIES:

1. THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION.
   B. ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
   C. VILLAGE OF ARLINGTON HEIGHTS OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
2. ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
3. OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
4. CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
5. ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
6. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
7. WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
8. ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
   A. REINFORCED CONCRETE PIPE (RCP), ASTM C76
      a. GASKETS - ASTM C443
      b. FITTINGS - ASTM C443
   B. SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
      a. WATER TIGHT JOINTS
      b. JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
   C. PVC STORM SEWER PIPING, ASTM D 3034, SDR 35
      a. BELL-AND-SPIGOT ENDS
      b. ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
   D. FRAME AND GRATES
      a. TYPE 1 CLOSED LID = NEENAH R-1713
      b. TYPE 1 OPEN LID = NEENAH R-2504
      c. TYPE 3 = NEENAH R-3281-A
      d. DITCH GRATE = NEENAH R-4342
10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
    A. PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
    B. GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
    C. JOINTS - ASTM D 3212
    D. BEDDING - CLASS II, ASTM 2321
11. ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
12. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
13. CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
14. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
15. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
16. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
17. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
18. FOR ALL WATERMAIN CONSTRUCTION:
    A. WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
    B. TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
    C. ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
    D. ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
    E. ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
    F. ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

INDEMNIFICATION:

1. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE VILLAGE OF ARLINGTON HEIGHTS, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

INSURANCE REQUIREMENTS

1. THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE.
   A. COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR.
   B. WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
   C. COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF $500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND $1,000,000 PER PERSON AND $3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON.
2. CERTIFICATE OF INSURANCE
   A. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE MUNICIPALITY AND ITS INSPECTOR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE MUNICIPALITY AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER, THE VILLAGE OF ARLINGTON HEIGHTS, AND CAGE ENGINEERING, INC. AS ADDITIONAL INSUREDS ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES.

CONSTRUCTION MEANS, METHODS, SAFETY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AN HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE
CIVIL ENGINEERING

THOMAS S. PETERMANN
062-057192
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

REVISIONS △

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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER
C0.1

DEMOLITION LEGEND

(crosshatch)	ASPHALT PAVEMENT REMOVAL, FULL DEPTH
(diagonal hatch)	ASPHALT PAVEMENT REMOVAL, FULL DEPTH
(heavy dashed line)	SAWCUT PAVEMENT, FULL DEPTH
(line with X)	CURB & GUTTER REMOVAL
(grey line with X)	UTILITY REMOVAL
(tree with X)	TREE/BUSH REMOVAL
(X)	UTILITY STRUCTURE REMOVAL
(TBR)	TO BE REMOVED

SITE BENCHMARKS:

REFERENCE BENCHMARK: NGS PID: DM3899
STAINLESS STEEL ROD SET IN ENCASEMENT LOCATED 0.3 MILES SOUTH OF THE INTERSECTION OF KIRCHHOFF ROAD AND NEW WILKE ROAD, IN THE EAST RIGHT OF WAY OF NEW WILKE ROAD, 59 FEET EAST OF NEW WILKE EAST CURB LINE, 14.8 FEET SOUTH OF THE BACK OF CURB OF SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EAST EDGE OF THE PARK SIDEWALK.
ELEVATION: 690.96 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 1:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED AT THE INTERSECTION OF ARLINGTON HEIGHTS ROAD AND EMERSON STREET IN THE EASTERLY RIGHT OF WAY.
ELEVATION: 706.27 DATUM: NAVD88-GEOID 18

SITE BENCHMARK 2:
NORTHEAST BOLT ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF THE NORTH ACCESS DRIVE TO THE GARDENS AT ARLINGTON HEIGHTS.
ELEVATION: 704.57 DATUM: NAVD88-GEOID 18

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THOMAS S. PETERMANN 062057192 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

REVISIONS

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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

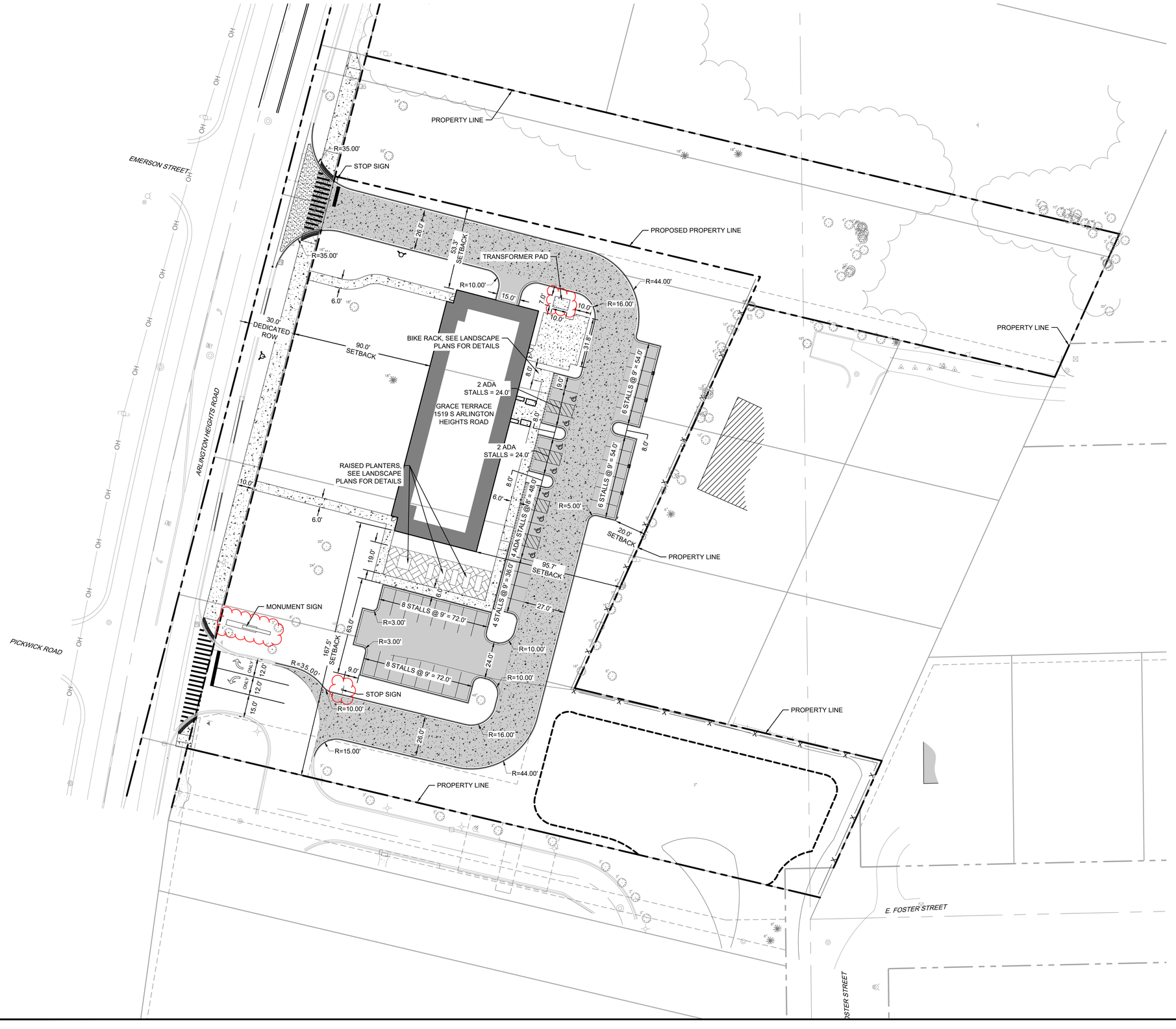
JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

SHEET NUMBER
C1.0
3 OF 18



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PERMEABLE PAVERS, SEE LANDSCAPE PLAN FOR DETAILS
- PCC SIDEWALK
- HEAVY DUTY PCC SIDEWALK

PARKING SUMMARY

STANDARD STALLS	33
ADA STALLS	8
TOTAL STALLS	41

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STATE OF ILLINOIS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

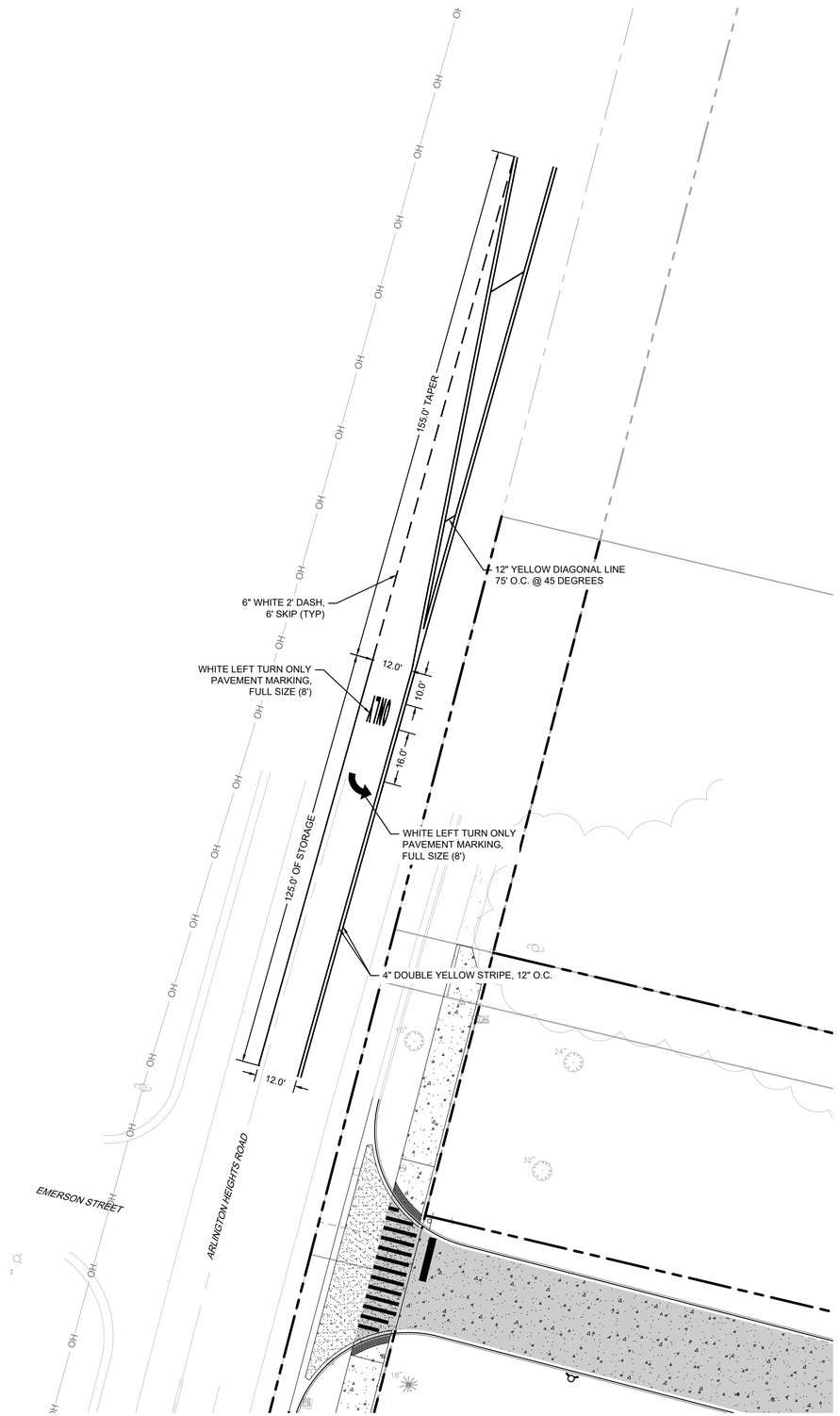
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SITE LAYOUT PLAN

0 98.4252 196.8504
98.4252' (HORIZONTAL)

SHEET NUMBER
C2.0
4 OF 18



PAVEMENT LEGEND

- STANDARD DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PCC SIDEWALK

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

811 JULIE CALL BEFORE YOU DIG 811

0 20' 40 '
1" = 20' (HORIZONTAL)

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
ROAD STRIPING PLAN

SHEET NUMBER
C2.1
5 OF 18

DETENTION SUMMARY:

GRACE TERRACE ALLOWABE RELEASE RATE=0.45CFS
AUTUM LEAVES RELEASE ALLOWABLE RELEASE RATE =0.60CFS
TOTAL ALLOWABLE RELEASE RATE=1.05CFS
TOTAL ACTUAL RELEASE RATE=1.05CFS

DETENTION VOLUME REQUIRED GRACE TERRACE =0.87ACRE-FT (MWRD, MORE RESTRICTIVE)
DETENTION VOLUME REQUIRED AUTUM LEAVES =1.20ACRE-FT (RECORD DOCUMENTS)
TOTAL DETENTION VOLUME REQUIRED =2.07ACRE-FT

DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=0.86ACRE-FT
DETENTION VOLUME PROVIDED IN GRACE TERRACE PROPERTY=1.21ACRE-FT (RECORD DOCUMENTS)
TOTAL DETENTION VOLUME PROVIDED=2.07ACRE-FT

MAXIMUM RESTRICTOR DIAMETER =3.98IN
ACTUAL RESTRICTOR DIAMETER =3.97IN

GRACE TERRACE
1519 S ARLINGTON HEIGHTS ROAD
F.F. = 707.70

DRY BOTTOM DETENTION BASIN
HWL = 702.3
OVERFLOW = 702.8 ON AUTUM LEAVES PROPERTY

EXPAND OVERFLOW TO 42.00'
ELEV REMAIN AT 702.8
SEE DETAIL

30" WIDE OVERFLO
ELEV=702.8

EXISTING SANITARY MANH.

EMERSON STREET
ARLINGTON HEIGHTS ROAD
PICKWICK ROAD
E. FOSTER STREET

GRADING LEGEND

- DRAINAGE ARROW
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

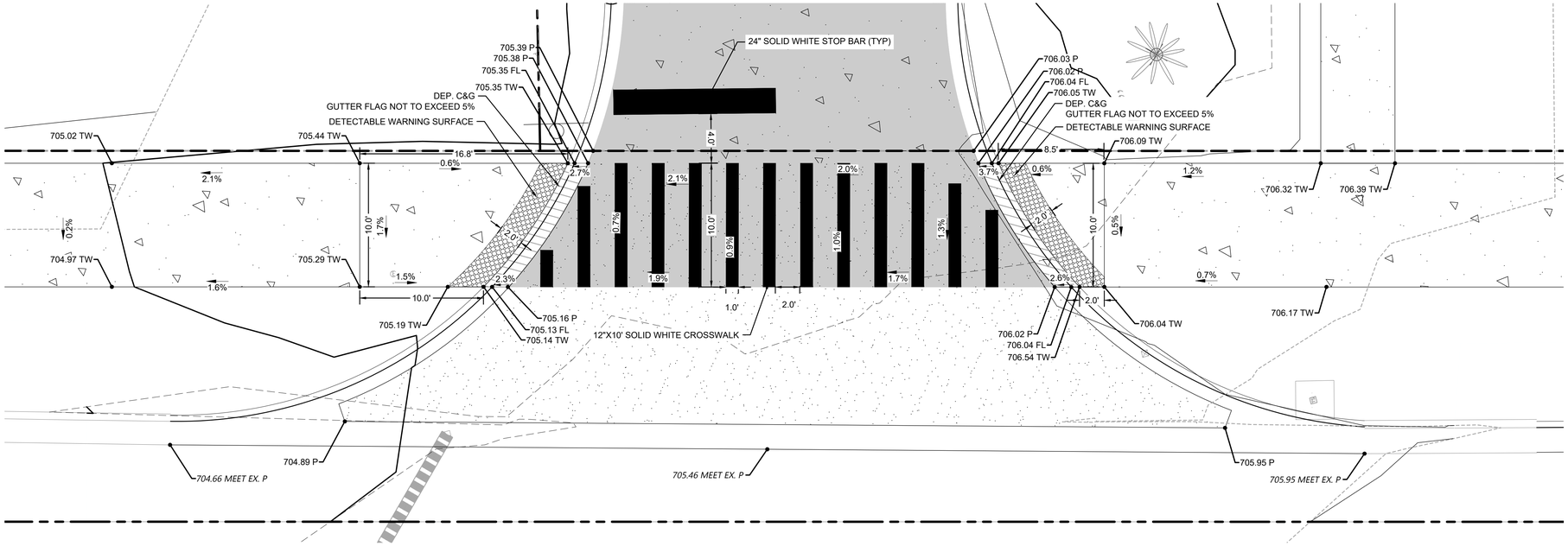
JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

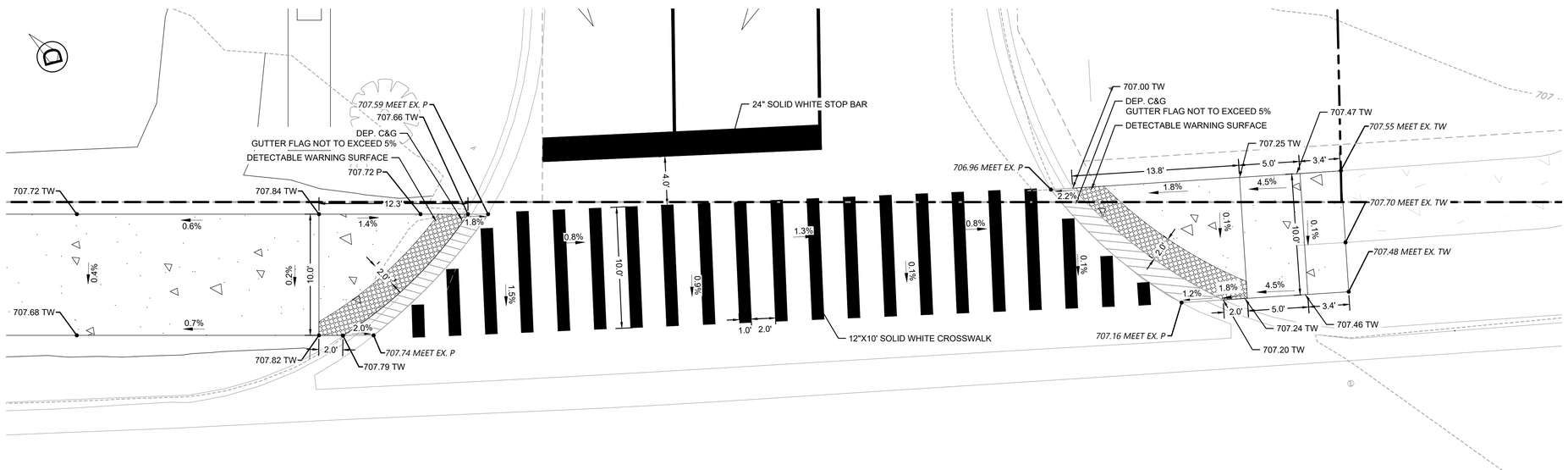
PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SITE GRADING PLAN

SHEET NUMBER
C3.0
6 OF 18



IDOT ADA DETAIL - 1
1" = 5'



IDOT ADA DETAIL - 2
1" = 5'

GRADING LEGEND

- 1.0% — DRAINAGE ARROW
- 100.00 P — SPOT ELEVATION
- 700 — PROPOSED MAJOR CONTOUR
- 701 — PROPOSED MINOR CONTOUR
- 700 — EXISTING MAJOR CONTOUR
- 701 — EXISTING MINOR CONTOUR

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CAGE CIVIL ENGINEERING

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STATE OF ILLINOIS

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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

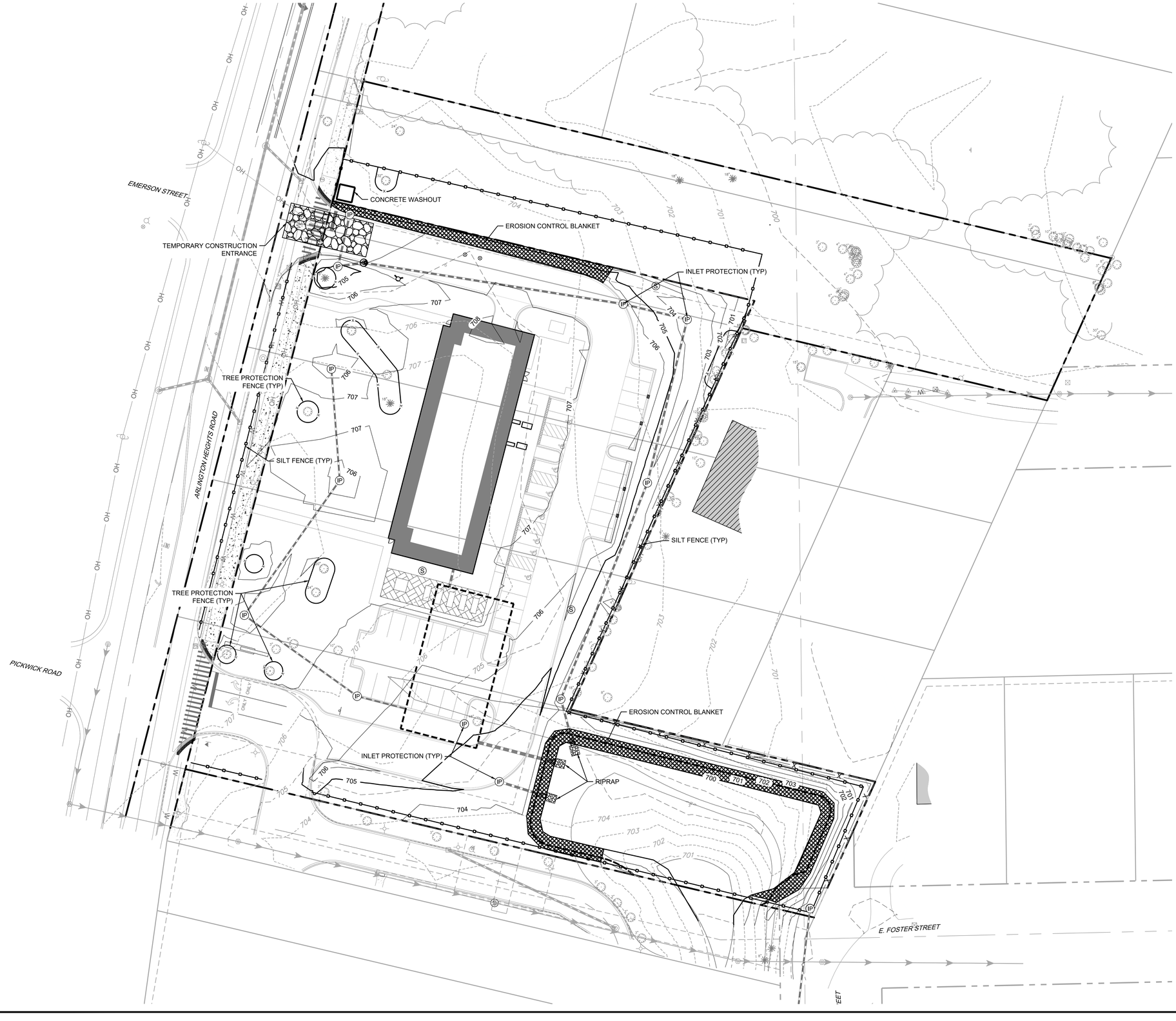
JULIE
CALL BEFORE
YOU DIG
811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
IDOT DETAILED GRADING PLAN

0 5' 10'
1" = 5' (HORIZONTAL)

SHEET NUMBER
C3.1
7 OF 18



SESC LEGEND

- SILT FENCE
- TREE PROTECTION FENCE
- RIPRAP
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION FILTER BASKET
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

15195, ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

JULIE
CALL BEFORE
YOU DIG
811

0 30' 60'
1" = 30' (HORIZONTAL)

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE

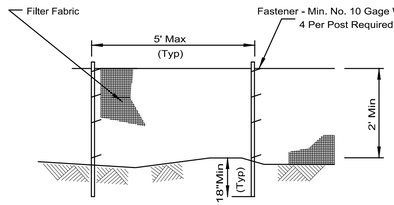
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER

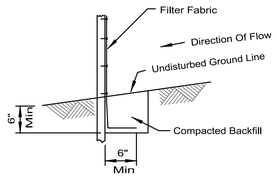
C3.1

8 OF 18

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

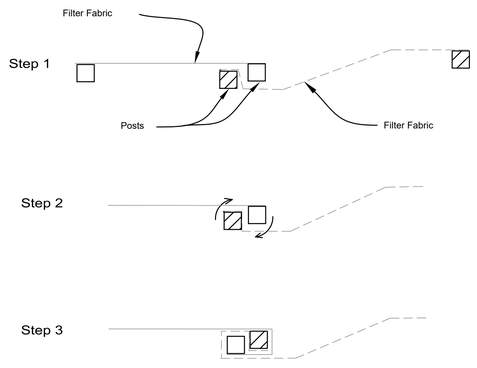
NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-620
SHEET 1 OF 2
DATE 3-16-12

SILT FENCE - SPLICING TWO FENCES



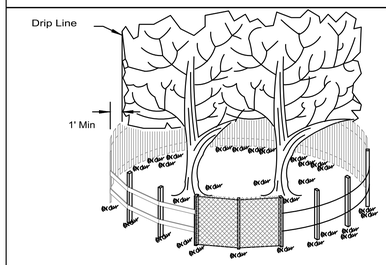
ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

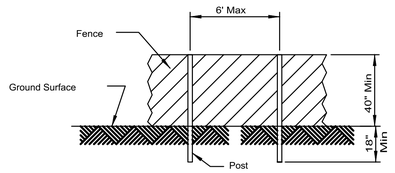
REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO.
IUM-620B(W)
SHEET 1 OF 1
DATE 3-16-2012

TREE PROTECTION - FENCING



SIDE VIEW



POST AND FENCE DETAIL

NOTES:

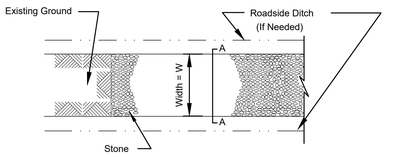
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

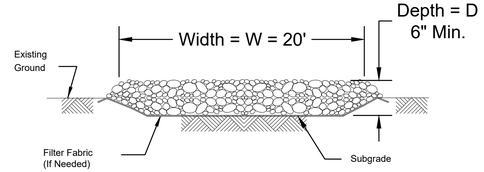
NRCS Natural Resources Conservation Service

STANDARD DWG. NO.
IL-690
SHEET 1 OF 1
DATE 4-7-94

CONSTRUCTION ROAD STABILIZATION



PLAN VIEW



SECTION A-A

NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock. Stone shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3, or CA-4 and be
2. placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction. See plans for construction road location, D and W dimensions.
3. Minimum width is 14 feet for one-way traffic and 20 feet for two-way traffic. Two-way traffic widths shall be
4. increased a minimum of 4 feet for trailer traffic. Depending on the type of vehicle or equipment, speed, loads, climatic and other conditions under which vehicles and equipment operate an increase in the minimum widths may be required. Roadway shall follow the contour of the natural terrain to the extent possible.
5.

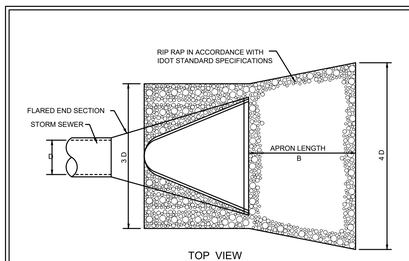
REFERENCE
Project
Designed Date
Checked Date
Approved Date

NRCS Natural Resources Conservation Service

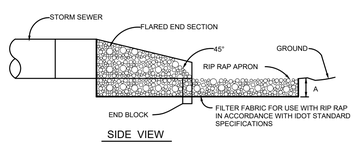
STANDARD DWG. NO.
IL-506
SHEET 1 OF 1
DATE 1-29-99

SILT FENCE DETAIL

Scale: NOT TO SCALE



TOP VIEW



SIDE VIEW

RIP-RAP

PIPE DIAMETER (IN.) D	STONE RIP-RAP							BEDDING	
	QUALITY DESIGNATION	GRADATION NUMBER	MINIMUM THICKNESS (IN.) A	MINIMUM LENGTH (FT.) B	WEIGHT RANGE (#)	WEIGHT AVERAGE (#)	SIZE AVERAGE (IN.)	GRADATION NUMBER	MINIMUM THICKNESS (IN.) C
12	B	3	12"	12'	1-50	10	4.5"	N/A	N/A
15	B	3	14"	14'	1-50	10	4.5"	N/A	N/A
18	B	4	16"	16'	1-50	40	7"	1 or CA-3	6"
21	B	4	18"	18'	1-150	40	7"	1 or CA-3	6"
24	B	4	20"	20'	1-150	40	7"	1 or CA-3	6"
30	B	4	22"	22'	1-150	40	7"	1 or CA-3	6"
36	B	5	24"	24'	3-400	90	10"	1 or CA-3	8"
42	B	5	26"	26'	3-400	90	10"	1 or CA-3	8"
48	B	6	28"	28'	6-600	170	12"	2 or CA-1	10"
54	B	6	32"	32'	6-600	170	12"	2 or CA-1	10"
60	B	6	36"	36'	6-600	170	12"	2 or CA-1	10"
72	B	6	44"	44'	6-600	170	12"	2 or CA-1	10"

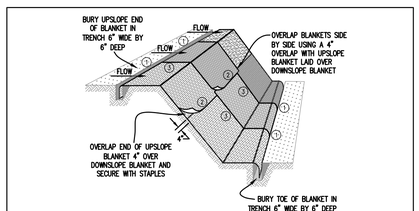
NOTE:

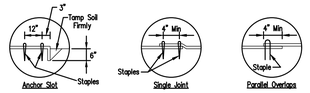
RIPRAP DETAIL

Scale: NOT TO SCALE

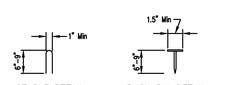
TREE PROTECTION FENCE DETAIL

Scale: NOT TO SCALE





DETAIL 1 DETAIL 2 DETAIL 3



NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 staples with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 8")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

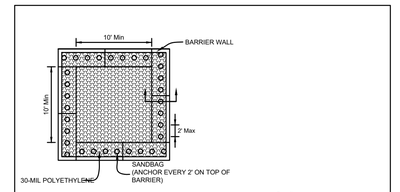
EROSION CONTROL BLANKET INSTALLATION DETAILS

EROSION CONTROL BLANKET DETAIL

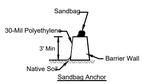
Scale: NOT TO SCALE

CONSTRUCTION ENTRANCE DETAIL

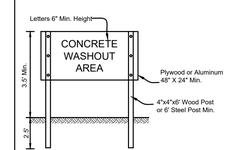
Scale: NOT TO SCALE



PLAN VIEW



BARRIER WALL ANCHOR SECTION



SIGN DETAIL

NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL

CONCRETE WASHOUT DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

REVISIONS

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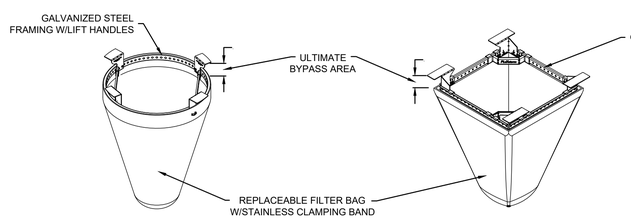
FULL CIRCLE COMMUNITIES
GRACE TERRACE
15119 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
SOIL EROSION & SEDIMENT CONTROL DETAILS

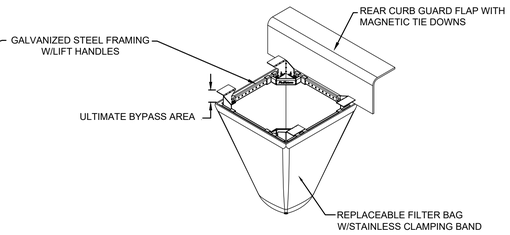
SHEET NUMBER
C3.2
9 OF 18

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION
PRODUCT SELECTION AND SPECIFICATION DRAWING



FLEXSTORM CATCH-IT INLET FILTERS
FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FITLERS FOR
SQUARE/RECTANGULAR OPENINGS



FLEXSTORM CATCH-IT INLET FITLERS FOR
CURB BOX OPENINGS (MAGNETIC CURB
FLAP)

ILDOT Standard	Neenah Casting	East Jordan Casting	Inlet Type	Grate Size	Bag Cap. (ft^3)	Flow Rating IL BAG (CFS)	ADS P/N
1	1713, 1762, 1772, 2504, 2435, 2425,	1020, 1022, 1050, 1058	Round (RD)	22.25 - 23.5	1.9	1.3	6MRDILT1
2	R-3501-D2, -A	7170, 7171	Rolled Curb (RC)	22.25 x 16.25	1.6	0.6	62MSQIL2216
3	R3278-A, R-3501-A	7220, 7221	Curb Box (CB)	22.0 x 16.9	1.5	1.0	62MCBILT3
4	R3443-B	5150	Square/Rect (SQ)	21.75 X 14.75	1.5	1.0	62MSQIL
6	R3502-A	7235	Rolled Curb (RC)	22 x 22.75	2.3	1.2	62MSQILT6
8	2501, 4349-C, 4352, 4350	2830, 2870, 6527	Round (RD)	Beehive/Ditch Grates	2.3	1.6	62MRDILT8
9	R3508-A2	7300	V-Grate	19.25 x 19.25	1.7	1.0	62MSQIL
10	R3506-A2	7281	V-Grate	28.75 x 11.4	1.5	1.1	62MSQIL
11	R3281-A	7210	Curb Box (CB)	28.75 x 17.25	2.5	1.3	62MCBILT11
12	R3503-B	7180	Rolled Curb (RC)	22.5 x 22.5	2.4	1.2	62MSQIL
20	R3528-V, R3529-V	7535, 5380, 7536 (2 grts)	Square/Rect (SQ)	22.5 x 22.5	2.4	1.2	62MSQILT20
21	R3527-V	7540	Curb Box (CB)	24 x 16.25	1.8	1.1	62MCBIL
23	R3525-L	7464	Square/Rect (SQ)	24 x 22.25	2.7	1.3	62MSQILT23
24	R3526-L	7467	Square/Rect (SQ)	25.75 x 18.75	2.3	1.2	62MSQILT24
31	…	7250	Rolled Curb (RC)	22.75 x 22.4	2.5	1.2	62MSQIL
B	R3455C	…	Square/Rect (SQ)	36 x 24	4.6	1.7	62MSQIL
G3/G4	R3501-U	7545	Single W/Flap	13.75 / 20.2 x 22.12	1.3	0.9	62MCBILG3
N/A	R-3501-P	7525	Rolled Curb (RC)	25.7 x 19	2.4	1.2	62MSQIL3501-P
N/A	R-3501-TR	7495	Rolled Curb (RC)	26 x 23.5	3.1	1.4	62LSQIL3501-TR

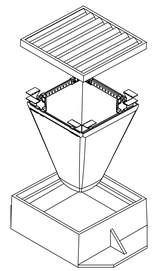
*FLOW RATINGS SHOWN ARE 50% MAXIMIUM

INSTALLATION:

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

NOTES:

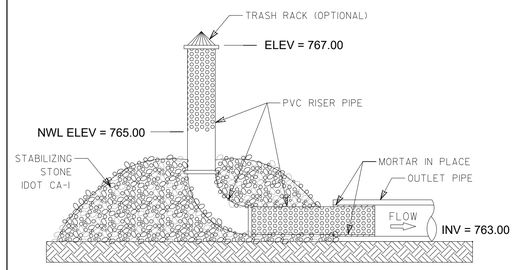
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCUTRES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ADS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



ALL PRODUCTS MANUFACTURED
BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

		DWG NO	REV
SCALE		SHEET 1 OF 1	

INLET PROTECTION DETAIL
Scale: NOT TO SCALE



PERFORATED PVC RISER PIPE

DESIGN NOTES:

PVC RISER PIPE SHALL BE ONE SIZE SMALLER THAN OUTLET PIPE AND SHALL BE SECURELY FIXED TO THE INSIDE OF THE OUTLET PIPE WITH MORTAR.

PVC RISER SHALL HAVE 1" HOLES EVENLY SPACED AROUND THE CIRCUMFERENCE OF THE PIPE AS FOLLOWS:

PIPE DIA (IN)	NUMBER OF 1" HOLES PER LIN FT OF PIPE
8	40

PVC RISER PIPE SHALL BE LOOSELY DOUBLE OR TRIPLE WRAPPED WITH CHICKEN WIRE OR 1/4" HARDWARE CLOTH AROUND BOTH MEMBERS AND WRAPPED ON THE OUTSIDE WITH A WOVEN MONOFILAMENT GEOTEXTILE.

PLACE SUFFICIENT CA-I STONE TO HOLD THE RISER PIPE IN PLACE.

IF TRASH RACK IS PROVIDED, IT SHALL BE SECURELY FASTENED TO THE INLET. TRASH GUARD MAY BE FABRICATED FROM METAL RODS (1/4" DIA MIN) OR GALVANIZED WELDED WIRE FABRIC (16 GAGE MIN). THE SPACING BETWEEN VERTICAL MEMBERS SHOULD BE 1 INCH.

REVISIONS	DATE

PERFORATED RISER
PIPE DETAIL

PERFORATED RISER DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

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GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

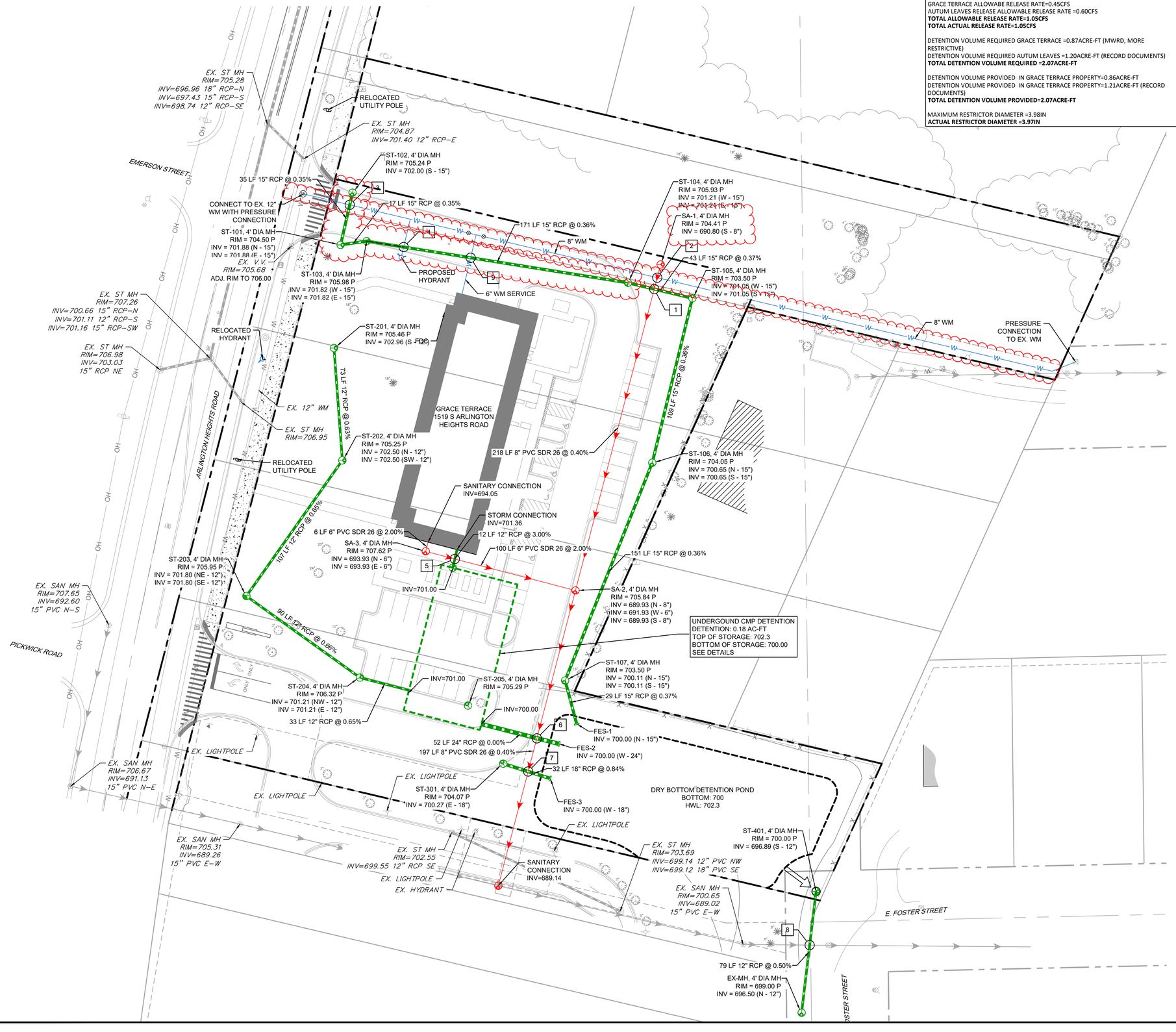
SHEET TITLE

SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER

C3.3

10 OF 18



UTILITY LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

UTILITY CROSSINGS:

1	15" ST B/P =	701.0
	8" SAN T/P =	691.5
2	8" WM B/P =	698.0
	8" SAN T/P =	691.5
3	15" ST B/P =	701.8
	8" WM T/P =	699.9
4	15" ST B/P =	701.5
	6" WM T/P =	700.0
5	12" ST B/P =	701.0
	6" SAN T/P =	694.1
6	24" ST B/P =	699.8
	8" SAN T/P =	690.3
7	18" ST B/P =	699.9
	8" SAN T/P =	690.2
8	12" ST B/P =	696.5
	8" SAN T/P =	690.3
9	15" ST B/P =	701.4
	6" WM T/P =	699.9

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM

THOMAS S. PETERMAN 062057192 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS

REVISIONS

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FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

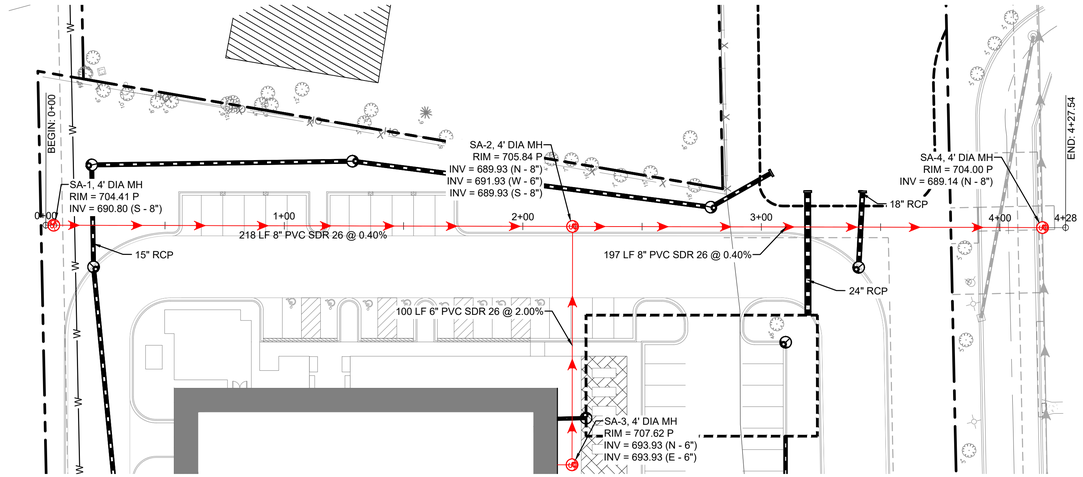
JULIE CALL BEFORE YOU DIG 811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

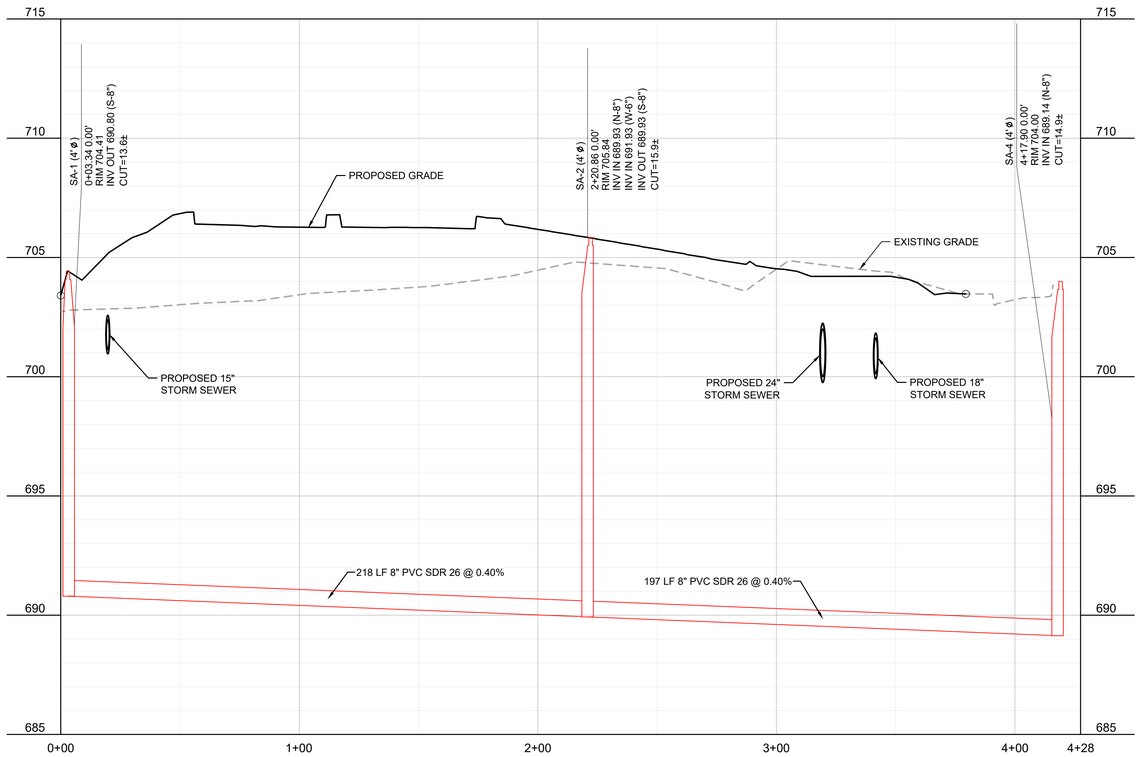
SHEET TITLE
SITE UTILITY PLAN

0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER
C4.0
11 OF 18



SANITARY - PLAN VIEW
STA 00+00 TO 4+28



SANITARY - PROFILE VIEW
STA 00+00 TO 4+28

UTILITY LEGEND
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

2200 CABOT DRIVE
SUITE 325
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STATE OF ILLINOIS

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GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

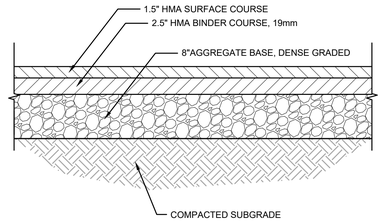
811 JULIE CALL BEFORE YOU DIG 811

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

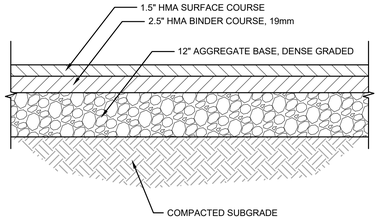
SHEET TITLE
SANITARY PROFILE STA 0+00 TO 4+28

0 30.0001 60.0001
120.0001' (HORIZONTAL)

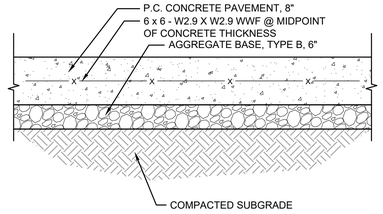
SHEET NUMBER
C4.1
12 OF 18



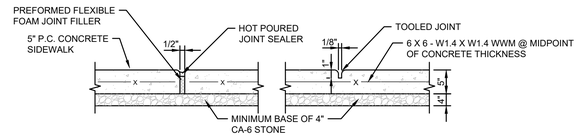
STANDARD DUTY BITUMINOUS PAVEMENT
Scale: NOT TO SCALE



HEAVY DUTY BITUMINOUS PAVEMENT
Scale: NOT TO SCALE



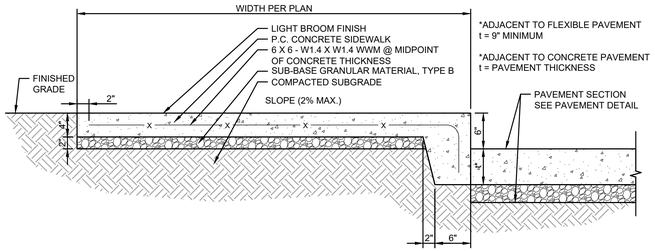
HEAVY DUTY CONCRETE DETAIL
Scale: NOT TO SCALE



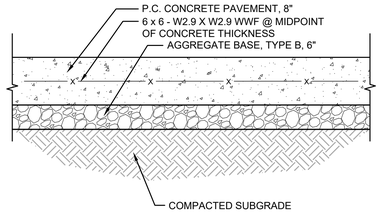
EXPANSION JOINT CONTRACTION JOINT

1. PROVIDE EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM AND AT INTERSECTION WITH STRUCTURES AND ABRUPT CHANGES.
2. PROVIDE CONTRACTION JOINTS AT 5' INTERVALS OR AS NOTED ON PLANS OR SHOWN IN DETAILS.

CONCRETE JOINTS DETAIL
Scale: NOT TO SCALE

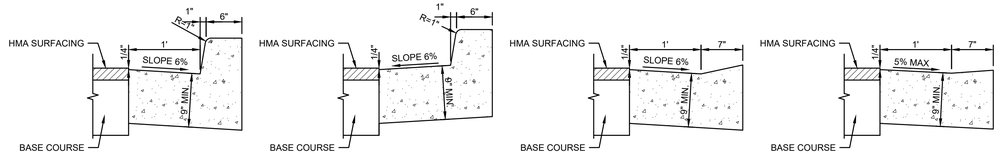


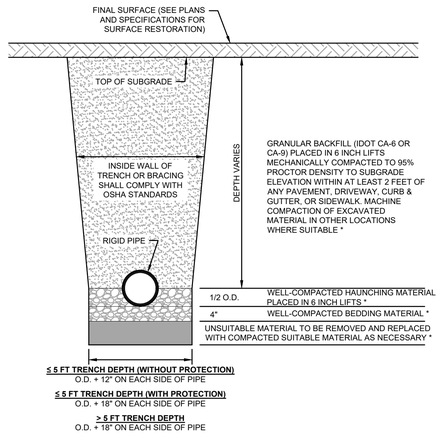
INTEGRAL SIDEWALK DETAIL
Scale: NOT TO SCALE



HEAVY DUTY SIDEWALK DETAIL
Scale: NOT TO SCALE

ADJACENT TO BITUMINOUS PAVEMENT





≤ 5 FT TRENCH DEPTH (WITHOUT PROTECTION)
O.D. + 12" ON EACH SIDE OF PIPE

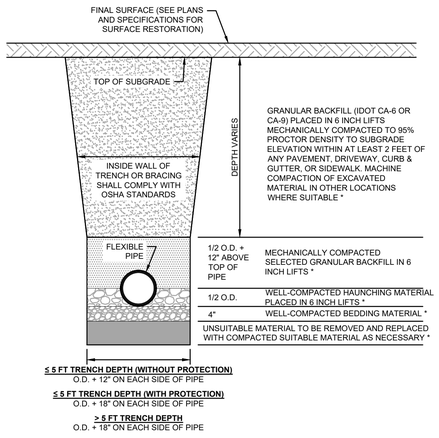
≤ 5 FT TRENCH DEPTH (WITH PROTECTION)
O.D. + 18" ON EACH SIDE OF PIPE

> 5 FT TRENCH DEPTH
O.D. + 18" ON EACH SIDE OF PIPE

* MATERIALS SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION

RIGID PIPE INSTALLATION DETAIL

CONCRETE PIPE
VITRIFIED CLAY PIPE
DUCTILE IRON PIPE
STEEL PIPE



≤ 5 FT TRENCH DEPTH (WITHOUT PROTECTION)
O.D. + 12" ON EACH SIDE OF PIPE

≤ 5 FT TRENCH DEPTH (WITH PROTECTION)
O.D. + 18" ON EACH SIDE OF PIPE

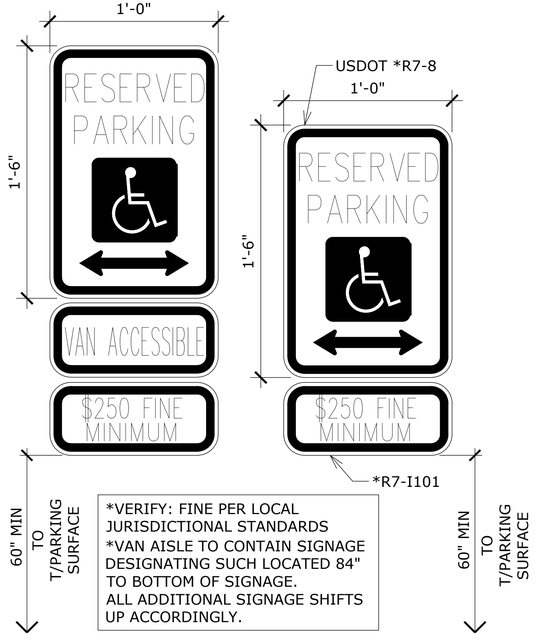
> 5 FT TRENCH DEPTH
O.D. + 18" ON EACH SIDE OF PIPE

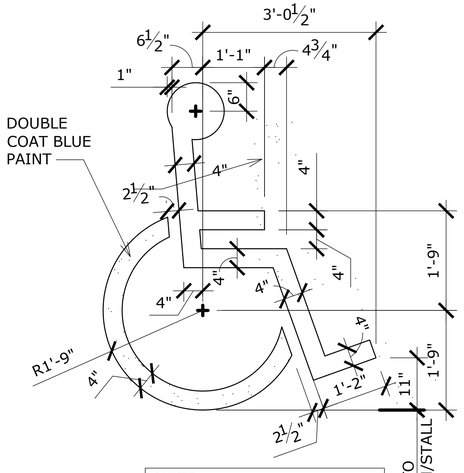
* MATERIALS SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION

FLEXIBLE PIPE INSTALLATION DETAIL

PVC PIPE
COMPOSITE SEWER PIPE
HDPE PIPE
CORRUGATED METAL PIPE

TRENCH BACKFILL PAVEMENT
Scale: NOT TO SCALE





ADA STRIPING & SIGNAGE DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
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WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS J. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

REVISIONS

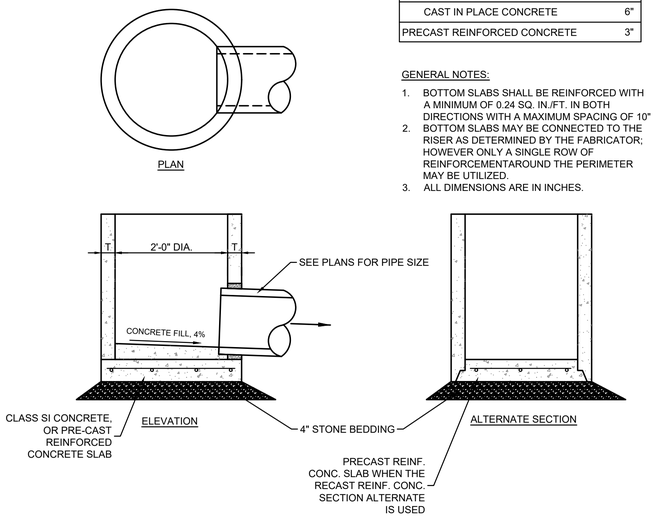
THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE DISCLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING, INC.

FULL CIRCLE COMMUNITIES
GRACE TERRACE
15195, ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.0
13 OF 18



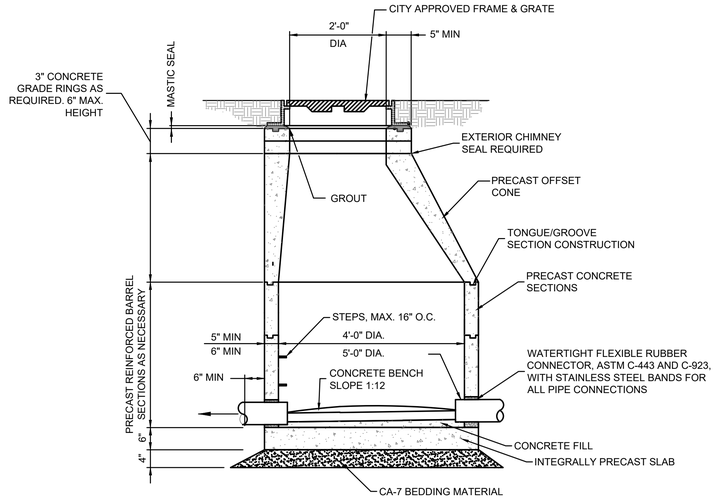
WALL SECTION	T
CAST IN PLACE CONCRETE	6"
PRECAST REINFORCED CONCRETE	3"

GENERAL NOTES:

1. BOTTOM SLABS SHALL BE REINFORCED WITH A MINIMUM OF 0.24 SQ. IN./FT. IN BOTH DIRECTIONS WITH A MAXIMUM SPACING OF 10"
2. BOTTOM SLABS MAY BE CONNECTED TO THE RISER AS DETERMINED BY THE FABRICATOR; HOWEVER ONLY A SINGLE ROW OF REINFORCEMENTAROUND THE PERIMETER MAY BE UTILIZED.
3. ALL DIMENSIONS ARE IN INCHES.

STORM INLET DETAIL

Scale: NOT TO SCALE

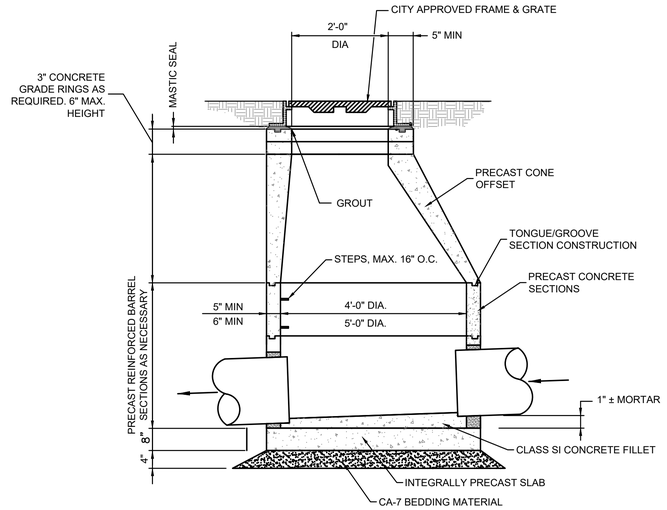


NOTES:

1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. FORM FLOW CHANNELS THRU MANHOLE THE FULL SIZE OF SEWER MAINS CONFORMING TO THE CROSS SECTION OF PIPE; SHAPE AND TROWEL SMOOTH.
3. STOP ALL PIPE 1" INTO MANHOLE.
4. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
5. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
6. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
7. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

SANITARY MANHOLE DETAIL

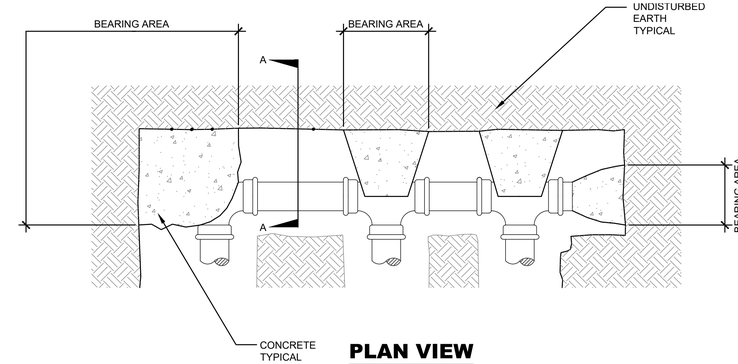
Scale: NOT TO SCALE



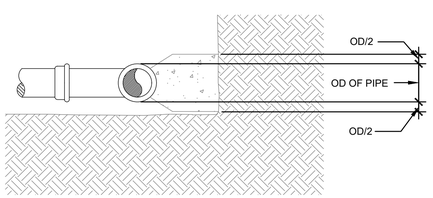
1. FOR SEWERS TWENTY-FOUR (24) INCH OR LESS IN DIAMETER, USE FORTY-EIGHT (48) INCH MANHOLES; FOR SEWERS MORE THAN TWENTY-FOUR (24) INCH IN DIAMETER, USE SIXTY (60) INCH MANHOLES.
2. STOP ALL PIPE 3" INTO MANHOLE.
3. CLEAN ALL JOINTS AND INSTALL SEALING GASKETS.
4. ALL STRUCTURE SECTIONS SHALL BE JOINED IN TONGUE AND GROOVE METHOD WITH A PREFORMED BITUMINOUS JOINT SEALER THROUGHOUT THE SEALING SURFACE.
5. ALL CASTING SHALL CONFORM TO THE CURRENT CITY APPROVED CASTING LIST.
6. TRENCH BACKFILL IS REQUIRED AROUND ALL STRUCTURES, CA-7 CRUSHED LIMESTONE AGGREGATE.

STORM MANHOLE DETAIL

Scale: NOT TO SCALE



PLAN VIEW



SECTION A-A

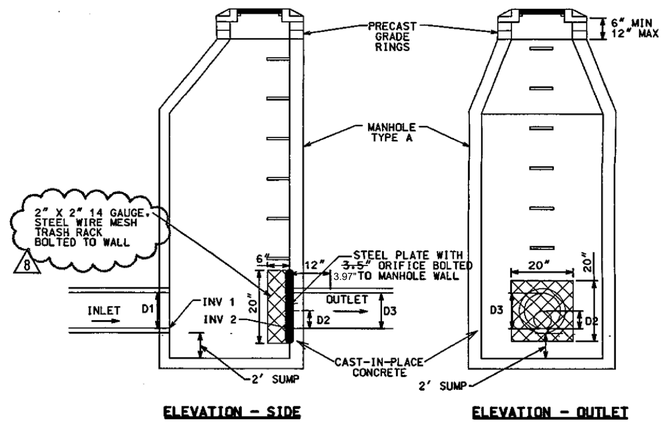
MIN. THRUST BLOCK AREA (SQ. FT.)			
PIPE DIA	PLUG TEE	90°BEND	45°BEND
4"	2	2	2
6"	4	5	3
8"	6	8	5
10"	9	13	7
12"	13	18	10
14"	18	25	14
16"	23	32	18

NOTES:

1. SIZE OF CONCRETE DETERMINED BY SIZE OF PIPE. CONCRETE SHALL COVER AREA OF PIPE AS SHOWN AND SHALL REST AGAINST UNDISTURBED BANK OF TRENCH.
2. BEARING AREAS ARE FOR UNDISTURBED MATERIAL. INCREASE BEARING AREA FOR COMPACTED FILL MATERIAL BY A FACTOR OF 1.5.
3. CONCRETE F'c=3000psi @ 28 DAYS.
4. SAND BEDDING NOT SHOWN FOR CLARITY.

THRUST BLOCK DETAIL

Scale: NOT TO SCALE



ELEVATION - SIDE **ELEVATION - OUTLET**

OUTLET STRUCTURE DETAIL

NOTES:

1. MANHOLE SHALL STRUCTURALLY AND DIMENSIONALLY CONFORM TO MANHOLE TYPE A HEREIN.
2. DIMENSIONS:

RIM	702.50	AS-BUILT CONDITIONS
INV1	696.05	RIM 702.44
INV2	696.05	INV 695.94 S, NE
D1	18"	INV 69.74 NW
D2	3.50"	
D3	12"	

3. OUTLET RESTRICTOR: 3.5" ORIFICE DRILLED THROUGH STEEL PLATE BOLTED TO MANHOLE WALL — REPLACE EXISTING OUTLET RESTRICTOR WITH NEW STEEL PLATE BOLTED TO MANHOLE WITH 3.97" DIAMETER
4. CASTING: TYPE 1P

EXISTING AUTUM LEAVES RESTRICTOR DETAIL

Scale: NOT TO SCALE

2200 CABOT DRIVE
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FULL CIRCLE COMMUNITIES

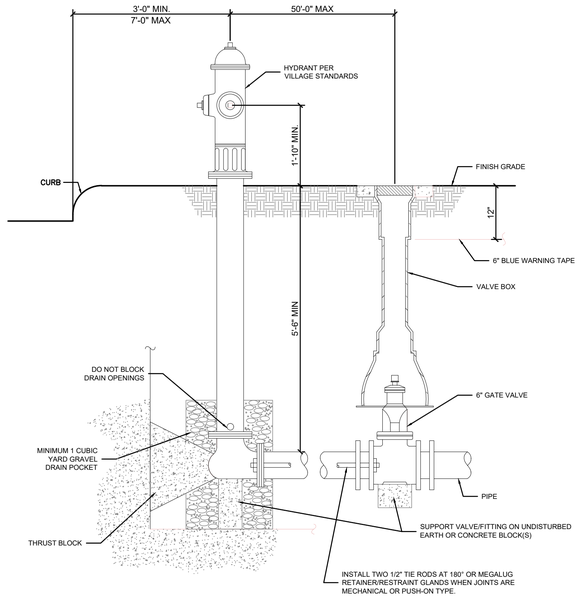
GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

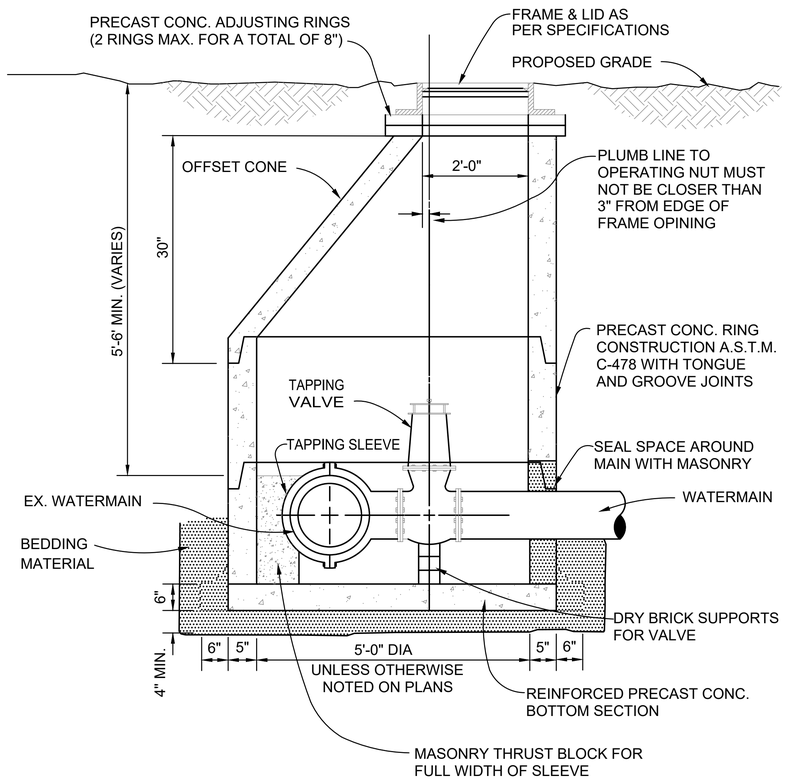
SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.1
14 OF 18

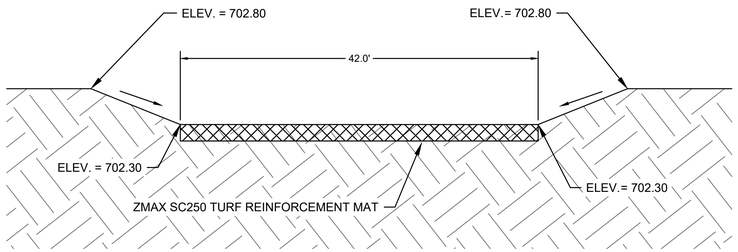


NOTES:
1. AN EAST JORDAN FIRE HYDRANT IS TO BE USED
2. FIRE HYDRANTS SHALL BE 5-1/4 INCH VALVE OPENING EAST JORDAN IRON WORKS OR MUELLER PAINTED RED. THE HYDRANT SHALL BE FOR A FIVE FOOT(5') BURY WITH MECHANICAL JOINT SHOE AND HAVE TWO 2-1/2 INCH HOSE CONNECTIONS AND ONE 4-1/2 INCH MALE PUMPER CONNECTION. THREADS SHALL BE NATIONAL STANDARD.
3. THE HYDRANT SHALL HAVE A BREAK-AWAY TRAFFIC FLANGE AND CONNECTIONS.
4. ALL FIRE HYDRANTS NOT IN SERVICE SHALL BE BAGGED.
5. HYDRANTS LEADS SHALL BE SIX-INCH (6") SWIVEL ANCHORING COUPLING. HYDRANT TEES SHALL BE USED IN LIEU OF SWIVEL ANCHORING COUPLING PIPE WHERE REQUIRED TO MEET PLAN LOCATIONS.
6. THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL BE 350 FEET.

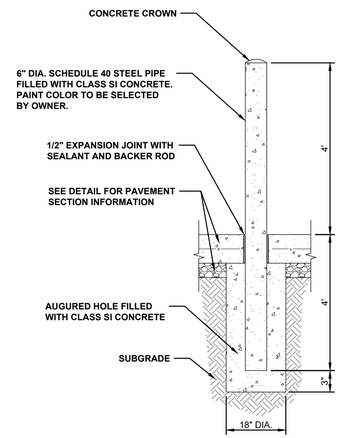
FIRE HYDRANT DETAIL
Scale: NOT TO SCALE



PRESSURE CONNECTION DETAIL
Scale: NOT TO SCALE



EMERGENCY OVERFLOW WEIR DETAIL
Scale: NOT TO SCALE



BOLLARD DETAIL
Scale: NOT TO SCALE

2200 CABOT DRIVE
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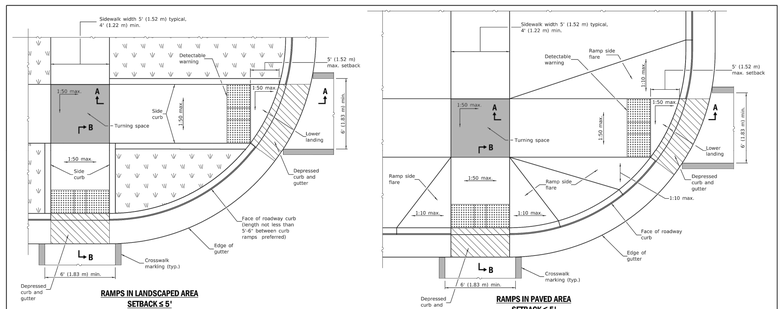
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

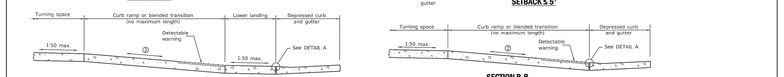
SHEET TITLE
CONSTUCTION DETAILS

SHEET NUMBER
C5.2
15 OF 18



RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

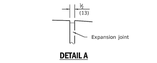
RAMPS IN PAVED AREA SETBACK ≤ 5'



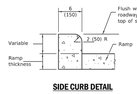
SECTION A-A

SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



DETAIL A



SIDE CURB DETAIL

See Sheet 2 for GENERAL NOTES.

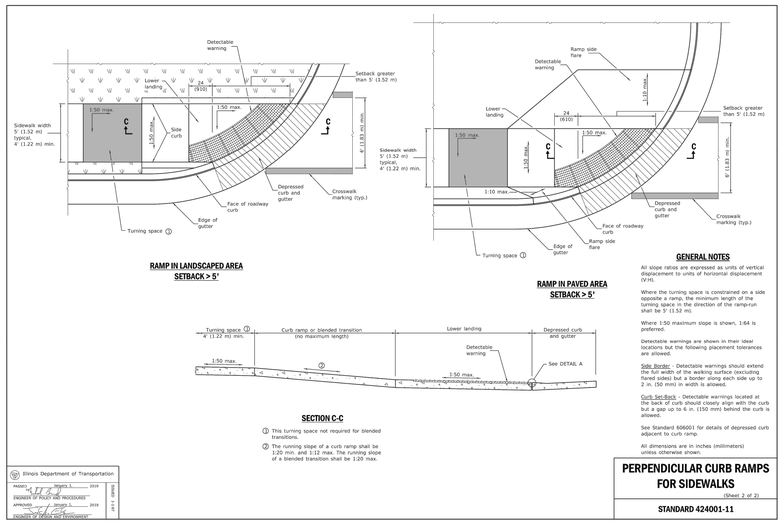
DATE	REVISIONS
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-11

Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'

SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1:50 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed:

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

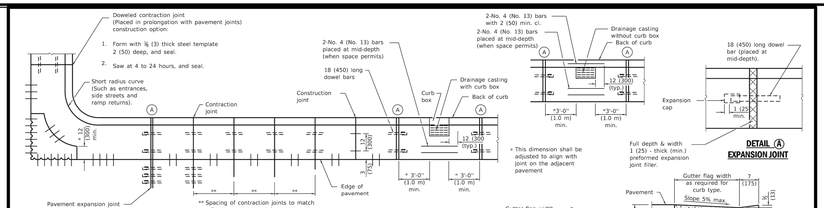
All dimensions are in inches (millimeters) unless otherwise shown.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-11

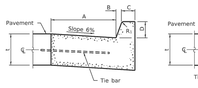
Illinois Department of Transportation
PASSED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19



PLAN

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

DETAIL (A) EXPANSION JOINT



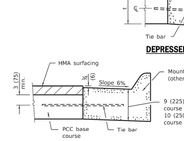
BARRIER CURB

TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1
B-6.06 ★	6	1	6	6	1
(B-15.15)	(150)	(25)	(150)	(150)	(25)
B-9.12	9	2	6	6	1
(B-15.30)	(225)	(50)	(150)	(150)	(25)
B-6.18	6	1	6	6	1
(B-15.45)	(150)	(25)	(150)	(150)	(25)
B-6.24	24	1	6	6	1
(B-15.60)	(600)	(25)	(150)	(150)	(25)
B-9.12	12	2	5	6	1
(B-22.30)	(300)	(50)	(125)	(225)	(25)
B-9.18	18	2	5	6	1
(B-22.45)	(450)	(50)	(125)	(225)	(25)
B-9.24	24	2	5	6	1
(B-22.60)	(600)	(50)	(125)	(225)	(25)

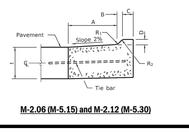
★ For corner islands only.

MOUNTABLE CURB

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06	6	2	4	2	3	2
(M-5.15)	(150)	(50)	(100)	(50)	(75)	(50)
M-4.12	12	4	5	4	3	N/A
(M-5.30)	(300)	(100)	(125)	(100)	(75)	
M-2.06	6	2	4	2	3	N/A
(M-10.15)	(150)	(50)	(100)	(50)	(75)	
M-4.12	12	4	5	4	3	N/A
(M-10.30)	(300)	(100)	(125)	(100)	(75)	
M-4.18	18	4	5	4	3	N/A
(M-10.45)	(450)	(100)	(125)	(100)	(75)	
M-2.24	24	2	5	2	3	N/A
(M-10.60)	(600)	(50)	(125)	(50)	(75)	
M-6.12	12	6	5	2	3	N/A
(M-15.15)	(300)	(150)	(125)	(50)	(75)	
M-6.18	18	6	5	2	3	N/A
(M-15.45)	(450)	(150)	(125)	(50)	(75)	
M-6.24	24	6	5	2	3	N/A
(M-15.60)	(600)	(150)	(125)	(50)	(75)	



ADJACENT TO PCC BASE COURSE WITH HMA SURFACING



M-2.06 (M-5.15) and M-2.12 (M-5.30)

DEPRESSED CURB (TYPICAL)

DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

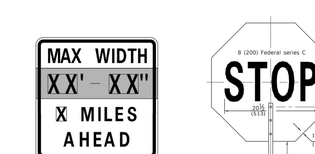
DATE	REVISIONS
1-1-22	Revised contraction joint spacing adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar spacing to 36 (900) cts.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER

(Sheet 1 of 2)

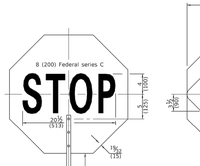
STANDARD 606001-08

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-22



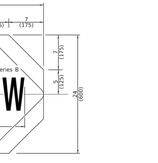
POST MOUNTED SIGNS

** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

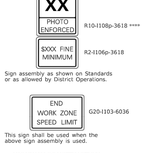


SIGNS ON TEMPORARY SUPPORTS

*** When work operations exceed the above limits, this shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



HIGH LEVEL WARNING DEVICE



This signing is required for all projects 2 miles (3200 m) or more in length.

ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.

END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).

Dual sign displays shall be utilized on multi-lane highways.

WORK LIMIT SIGNING

WIDTH RESTRICTION SIGN

XX'-XX" width and X miles are variable.

FLAGGER TRAFFIC CONTROL SIGN

WORK ZONE SPEED LIMIT XX PHOTO ENFORCED $XXX FINE MINIMUM	W21-I105(0)-3618
	R2-1-3648
	R10-I108p-3618 ****
	R2-I106p-3618

Sign assembly as shown on Standards or as allowed by District Operations.

END WORK ZONE SPEED LIMIT	G20-I103-6036

This sign shall be used when the above sign assembly is used.

HIGHWAY CONSTRUCTION SPEED ZONE SIGNS

**** R10-I108p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES

(Sheet 2 of 3)

STANDARD 701901-08

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19

ARROW BOARDS

TEMPORARY RUMBLE STRIPS

Reflectorized striping may be omitted on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the sign may be mounted on an NCHRP 350 temporary sign support directly in front of the barricade.

Reflectorized striping shall appear on the back side of the barricades. If a Type III barricade with an attached sign panel which meets NCHRP 350 is not available, the signs may be mounted on NCHRP 350 temporary sign supports directly in front of the barricade.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

TRAFFIC CONTROL DEVICES

(Sheet 3 of 3)

STANDARD 701901-08

Illinois Department of Transportation
APPROVED January 1, 2019 — ENGINEER OF SAFETY, TRAFFIC AND ENGINEERING
APPROVED January 1, 2019 — ENGINEER OF BUREAU OF TRAFFIC AND ENVIRONMENT
DATE 1-1-19

GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-08

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.590.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

THOMAS S. PETERMAN
062057192
LICENSED PROFESSIONAL ENGINEER
ILLINOIS

REVISIONS △

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF CAGE ENGINEERING INC. NO PART OF THIS WORK MAY BE REPRODUCED WITHOUT PRIOR WRITTEN PERMISSION FROM CAGE ENGINEERING INC.

FULL CIRCLE COMMUNITIES

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019

ENG : LES/JDL

DATE : 11/01/23

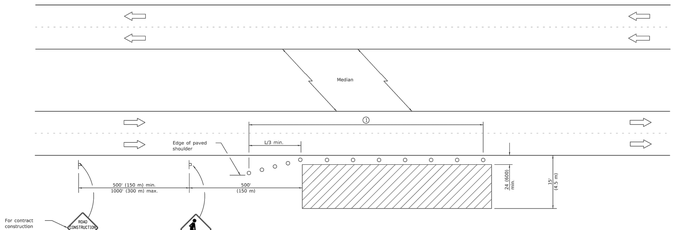
SHEET TITLE

CONSTUCTION DETAILS

SHEET NUMBER

C5.3

16 OF 18



TYPICAL APPLICATIONS

Utility operations
Culvert extensions
Side slope changes
Guardrail installation and maintenance
Delineator installation
Mowing operations
Shoulder work
Sign installation and maintenance

① When the work operation exceeds one hour, cones, drums or barricades shall be placed at 25' (8 m) centers for L/3 distance, and at 50' (15 m) centers through the remainder of the work area.

SYMBOLS

Work area
Sign.
Cone, drum or barricade

GENERAL NOTES

This Standard is used where any vehicles, equipment, workers or work activities will encroach in the area 15' (4.5 m) to 24 (600) from the edge of pavement.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(WS)(S)	L=0.650(WS)

W = Width of offset in feet (metres).

S = Normal posted speed mph (km/h).

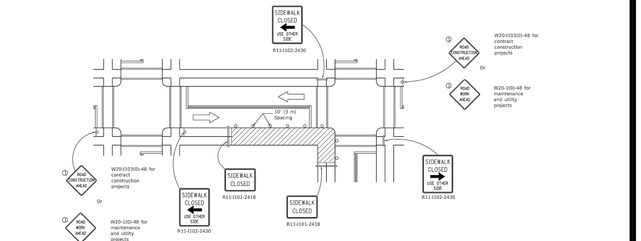
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Corrected typo in title.
1-1-14	Revised workers sign number to agree with current MUTCD.

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24' (600 mm) FROM PAVEMENT EDGE

STANDARD 701101-05

Illinois Department of Transportation
PASSED JULY 1 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED JULY 1 2018
ENGINEER OF BUREAU OF TRAFFIC

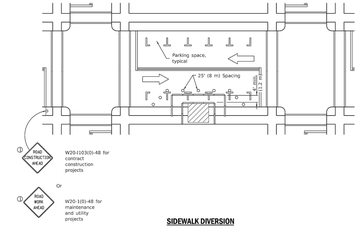


SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

Illinois Department of Transportation
PASSED JULY 1 2018
ENGINEER OF POLICY AND PROCEDURES
APPROVED JULY 1 2018
ENGINEER OF BUREAU OF TRAFFIC



SYMBOLS

Work area
Sign on portable or permanent support
Barricade or drum
Cone, drum or barricade
Type III barricade
Detectable pedestrian channelizing barricade

① Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closure.

Type III barricades and R11-2-4830 signs shall be positioned as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901.

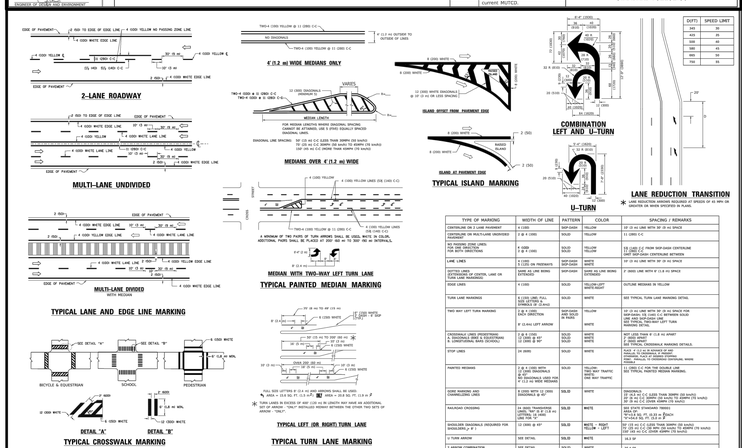
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Omitted orange safety fence
	Item standard as this is covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION.
	Modified appearance of plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06



DIST	SPEED LIMIT
345	35
415	35
500	40
585	45
695	50
795	55

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10'-15 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTILANE UNDIVIDED PAVEMENT	4 @ 4 (100)	SOLID	YELLOW	11 (300) C-C
NO PASSING ZONE LINES FOR TWO DIRECTIONS FOR BOTH DIRECTIONS	4 (100) @ 8 (100)	SOLID SOLID	YELLOW YELLOW	2.5 (100) C-C FROM SKIP-DASH CENTERLINE OR DELINEATION CENTERLINE BETWEEN
LANE LINES	4 (100)	SKIP-DASH	WHITE	30'-10 m) LINE WITH 40' (9 m) SPACE
DOTTED LANE EXTENSION OF CENTER, LANE OR EDGE LINES THROUGH INTERSECTIONS	4 (100) & 24 (600) WIDE	SKIP-DASH	WHITE	2' (600) LINE WITH 6' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTSIDE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LINES FULL LENGTH OF TURN LANE & 24" (600) LINE AT 12 m (40')	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	4 @ 4 (100) EACH DIRECTION 8 (2.4m) LEFT ARROW	SKIP-DASH OR SOLID	YELLOW WHITE	10'-15 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH, 10 CWS C-C BETWEEN SOLID LINES AT 45 DEGREE ANGLE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) & CROSSWALK (BIKE & EQUESTRIAN) & CHANNELIZING (BIKE DIVERSION)	2 @ 6 (150) 6' (1.8m) @ 40'	SOLID SOLID	WHITE WHITE	SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	4 (100) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
PAINTED MEDIANS	4 @ 4 (100) WITH 24 (600) DIAGONALS 8 (200) WIDE MEDIANS FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW-TWO WAY TRAFFIC WHITE-ONE WAY TRAFFIC	11 (300) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
ZEBRA MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 60°	SOLID	WHITE	DIAGONALS 12 (30.5) A/C C (LESS THAN 30MPH (50 km/h)) 24 (61) A/C C (OVER 40MPH (70 km/h) OR 30 @ 60 C/C (OVER 45MPH (75 km/h))
RAILROAD CROSSING	18 (600) TRANSVERSE BARS, 24 @ 2'-0" (6 m) CENTRAL 18' (5.4m)	SOLID	WHITE	SEE STATE STANDARD 780001 "R" = 15 (4.5) "W"=2 @ 60, PT. @ 20 m ZEBRA
BICYCLE/E DIAGONALS CROSSING PER SHOULDERS, # 1	12 (300) @ 60°	SOLID	WHITE - RIGHT YELLOW - LEFT	30' (10 m) C-C CLEG THIN 30MPH (50 km/h) 70' (20 m) C-C (50 MPH OR HIGH) TO 40MPH (75 km/h) 120' (40 m) C-C (OVER 45MPH (75 km/h)
4' TURN ARROW	SEE DETAIL	SOLID	WHITE	18.5 M
2 ARROW COMBINATION LEFT AND U-TURN	SEE DETAIL	SOLID	WHITE	30.4 M

All dimensions are in inches (millimeters) unless otherwise shown.

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND IDOT'S STANDARD 780001

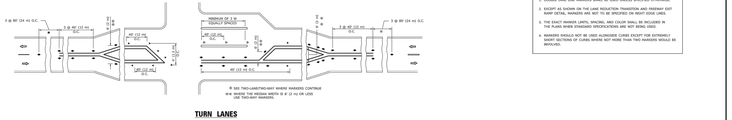
DESIGNED - K	REVISED - C. AXON 09-09-09
DRAWN - K	REVISED - C. AXON 07-01-13
CHECKED - K	REVISED - C. AXON 04-11-14
DATE - 03-19-90	REVISED - C. AXON 04-12-16

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

F.A. RTE.	SECTION	COUNTY	TOTAL SHEET NO.	SHEET NO.
	1C-13		CONTRACT NO.	
	ILLINOIS FED. AID PROJECT			

SCALE: NONE | SHEET - OF - SHEETS | STA. - TO STA.



GENERAL NOTES

1. MARKERS USED WITH SKIPPED LINES SHALL BE CENTERED IN THE GAP BETWEEN SEGMENTS.
2. MARKERS USED ADJACENT TO SOLID LINES SHALL BE OFFSET 2 TO 3 (50 TO 75) TOWARD TRAFFIC AS SHOWN.
3. MARKERS THROUGH TRANSITIONS LESS THAN 500' (150 m) IN LENGTH SHALL BE PLACED AT 40' (12 m) SPACING IN LIEU OF THE TWO CURVE SPACINGS.
4. MARKERS ARE TO BE USED ADJACENT TO BOTH SOLID WHITE LANE OR DUAL LEFT TURN LINES.

LANE MARKER NOTES

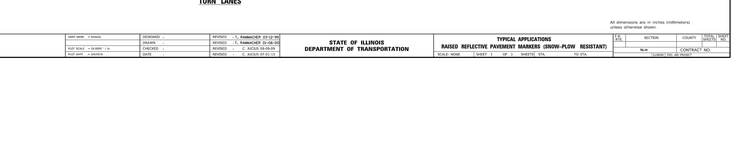
A. USE DOUBLE LANE LINE MARKERS SPACED AS SHOWN.
B. REDUCE TO 40' (12 m) O.C. ON CURVES WHERE ADVISORY SPEEDS ARE 30 M.P.H (45 km/h) LOWER THAN POSTED SPEEDS.

SYMBOLS

YELLOW STRIPE
WHITE STRIPE
ONE-WAY AMBER MARKER
ONE-WAY CRYSTAL MARKER (RED)
TWO-WAY AMBER MARKER

DESIGN NOTES

1. DOUBLE LANE LINE MARKERS SHALL BE USED UNLESS SPECIFIED OTHERWISE.
2. EXCEPT AS SHOWN ON THE LANE REDUCTION TRANSITION AND FREEWAY EXIT RAMP DETAIL, MARKERS ARE NOT TO BE SPOTTED ON RIGHT EDGE LINES.
3. THE EXACT MARKER LIMITS, SPACING, AND COLOR SHALL BE INCLUDED IN THE PLANS WHEN STANDARD SPECIFICATIONS ARE NOT BEING USED.
4. MARKERS SHOULD NOT BE USED ALONGSIDE CURBS EXCEPT FOR EXTREMELY SHORT SECTIONS OF CURBS WHERE NOT MORE THAN TWO MARKERS WOULD BE INVOLVED.



All dimensions are in inches (millimeters) unless otherwise shown.

DESIGNED - K	REVISED - K. Knebel/CHER 03-16-06
DRAWN - K	REVISED - K. Knebel/CHER 01-06-09
CHECKED - K	REVISED - C. AXON 04-09-09
DATE - 03-19-90	REVISED - C. AXON 07-01-13

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

TYPICAL APPLICATIONS
RAISED REFLECTIVE PAVEMENT MARKERS (SNOW-PLOW RESISTANT)

SCALE: NONE | SHEET - OF - SHEETS | STA. - TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEET NO.	SHEET NO.
	1C-14		CONTRACT NO.	
	ILLINOIS FED. AID PROJECT			

CAGE CIVIL ENGINEERING
2200 CABOT DRIVE
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062057192
LICENSED PROFESSIONAL ENGINEER
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REVISIONS

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FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO. 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C5.4
17 OF 18

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 1,093 LF

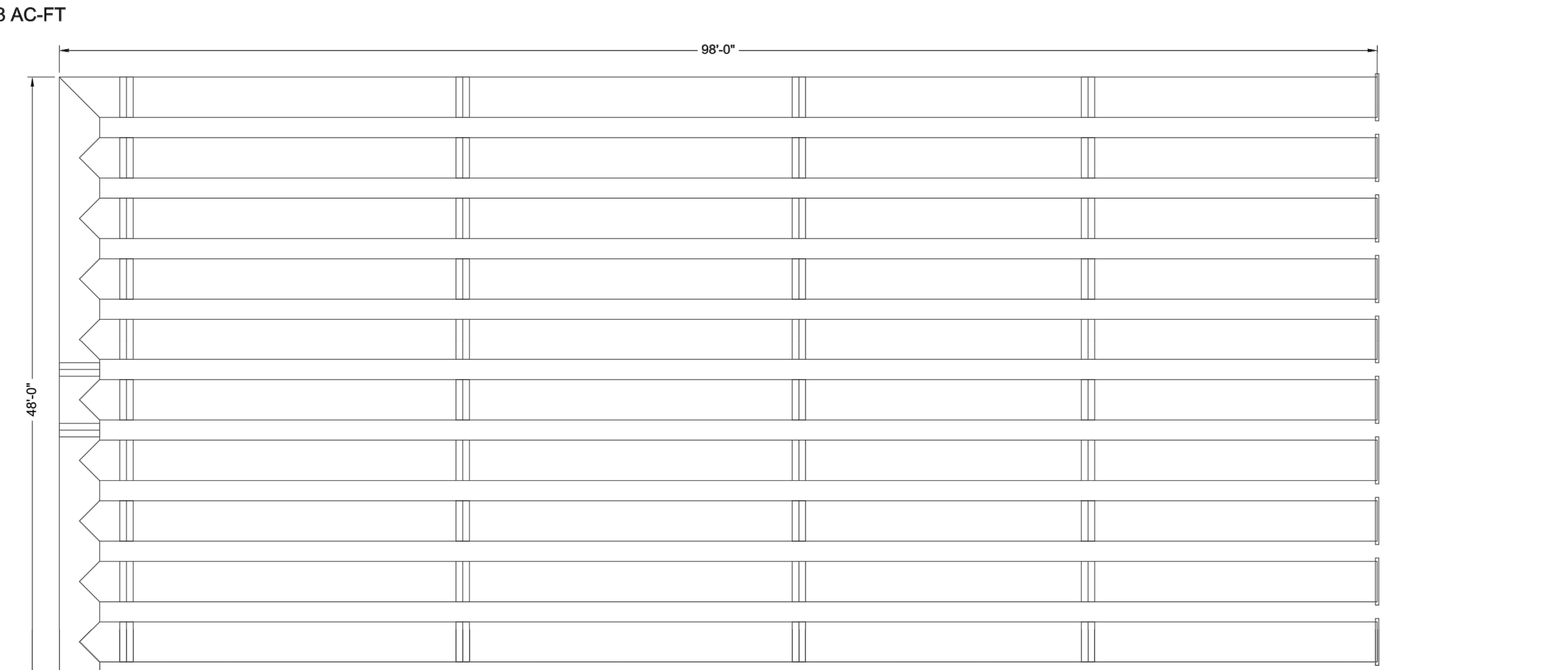
STORAGE SUMMARY
- PIPE STORAGE VOLUME = 7,726 CF
- BACKFILL STORAGE VOLUME = 2,764 CF
- TOTAL STORAGE PROVIDED = 10,490 CF

TOTAL STORAGE HWL 2.3' ABOVE BOTTOM: 8042 CF = .18 AC-FT

PIPE DETAILS
- DIAMETER = 36"
- CORRUGATION = 2 2/3x1/2
- GAGE = 16
- COATING = ALT2
- WALL TYPE = PERFORATED
- BARREL SPACING = 18"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



ASSEMBLY
SCALE: 1" = 10'

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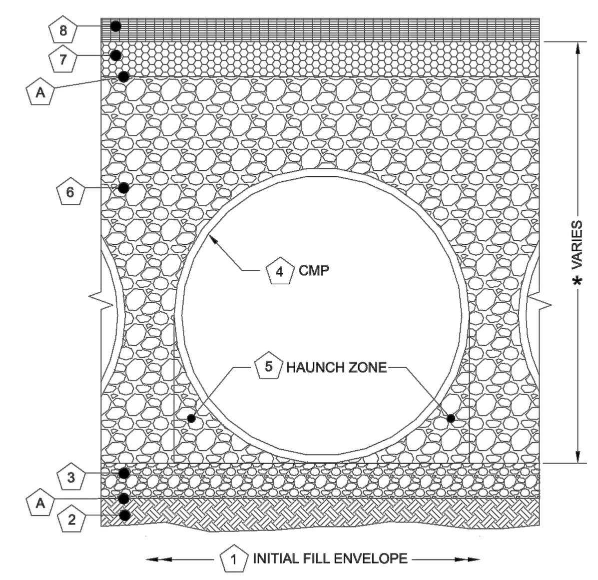
DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO37794 Grace Terrace
detention
Arlington Heights, IL
DETENTION SYSTEM

PROJECT No.: 25689	SEQ. No.: 37794	DATE: 10/12/2023
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		



	Infiltration Systems - CMP Infiltration & CMP Perforated Drainage Pipe			
	Material Location	Description	Material Designation	Designation
8	Rigid or Flexible Pavement (if applicable)			
7	Road Base (if applicable			
A	Geotextile Layer	Non-Woven Geotextile	CONTECH C-40 or C-45	Engineer Decision for consideration to prevent soil migration into varying soil types. Wrap the trench only.
6	Backfill	Infiltration pipe systems have a pipe perforation sized of 3/8" diameter. An open graded, free draining stone, with a particle size of ½" – 2 ½" diameter is recommended.	AASHTO M 145- A-1 or AASHTO M 43 - 3, 4	Material shall be worked into the pipe haunches by means of shovel-slicing, rodding, air-tamper, vibratory rod, or other effective methods. Compaction of all placed fill material is necessary and shall be considered adequate when no further yielding of the material is observed under the compactor, or under foot, and the Project Engineer or his representative is satisfied with the level of compaction*
3	Bedding Stone	Well graded granular bedding material w/maximum particle size of 3"	AASHTO M43 - 3,357,4,467, 5, 56, 57	For soil aggregates larger than 3/8" a dedicated bedding layer is not required for CMP. Pipe may be placed on the trench bottom comprised of native suitable well graded & granular material. For Arch pipes it is recommended to be shaped to a relatively flat bottom or fine-grade the foundation to a slight v-shape. Soil aggregates less than 3/8" and unsuitable material should be over-excavated and re-placed with a 4"-6" layer of well graded & granular stone per the material designation.
A	Geotextile Layer	None	None	Contech does not recommend geotextiles be placed under the invert of Infiltration systems due to the propensity for geotextiles to clog over time.
*	Note: The listed AASHTO designations are for gradation only. The stone must also be angular and clean.			

1. MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT.

FOUNDATION/BEDDING PREPARATION

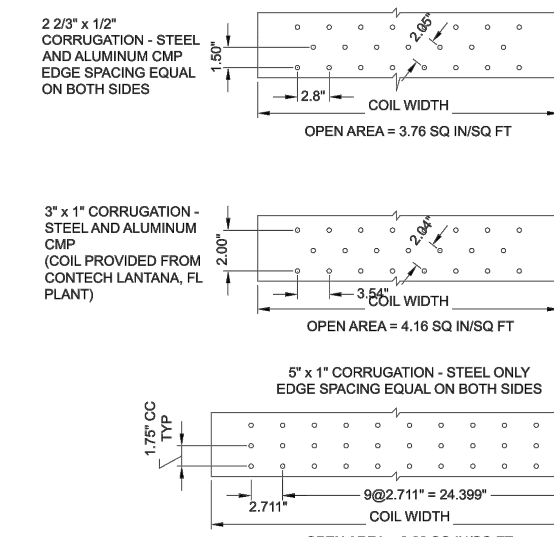
2. PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER.

5. HAUNCH ZONE MATERIAL SHALL BE PLACED AND UNIFORMLY COMPACTED WITHOUT SOFT SPOTS.

BACKFILL
MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

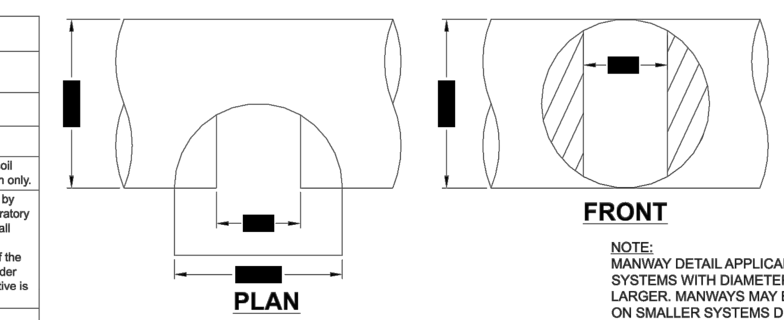
EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT. MAINTAIN BALANCED LOADING ON ALL PIPES IN THE SYSTEM DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.



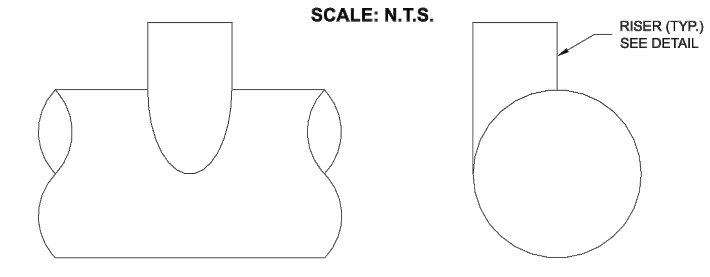
NOTES:
1. PERFORATIONS MEET AASHTO AND ASTM SPECIFICATIONS.
2. PERFORATION OPEN AREA PER SQUARE FOOT OF PIPE IS BASED ON THE NOMINAL DIAMETER AND LENGTH OF PIPE.
3. ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
4. ALL HOLES ⌀3/8".

TYPICAL PERFORATION DETAIL
SCALE: N.T.S.



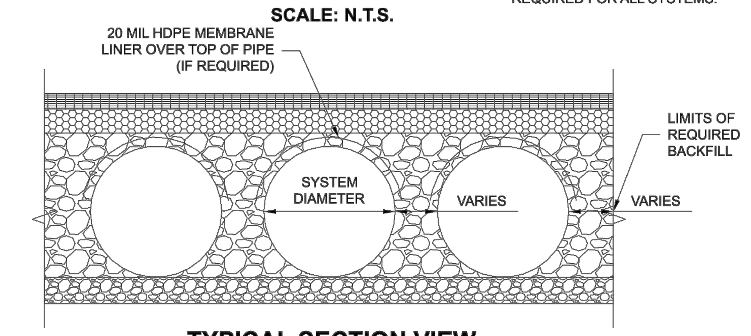
NOTE:
MANWAY DETAIL APPLICABLE FOR CMP SYSTEMS WITH DIAMETERS 48" AND LARGER. MANWAYS MAY BE REQUIRED ON SMALLER SYSTEMS DEPENDING ON ACTUAL SITE SPECIFIC CONDITIONS.

TYPICAL MANWAY DETAIL
SCALE: N.T.S.



NOTE:
LADDERS ARE OPTIONAL AND ARE NOT REQUIRED FOR ALL SYSTEMS.

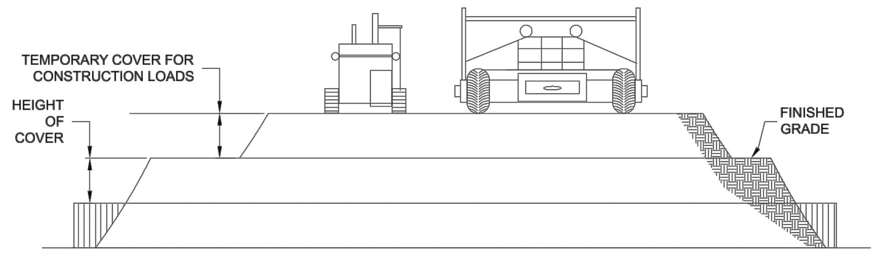
TYPICAL RISER DETAIL
SCALE: N.T.S.



TYPICAL SECTION VIEW
LINER OVER ROWS
SCALE: N.T.S.

NOTE: IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, AN HDPE MEMBRANE LINER IS RECOMMENDED WITH THE SYSTEM. THE IMPERMEABLE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

C:\EXPORTS\TEMPLATES\CMP_V8.DWG 10/18/2019 10:02 AM
CONTECH ENGINEERED SOLUTIONS LLC www.ContechES.com 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX
CONTECH CMP DETENTION SYSTEMS CONTECH DYODS DRAWING
DYO37794 Grace Terrace detention Arlington Heights, IL DETENTION SYSTEM
PROJECT No.: 25689 SEQ. No.: 37794 DATE: 10/12/2023 DESIGNED: DYO DRAWN: DYO CHECKED: DYO APPROVED: DYO SHEET NO.: 1



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

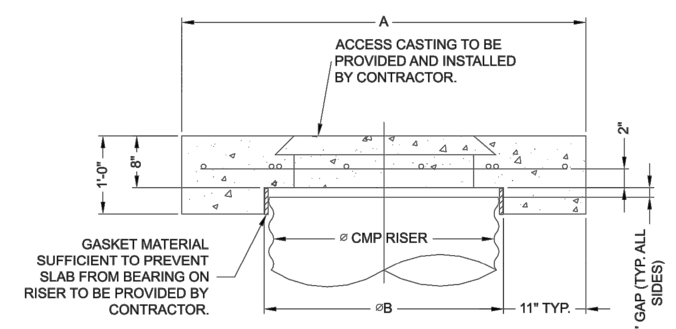
GALVANIZED: AASHTO M-36 OR ASTM A-760

APPLICABLE POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745
APPLICABLE
HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSP'S (NATIONAL CORRUGATED STEEL APPLICABLE PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.
REQUIREMENTS
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

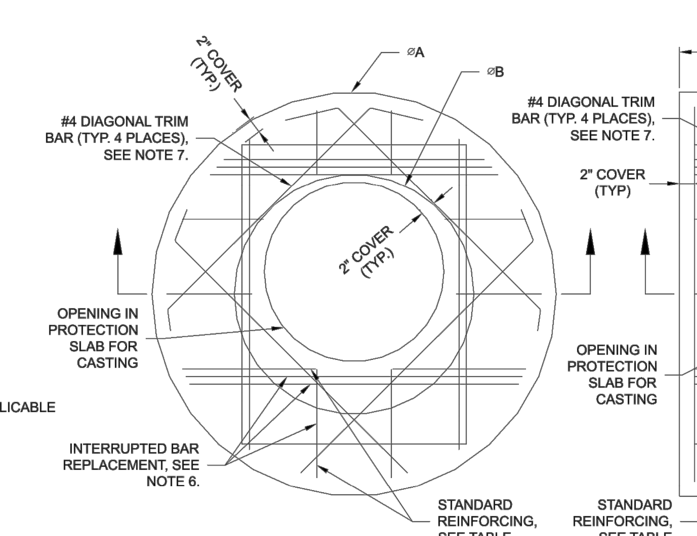


SECTION VIEW

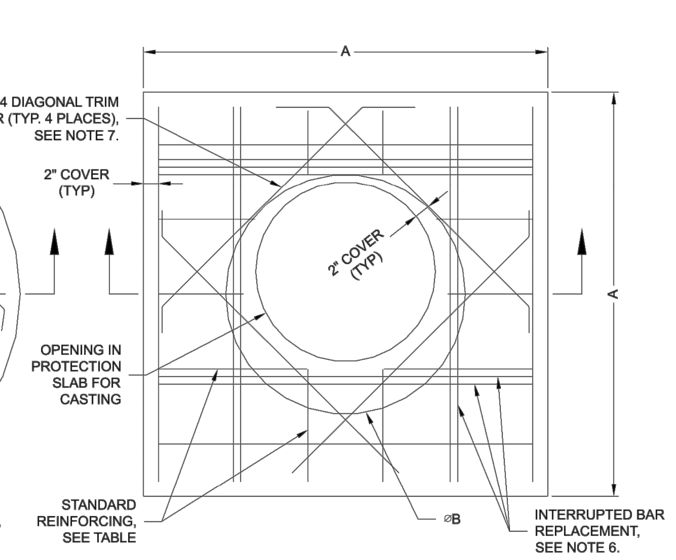
⌀ CMP RISER	A	⌀ B	REINFORCING	**BEARING PRESSURE (PSF)
24"	⌀ 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	⌀ 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	⌀ 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	⌀ 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	⌀ 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

REINFORCING TABLE

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

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CONTECH ENGINEERED SOLUTIONS LLC www.ContechES.com 9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069 800-338-1122 513-645-7000 513-645-7993 FAX
CONTECH CMP DETENTION SYSTEMS CONTECH DYODS DRAWING
DYO37794 Grace Terrace detention Arlington Heights, IL DETENTION SYSTEM
PROJECT No.: 25689 SEQ. No.: 37794 DATE: 10/12/2023 DESIGNED: DYO DRAWN: DYO CHECKED: DYO APPROVED: DYO SHEET NO.: 1

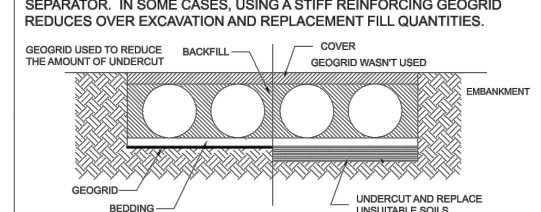
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

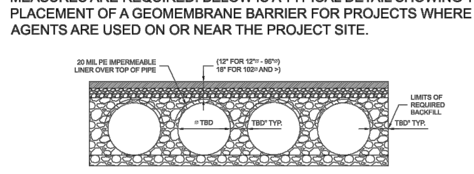


GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

A SITE'S RESISTIVITY MAY CHANGE OVER TIME WHEN VARIOUS TYPES OF SALTING AGENTS ARE USED, SUCH AS ROAD SALTS FOR DEICING AGENTS. IF SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE, A GEOMEMBRANE BARRIER IS RECOMMENDED WITH THE SYSTEM. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM THE USE OF SUCH AGENTS INCLUDING PREMATURE CORROSION AND REDUCED ACTUAL SERVICE LIFE.

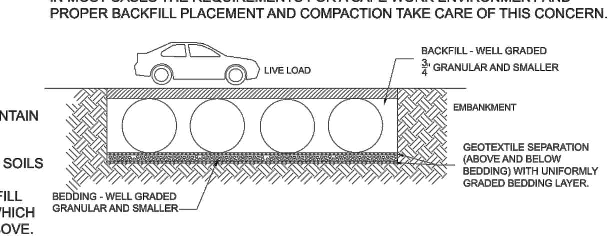
THE PROJECT'S ENGINEER OF RECORD IS TO EVALUATE WHETHER SALTING AGENTS WILL BE USED ON OR NEAR THE PROJECT SITE, AND USE HIS/HER BEST JUDGEMENT TO DETERMINE IF ANY ADDITIONAL PROTECTIVE MEASURES ARE REQUIRED. BELOW IS A TYPICAL DETAIL SHOWING THE PLACEMENT OF A GEOMEMBRANE BARRIER FOR PROJECTS WHERE SALTING AGENTS ARE USED ON OR NEAR THE PROJECT SITE.



IN-SITU TRENCH WALL

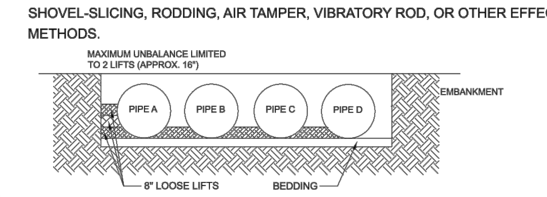
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



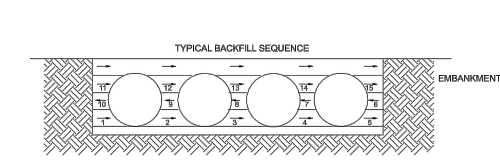
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

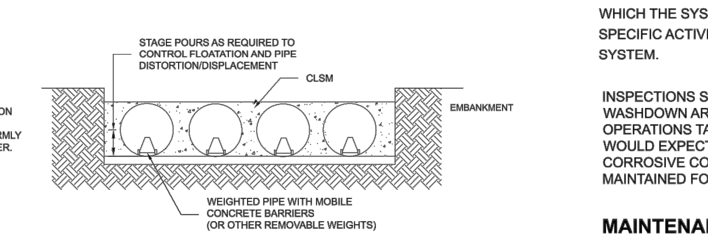


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

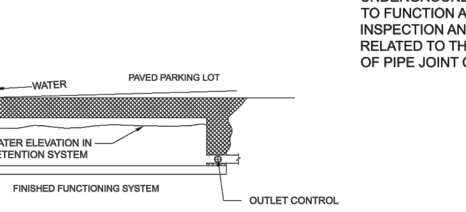


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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2200 CABOT DRIVE
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CAGE CIVIL ENGINEERING

THOMAS S. PETERMANN 062-057192 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

REVISIONS △

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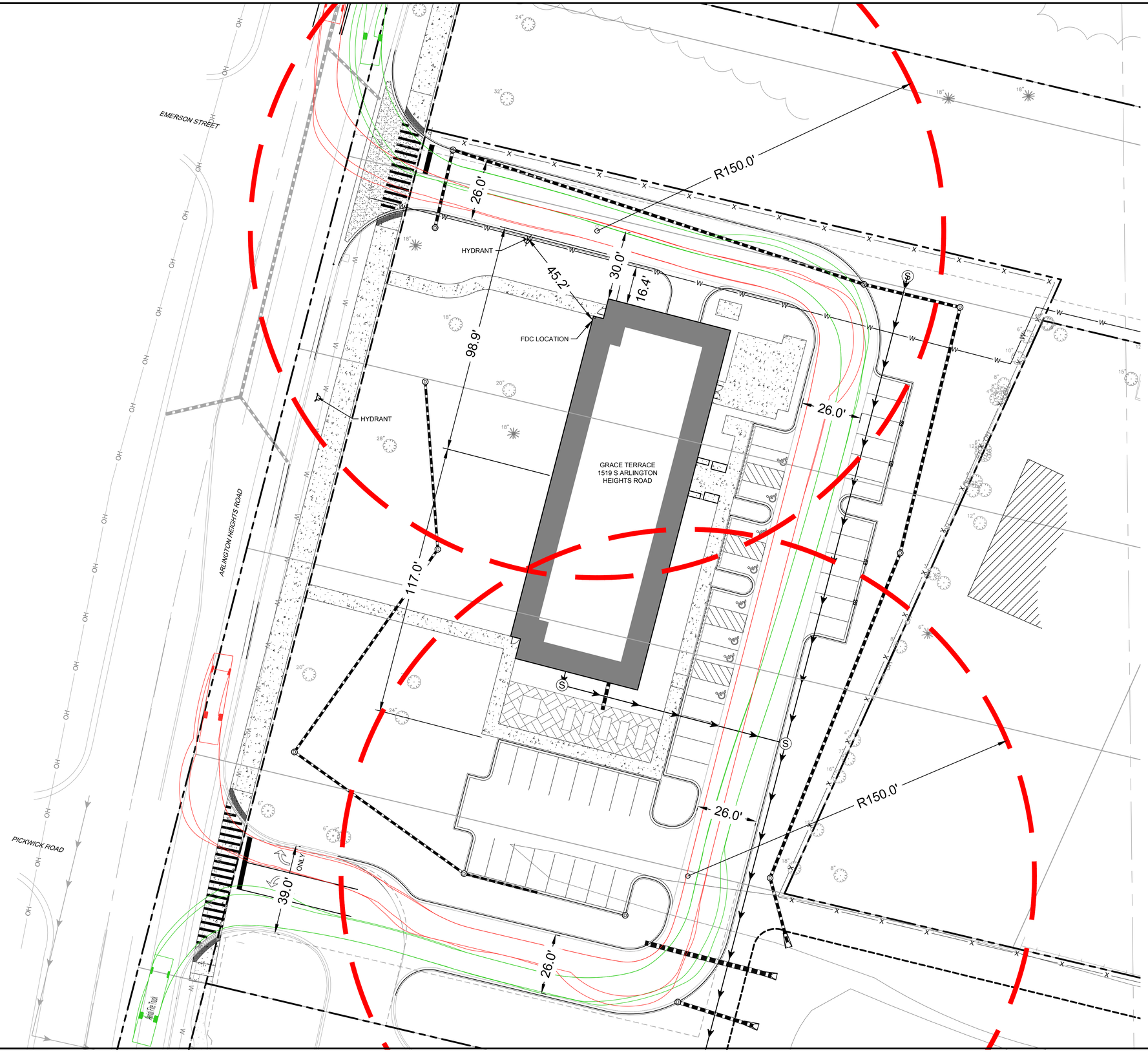
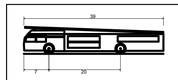
FULL CIRCLE COMMUNITIES
GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL

PROJ NO: 220019
ENG : LES/JDL
DATE : 11/01/23

SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER
C5.5





Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLIGTON HEIGHTS, IL

PROJ NO: 220019
ENG : JDL
DATE : 10/13/2023

SHEET TITLE

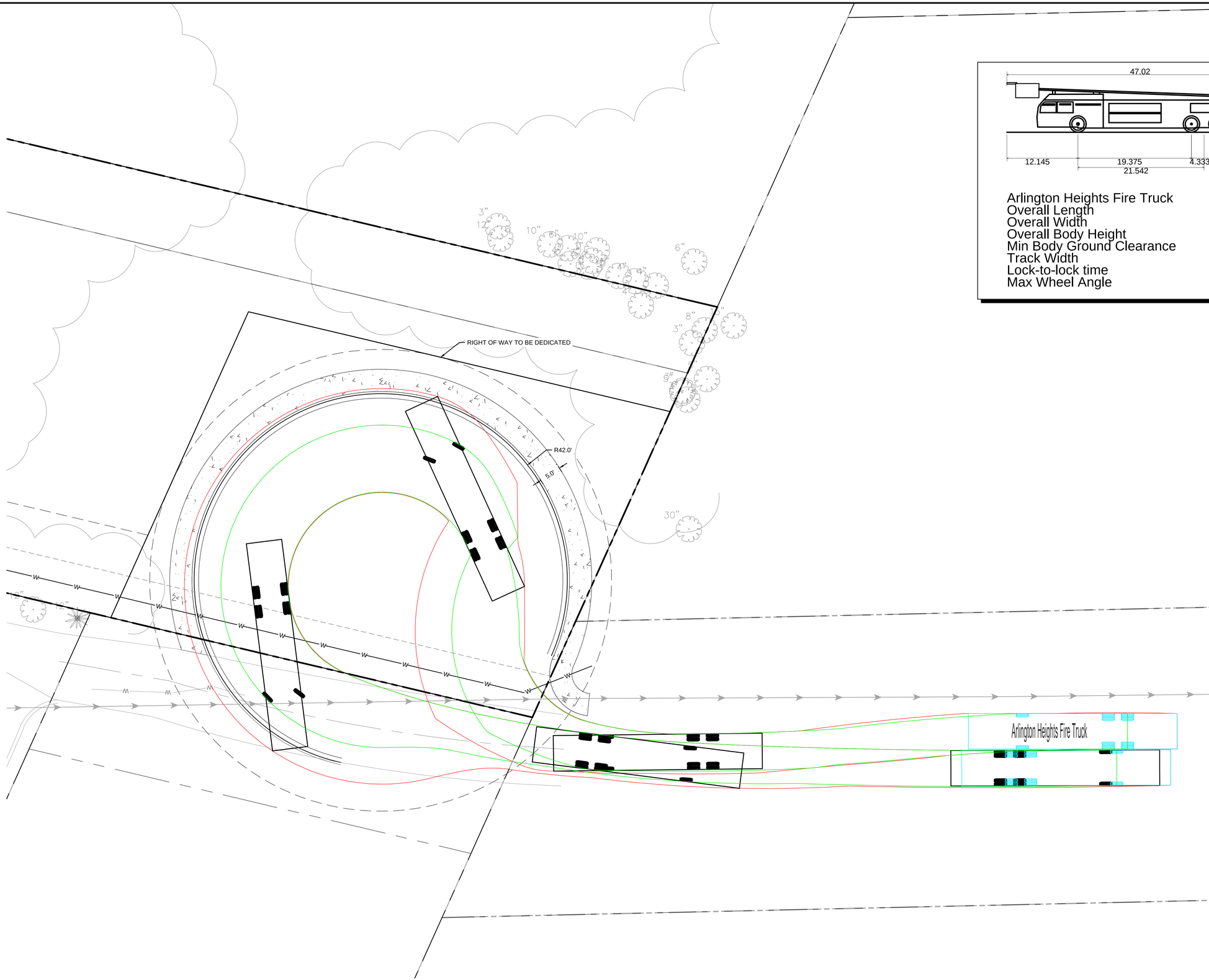
FIRE TRUCK
TURN EXHIBIT

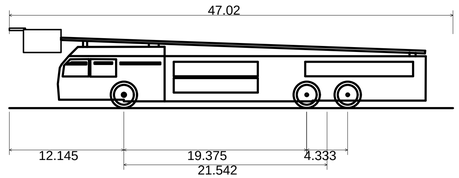
0 20' 40'
1" = 20' (HORIZONTAL)

SHEET NUMBER

TR-1

1 OF 1





Arlington Heights Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

0 10' 20'
1" = 10' (HORIZONTAL)

2200 CABOT DRIVE
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GRACE TERRACE
1519 S. ARLINGTON HEIGHTS ROAD
ARLIGTON HEIGHTS, IL

PROJ NO: 220019
ENG : JDL
DATE : 10/26/2023

SHEET TITLE
FIRE TRUCK
TURN EXHIBIT
CUL-DE-SAC

SHEET NUMBER
TR-1
1 OF 1

Grace Terrace

House Rules

1519-1625 Arlington Heights Road
Arlington Heights, IL 60005
312-530-9600

DRAFT

Revised 10/31/2023

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It is our sincere desire to provide a quiet, attractive and comfortable environment for all of our residents, families and guests. We require your cooperation in order to create and maintain this environment. The House Rules are an attachment to the lease and have become a legal part of the lease. The rules were designed to ensure that residents are allowed to enjoy their home in peace and quiet comfort**. These rules apply to all residents, their guests and their service providers as appropriate.**

Resident(s) (hereinafter (jointly) called "Resident"), members of resident's household, guests, visitors and service providers engaged by the resident shall obey and comply with all laws and city ordinances and shall abide by all rules and regulations adopted by the owner/agent and/or property staff.

If a provision of this Agreement is or becomes illegal, invalid or unenforceable in any jurisdiction, that shall not affect the validity or enforceability in that jurisdiction of any other provision of these House Rules and shall not affect the validity or enforceability in other jurisdictions of that or any other provision of these House Rules.

Please contact the property management staff if you need help understanding this document.

FAIR HOUSING AND REGULATORY AGREEMENTS

FAIR HOUSING

The Fair Housing Act prohibits discrimination in housing and housing related transactions based on race, color, religion, sex, national origin, disability, and familial status. In addition, the state of Illinois has added Fair Housing protections based on ANCESTRY, AGE, MARITAL STATUS, ORDER OF PROTECTION STATUS, SEXUAL ORIENTATION, GENDER AND UNFAVORABLE DISCHARGE FROM MILITARY SERVICE.

TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The owner/agent complies with Title VI of the Civil Rights Act of 1964 which prohibits discrimination based on race, color, or national origin in any program or activity receiving federal financial assistance from HUD.

SECTION 504 OF THE REHABILITATION ACT OF 1973

The owner/agent complies with Section 504 of the Rehabilitation Act of 1973 which prohibits discrimination, based on the presence of a disability, in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions included in the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner/agent to make their programs, as a whole, accessible to persons with disabilities.

REQUESTS FOR REASONABLE ACCOMMODATION OR MODIFICATION

The owner/agent and/or property staff will consider a reasonable accommodation if a member of the household is disabled and the requested accommodation is necessary for the person with a disability to use and enjoy the premises. To request a reasonable accommodation, please review the reasonable accommodation policy provided at move-in or contact the property management office.

In accordance with the Fair Housing Act and Section 504 of the Rehabilitation Act, the owner/agent will make reasonable accommodations or modifications for individuals with disabilities (applicants or residents) unless these modifications would change the fundamental nature of the housing program or result in undue financial and administrative burden. Please contact the property management staff if you would like a copy of the reasonable accommodation/modification policy or if you would like to make a request for a reasonable accommodation or modification.

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COORDINATING EFFORTS TO COMPLY WITH SECTION 504 REQUIREMENTS

The owner/agent has designated a person to address questions or requests regarding the specific needs of residents and applicants with disabilities. This person is referred to as the Section 504 Coordinator. Please contact the owner/agent and/or property staff or check the property bulletin board for information about contacting the Section 504 Coordinator.

COMPLIANCE WITH REQUIREMENTS OUTLINED IN THE VIOLENCE AGAINST WOMEN ACT

The owner/agent understands that, regardless of whether state or local laws protect victims of domestic violence, rape, dating violence, sexual assault or stalking, people who have been victims of violence have certain rights under the Violence Against Women Act. If any resident wishes to exercise the protections provided in the VAWA, he/she should contact the owner/agent immediately. The owner/agent is committed to ensuring that the Privacy Act is enforced in this and all other situations.

The owner/agent will not assume that any act is a result of abuse covered under the Violence Against Women Act. In order to receive the protections outlined in the VAWA, the applicant/resident must specify that he/she wishes to exercise these protections.

Certification and Confidentiality

When the owner/agent responds to a claim of protected status under the VAWA the owner/agent will request, in writing if appropriate, that an individual document the occurrence of the domestic violence, dating violence, sexual assault or stalking. The individual claiming rights under the VAWA has the option to complete, sign, and submit any appropriate HUD-approved certification form, or choose a different method of documentation of the abuse to verify his/her status as a victim of domestic violence. The resident will have fourteen (14) calendar days to submit the form or provide another form of documentation.

The owner/agent will carefully evaluate abuse claims to avoid taking any action based on false or unsubstantiated accusations.

The identity of the victim and all information provided to owner/agent relating to the incident(s) of abuse covered under the VAWA will be retained in confidence. Information will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is

- Requested or consented to by the victim in writing;
- Required for use in an eviction proceeding or termination of assistance; or
- Otherwise required by applicable law.

The owner/agent will retain all documentation relating to an individual's domestic violence, rape, dating violence, sexual assault or stalking in a separate file that is kept in a separate secure location from other applicant/resident files.

Lease Addendum

The management will attach to the lease any appropriate HUD / IHDA-approved Lease Addendum authorized for use under this HUD program, which includes the VAWA provisions.

AVAILABILITY OF ASSISTANCE FOR PERSONS WITH LIMITED ENGLISH PROFICIENCY

Executive Order 13166, "Improving Access to Services for Persons with Limited English Proficiency (LEP)" requires the owner/agent to develop and implement a system to provide housing assistance so persons with Limited

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English Proficiency (LEP) can have meaningful access to assisted housing opportunities. The owner/agent will provide for such meaningful access consistent with, and without unduly burdening the fundamental mission of the property.

The owner/agent will work to ensure that people who apply for and/or qualify for housing assistance are provided meaningful access to HUD's housing assistance program.

PROTECTIONS PROVIDED BASED ON SEXUAL ORIENTATION, GENDER IDENTITY OR MARITAL STATUS

The owner/agent complies with The Final Rule - *Equal Access to Housing in HUD Programs – Regardless of Sexual Orientation or Gender Identity.* This rule ensures that HUD's core housing programs are open to all eligible persons regardless of sexual orientation, gender identity or marital status.

COMMUNICATION WITH THE RESIDENT

Except where required by HUD or state tenant/landlord law, the owner/agent will allow the resident to choose the preferred method to receive notices and other communications. Multiple communication methods are allowed. In addition, the resident may choose to receive messages electronically. Some notices may be delivered to the resident's unit in accordance with HUD / IHDA requirements. Certain information may not be sent by email or text in accordance with HUD's/ IHDA's security requirements.

SECTION 1 GRACE TERRACE MANAGEMENT

OFFICE HOURS

The office business hours are Monday-Friday [TBD]. These hours may vary depending on other obligations. The office is closed on weekends and all federal and state holidays. On occasion the office will be closed for training or for other reasons, and notice of this closing will be posted on the office door.

COMMUNITY STANDARDS OF CONDUCT

The owner/agent and property staff strives to maintain a pleasant, safe and comfortable environment for residents. In consideration of this, all residents and their visitors will refrain from any conduct that would conflict with the rights of other residents to the peaceful enjoyment of the premises.

"Quiet hours" are between 11 p.m. and 7 a.m. and must be observed by all residents, residents' guests and any service provider contracted by the resident (or someone representing the resident). These "quiet hours" have been established to keep residents comfortable in their own homes.

Noise that could be considered disturbing includes, but is not limited to, incessant barking, loud music, use of power tools, cars or motorcycles with excessively loud engines, fireworks or explosives, and shouting. Residents must conduct themselves in such a way as to ensure the quiet and peaceful enjoyment of the residence **at all times**.

BUSINESS RELATIONSHIP

The property staff and residents will maintain courteous and businesslike attitude at all times.

The owner/agent and/or property staff reserves the right to refuse to conduct business with anyone who is verbally abusive, swears, is disrespectful, makes threats, uses discriminatory language, appears to be intoxicated or under the influence of alcohol or drugs or is argumentative.

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If an applicant/resident, guest, visitor or service provider demonstrates unprofessional behavior in the presence of the owner/agent and/or property staff or other residents/applicants, the person will be required to leave the management office.

If the resident, a resident's guest, a resident's service provider or a resident's family exhibits threatening behavior, appears to be intoxicated or under the influence of alcohol or drugs or attempts to intimidate the staff, the person(s) will be required to leave the management office and a notice of lease violation will be issued.

Use of cell phones or other electronic devices by residents or applicants, (except those devices necessary to alleviate one or more symptoms of a disability or to allow a disabled resident or applicant to communicate with property staff), will not be allowed in the management office without express permission from the property staff.

Animals, other than assistance animals necessary to allow the applicant/resident to conduct business with the property staff, are not allowed in the management office.

Aside from standard property charges, property staff is not permitted to accept any money, gifts, services or favors connected with the application process or associated with any aspect of residency on this property. If property staff solicits any mandatory payment, not associated with the lease, the resident will notify the property staff or Full Circle Management.

Residents and their guests/service providers are expected to dress appropriately when outside of individual apartments including the management office, hallways, laundry rooms, lobbies, and community rooms and other common areas.

Residents named on the lease are responsible for the actions and conduct of household members, guest(s), visitor(s), and service provider(s) hired by the resident while in the apartment and/or on the property. All residents understand that enforcement of the lease and property rules is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident to attempt to enforce the lease.

If a resident witnesses or suspects non-compliance or if a resident has a complaint, the proper action is to advise the property staff during normal business hours.

Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited.

RENT & OTHER PAYMENTS

Rent is due on or before the first (1st) day of the month and no later than the fifth (5th) day of the month. Payments may be submitted at the management office during regular business hours. Methods of payment include personal check, a cashier's check, bank check or money order, and via Rent Café, our online platform. **Cash is not accepted.** All payments received will be applied to the oldest balance of rent due.

Rent paid after close of business on the fifth (5th) day of the month will be considered late.

LATE FEES

If a resident does not pay the full amount of the rent by the end (close of business) of the fifth (5th) day of the month the resident will be charged a late fee of five dollars ($5.00) on the sixth (6th) day of the month. There will

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be an additional late fee of one dollar ($1.00) for each additional day the rent remains unpaid during the month it is due.

RETURNED CHECKS

Any personal check that is returned for non-payment will be subject to a non-sufficient funds fee of $25.00 or the current amount charged by the owner/agent's financial institution. The rent payment, the fee and any applicable late fees are due immediately upon notice. Failure to pay immediately will be treated as non-payment of rent. If, at any time during the lease term, two (2) checks are not honored for payment, rent payments will be accepted only in the form of cashier's check, bank check or money order.

GRIEVANCES & CONCERNS

The owner/agent and/or property staff works to ensure that this community is a pleasant place for all to live. Excellence in maintenance and management is a top priority. If residents have a concern about this community, the apartment or a suggestion on how needs can be better met, please contact the property staff.

Questions or concerns about the property staff can be reported to the appropriate regional manager or the property management company, Full Circle Management.

Property staff are trained to assist residents and to carefully and thoughtfully consider all questions. Another resident may have made a similar observation or the staff may already be working toward a resolution.

SOLICITATION/SALES

For reasons of both security and respect for privacy, solicitations and sales are limited. Residents may request to have general solicitations posted on the property bulletin board. Residents are prohibited from distributing advertisements, solicitations or other like materials under resident's on or under residents' doors. Certain exceptions apply in relation to notification regarding tenant meetings.

REASONABLE ACCOMMODATIONS

The owner/agent has designated a Section 504 Coordinator to address any questions or concerns related to a disability. Please contact the owner/agent and/or property staff or refer to the property bulletin board to obtain information about contacting the Section 504 Coordinator.

If you feel you have been discriminated against, based on your disability, please refer to the Section 504 Grievance Policy.

VISITORS / GUESTS

Visitors/guests are welcome as long as they:

- Abide by property lease and property rules
- Abide by federal, state and local laws
- Do not pose a threat to any resident or property staff
- Do not disturb the peace and quiet comfort of other residents
- Do not interfere with management or maintenance of the property
- Are not unauthorized residents

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Visitors/guests are defined as any person not on the lease, application or Tenant Income Certification regardless of age or relationship.

Visitors/guests may stay with the resident on an occasional basis not to exceed thirty (30) cumulative days/nights in any six (6) month period.

If a resident is disabled and requires a reasonable accommodation to allow a guest to stay more than thirty (30) cumulative days/nights during a six (6) month period, the accommodation must be requested and approved **before** the guest is allowed to remain longer than the above-mentioned timeframe.

The number of overnight guests is limited to the local occupancy standards for the unit size plus one.

Service providers, such as a care-giver, are not defined as visitors or guests, but must be registered with the property staff if they will be present on the property for more than thirty (30) cumulative days/nights in any twelve (12) month period.

Residents are responsible for all actions of their service providers, guests or visitors while on the property.

Unauthorized persons are subject to arrest for trespassing and/or loitering pursuant to the local penal code.

Guest and visitors will be allowed access to the community rooms or other common areas when the resident is present. Guests may take advantage of other common service areas such as laundry rooms and designated smoking areas as long as their presence does not interfere with use and peaceful enjoyment by residents who are part of a lease. Residents are responsible for the actions of their guests.

If a person is present on the property more than the number of days/nights outlined above, the resident (HOH) will be required to meet with the owner/agent and/or property staff to determine if an unauthorized resident is part of the household. Notice will be provided, and this meeting will be conducted in accordance with HUD guidelines.

If the owner/agent suspects that a guest should actually be classified as a resident, the owner/agent will request a meeting with the head-of-household. The resident will have ten (10) days to meet with the owner/agent. Failure to respond to the request to meet will result in seeking termination of tenancy.

The resident will be given the option to add the person to the household if the unauthorized person meets eligibility and screening criteria and if the unit size will accommodate the addition of a household member. The resident can provide proof of alternative permanent residence for the unauthorized guest or, if the initial lease term has been fulfilled, the resident may provide a 30-day notice to vacate. Any housing assistance paid in error will be returned to the appropriate authorities.

The owner/agent and/or property staff may pursue termination of tenancy and pursuit of fraud.

If the owner/agent suspects that a guest is actually living in the unit, the owner/agent will ask for verification of alternative residence. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail, for the guest, is delivered to the unit address
- *A current government issued photo ID for the “guest” with an alternative address

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- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

*Additional verification may be conducted by the owner/agent.

In addition, the resident(s), indicated on the lease, must sign a notarized statement confirming that the guest does not violate the guest policy as indicated above and does not reside in the unit.

Residents must receive approval **before** a new household member six (6) years of age or older moves into a unit. This includes live-in aides.

Failure to notify the owner/agent and/or property staff is considered a material violation. All household members must be eligible and must meet current screening requirements in order to be approved to move in to the unit.

SECTION 2 COMMON AREAS

BARBEQUE GRILLS

Personal gas or coal barbecue grills are not allowed on the property other than if provided by the property.

BUILDING ENTRIES

The owner/agent cannot and does not provide for security of the residents nor the premises. The entry doors are locked to provide controlled access for residents. All residents and visitors must enter the main entrance to the building. No window or stairwell door shall be used as an entryway.

When guests are expected, it is the host resident's responsibility to be available to admit them. Unauthorized persons are not permitted in the building. If you suspect an unauthorized visitor, contact the on-call manager or the police.

Upon leaving the building, doors must be closed and locked.

Propping entry doors open to allow unfettered access to the building is NEVER allowed.

BICYCLES & OTHER LIKE TOYS

Residents and their guests are prohibited from parking these items in hallways, or sidewalks where they could block entry to or exit from an apartment or a building in an emergency situation.

Residents are responsible for the safe and courteous operation of bicycles and riding toys in common areas. Bicycles, skateboards or other like toys may not be ridden on sidewalks (when people are walking on the sidewalk), in hallways, through landscaped areas down stairwells or in other common areas.

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COMMUNITY ROOM /COMPUTER ROOM/STORAGE/LIBRARY

Use of the community room is intended for all residents and may not be reserved for personal gatherings. Contact the property staff for further information about use of the community room.

The computer room is available for all residents. Computers are available on a first come first serve basis. Illegal activity and mature content are prohibited on the computers.

Smoking and/or consumption of alcoholic beverages in the community room and all common areas is prohibited.

Animals are not allowed in the community room. Service animals are exempt from this requirement.

Storage lockers will be provided for units that do not have bulk storage within the unit and for the residents use only. The resident must see management to obtain a storage locker. Residents will only be eligible for one storage locker per unit. Storage lockers will be issued on a first come first serve basis.

It will be the responsibility of the resident to place a lock on the storage locker. Management will not be responsible for items placed in the storage room.

No items may be placed outside of the storage locker. Any items found outside of the locker will be disposed.

No flammable materials may be placed in the storage locker.

The library is intended for all residents. Books may be "checked out" from the library on the honor system.

LAUNDRY ROOM

Use of the laundry room is restricted to residents, resident guests and persons assisting residents. The owner/agent and/or property staff is not liable for any lost or damaged clothing.

Laundry equipment must be used according to its design and instructions. The property staff can assist the resident in understanding how to operate any laundry equipment upon request.

Please contact the property staff as quickly as possible if there are concerns about the laundry room or with any of the laundry equipment.

Do not leave washing machines or dryers unattended while washing or drying laundry items? Laundry must be removed immediately from machines when a cycle is complete. Abandoned laundry will be removed and taken to the management office. Abandoned laundry will be disposed of if it is not claimed within 24 hours.

No dyeing or starching is permitted in the machines.

Residents may not use the laundry room or laundry equipment as part of a home-based business.

Under no circumstances will a resident use the property laundry room to complete tasks required to eradicate bed bugs.

The owner/agent and/or property staff reserves the right to prohibit use of the facilities to anyone abusing the facilities.

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A replacement laundry card will be $5.00.

SIDEWALKS AND ENTRANCE DOORS

Entryways and sidewalks are to be kept free of all obstacles, debris or other items that may create an unsightly appearance. Venetian or bamboo type hangings, hanging fixtures and electrical cords are not allowed. Indoor/Outdoor carpet may not be placed on the floor.

These areas are not to be used for storage of any kind. This includes, but is not limited to boxes, furniture and cleaning supplies. The addition of shelving is prohibited.

Tasteful holiday decorations may be placed on doors that are under the exclusive use of the resident no more than thirty (30) days before any recognized holiday. The owner/agent will be the final authority regarding whether such decorations meet the definition of "tasteful".

Decorations must be in good working order and may not create any sort of fire hazard or hazard to residents (such as creating a tripping hazard or blocking an exit).

Holiday decorations must be removed no more than seven (7) calendar days after the holiday. If a resident fails to remove holiday decorations in a timely manner, the property maintenance staff will remove the decorations and dispose of them.

All decorative lights (interior and exterior) should be turned off no later than 11:00 pm and should not be on when the unit is not occupied.

Permanent displays of any other decorations or symbols on doors, exterior walls that are part of common areas or under the exclusive use of the resident are prohibited.

No alteration in landscaping is permitted without prior written permission from the owner/agent and/or property staff. The owner/agent and/or property staff is not liable for the damage or theft of any personal property left outside of a resident's apartment.

SECTION 3 BUILDING POLICIES

ABANDONMENT OF A UNIT

If the owner/agent and/or property staff does not receive written notice of an extended absence from a household member, the owner/agent and/or property staff shall consider the household to have abandoned the unit if any of the following occur:

- The owner/agent and/or property staff or property staff has reason to believe the unit has been unoccupied for more than 14 consecutive days
- Another resident or staff reports/confirms that there has been activity that indicates that the resident has moved
- Rent is more than five (5) days past due and there has been no contact from the resident or the resident's representative as appropriate
- The household has not acknowledged or responded to requests for communication and/or meetings
- The owner/agent has sought and obtained a court order to enter the unit in the case of suspected abandonment

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- The owner/agent has credible information to believe the sole household member has been incarcerated, admitted for extended hospitalization or has died

Subject to local tenant/landlord requirements, if a unit is thought to be abandoned, property staff will:

- Attempt to contact the residents by phone or other communication for one (1) business day
- Enter the unit to conduct an emergency inspection

If household members do not respond to the property staff's attempts to contact the resident, the owner/agent and/or property staff will take appropriate steps to have the unit declared abandoned. The owner/agent and/or property staff will take legal action, including termination of assistance, and eviction.

ADDING OR REMOVING HOUSEHOLD MEMBERS

One of the key requirements, at application and during residency, is to disclose who will be living in the unit at any given time. It is important to understand the difference between a resident and a guest.

Residents are strictly prohibited from allowing anyone to move into the unit without the express written permission from the owner/agent.

The owner/agent and/or property staff must apply screening criteria, as described in the resident selection plan, to persons proposed to be added to the household, including live-in aides. In addition, certain eligibility requirements must be reviewed before anyone is allowed to move in to a unit.

In order to remove a household member, the resident must provide a notarized statement to that effect. It is preferred, but not required, that the person leaving the unit sign the statement as well. The owner/agent will verify that the resident actually moved out. Samples of such verification include one or more of the following:

- Verification with the United States Postal Service that no mail for the person is delivered to the unit address
- *A current government issued photo ID for the "guest" with an alternative address
- *A current lease indicating an alternative residence
- *A current utility bill in the person's name showing an alternative address
- *A current insurance policy or other such invoice/bill showing an alternative address

* Additional verification may be conducted by the owner/agent.

Children/Minors: When children are included as part of the household, the following will be required.

For children who are born, adopted or in foster care or in another legal custodial relationship with an existing household member, the owner/agent requires the following:

- Social Security Number and proof that the number is valid
  - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Proof of age/legal custodial arrangement

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- Birth certificate indicating that a household member is a parent; or
- Adoption paperwork indicating that a household member is a parent as appropriate; or
- Verification from the foster agency indicating the unit as the primary residence of the foster child as appropriate; or
- Other documents proving legal custody arrangement as appropriate

For children who are not part of a legal custody arrangement who will be living in the unit, the owner/agent requires:

- Social Security Number and proof that the number is valid
  - For children five years old or younger - must be provided within ninety (90) days or owner/agent is required to initiate termination of tenancy. An additional ninety (90) may be provided if extenuating circumstances exist
- Two forms of proof that the child resides with a member of the household
  - Verification from a government organization indicating that the unit will be the primary residence for the minor (examples include but are not limited to school records, children services agencies, foster programs, etc.)
  - Verification from a medical professional in the know indicating that the unit will be the primary residence for the minor
  - Verification from a social service organization indicating that the unit will be the primary residence of the minor (examples include but are not limited to homeless shelters, shelters for victims of domestic violence, etc.)
  - A signed, notarized statement from an adult household member claiming guardianship of the minor child

The owner/agent does not and will not establish policies intended to exclude children. If none of the household members can provide documentation for minors, as described above, the owner/agent will meet with the resident to discuss reasonable alternatives. The owner/agent will be the final judge of what is considered adequate documentation proving household composition/residency.

APPLIANCES

Appliances must be kept clean. Appliances may only be used as they are intended to be used. For example, ovens are not to be used as heaters or storage areas.

Residents are not permitted to place aluminum foil on the stove burners or in their ovens.

No provided equipment and/or appliances may be replaced, moved or removed from the apartment. All provided equipment and appliances must be permanently retained in the original location.

No additional appliances may be installed in an apartment without prior written permission from the owner/agent and/or property staff. This includes but is not limited to miniature refrigerators, washer/dryer units, window air conditioners and freezers.

Resident are not permitted to repair any major appliance. If any appliance is not working properly, the resident will notify the property staff and the property maintenance team or a vendor, hired by the owner/agent will repair the appliance.

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If a resident attempts to repair an appliance and such attempts damage the appliance, the resident will be charged for repair or replacement of the appliance. Such charges must be paid within thirty (30) days.

BED BUGS

Due to an increased concern about bed bugs, and in response to HUD guidance, management has established additional guidelines for residents.

If any resident suspects the presence of bed bugs, the resident should attempt to contain the bed bugs in a Ziploc or other sealed bag (property staff will provide a sealable bag upon request) or in a jar that contains ethanol alcohol. This should be kept in the freezer until the property management office opens during normal business hours. The resident should contact the property staff and maintenance will come to the unit to investigate. Do not bring suspected bed bugs to the maintenance office or to the management office.

If the presence of bed bugs is confirmed, the property staff will explain the requirements to eradicate the bed bugs and will work with the resident to schedule eradication.

As long as residents notify the property staff in a timely manner and as long as residents fully and properly participate in all eradication procedures, cost of treatment is the responsibility of the owner/agent. However, cost to replace any items that must be discarded and cost to clean personal items will be the responsibility of the resident.

Failure to notify the owner/agent and failure to fully and properly participate in the eradication process is grounds for immediate termination of tenancy. If the resident fails to notify the owner/agent and/or property staff of an infestation or if the resident fails to fully and properly participate in the eradication process, the resident will be charged for all costs associated with infestation of the unit and other areas. These charges will be considered damage in accordance with HUD notice.

If a licensed exterminator determines that repeated infestations are caused by the resident, resident's guest or service providers hired by the resident, cost of eradication for bed bugs present as a result of the resident's, resident's guests' or resident's service provider's actions will be considered damage and will be charged to the resident. This includes damage to other units and to common areas.

As part of the process to prepare a unit for a new family, the unit will be inspected and will be certified as bed-bug free before a new family moves in. Within five (5) days of move-in, any new resident agrees to participate in a unit inspection. Participation may include use of detection products used to detect bed bugs or other infestations. If the presence of bed bugs is discovered, a professional extermination company will be hired to investigate the source and to begin the eradication process.

Residents agree to fully and properly participate in all eradication procedures including properly preparing the unit based on guidance provided by the owner/agent and/or property staff.

Residents are discouraged from bringing used furniture in to the unit. However, if a resident chooses to bring used furniture in to the unit, the resident must be aware of the risk of bed bug infestation.

DAMAGES TO THE UNIT

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Residents shall not damage or disturb any part of appliances, fixtures, cabinetry, the ceiling, walls, doors or floor in an apartment in anyway, including, but not limited to:

- Installing hooks, nails, and/or other hardware into the ceiling or doors;
- Drilling into the ceiling, cabinets, walls, or doors;
- Removing or damaging doors to cabinets or vanities
- Hanging light fixtures, ceiling fans or other objects from the ceiling without written approval from the owner/agent and/or property staff;
- Allowing water to accumulate on the floor; or
- Painting, repairing, or making improvements with respect to the ceiling, walls, appliances, cabinetry, doors or floor.
- Creating an environment or participating in or allowing activity that results in the infestation by bed bugs, fleas or other parasites or rodents

Residents shall immediately report any sagging, warping, leaking, cracking, staining, holes, or water accumulation related to the ceiling, walls, doors or floor to property staff. Any damage the resident causes to the ceiling, walls, doors or floor, including, but not limited to, damages caused by the resident's violation of this rule, shall not constitute ordinary wear and tear.

The resident shall be responsible for reimbursing the owner/agent for the cost of repairing damage to the ceiling, walls, doors or floor and for any damages that result as a consequence of the resident's action.

At unit inspection and at move-out, residents may be charged for damages that exceed normal wear and tear to the unit. This includes damages caused by an assistance animal. These charges are due within thirty (30) days.

If the damage charges are assessed at move-out, the security deposit may be used to offset damage charges. *(Security deposits are applied to unpaid rent first)* However, any balance due after use of the security deposit is due within thirty (30) days.

If damages are caused by the presence of a pet, the pet deposit may be used to offset damages caused by the pet.

DISTURBANCES OR INQUIRIES INVOLVING LAW ENFORCEMENT

Residents are expected to contact law enforcement if they witness any illegal activity or if they feel they are in need of law enforcement intervention or protection.

If any law enforcement agency is called to the property because of any type of illegal disturbance and/or criminal violations caused by a resident, such incident shall be investigated by the owner/agent and/or property staff. If it is determined that a resident was involved in criminal activity and/or other illegal behavior, this will be considered **a material violation of the lease.**

Law enforcement has the right to enter the property and the power to make arrests as needed within the law. At the local level, property is under the jurisdiction of the Cook County Police Department. For emergencies, call 911.

Law enforcement responses to serious disturbances and/or criminal violations where the resident, a resident's guest or a resident's service provider is involved in illegal activity **is considered a material lease violation.**

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The termination of the lease agreement will be conducted as allowed by the terms of the lease agreement and local, state, and federal law, including the provisions provided through the Violence Against Women Act (VAWA).

EXTENDED ABSENCES FROM THE APARTMENT

Residents may be absent from their apartment (other than for medical reasons) for no more than sixty (60) cumulative days, not necessarily consecutively, in any six (6) month period.

In cases of illness or confinement in a hospital or nursing care facility, for a resident who is the sole member of a household, a resident may be absent from her/his apartment for up to one-hundred eighty (180) days when a licensed medical professional, familiar with the resident's condition, will verify that a return to the unit will occur within the one-hundred eighty (180) days.

The unit may not be occupied by a person who is not a part of the lease/household (as indicated on the current Tenant Income Certification) while the resident is absent unless the owner/agent has given permission in writing. Such permission will be given under limited conditions, such as in consideration of the Sailors and Soldiers Act, a request by local law enforcement, a reasonable accommodation, or other extenuating circumstances.

EXTERMINATION/PEST MANAGEMENT

The owner/agent will provide periodic extermination services at no charge to the resident. This is considered part of regular maintenance of the unit. The resident will not attempt to perform extermination tasks. Residents will receive notice before extermination occurs. Residents with apartments scheduled for extermination should clear items from under sinks and closet floors.

The resident will contact the property staff during normal business hours to schedule extermination if the resident suspects any pest problems in the apartment.

The owner/agent reserves the right to schedule additional extermination services required to ensure that units are maintained in a decent, safe and sanitary condition and to meet our requirement to ensure peaceful enjoyment of the property by other residents.

Unless the owner/agent and/or property staff provides approval in advance, **ALL** units will be treated by the pest control vendor.

The resident will maintain the unit in such a way as to minimize risk of infestations including, but not limited to, infestations by cockroaches, fleas, bed bugs, ants, and rodents. The resident understands that any instances of failure to maintain the unit in a decent, safe and sanitary condition discovered by an exterminator will be reported to the property's management staff. The property's management staff will take appropriate action.

Failure to cooperate with pest management efforts or denial of entry to the pest control vendor is considered interference with management.

It is the resident's responsibility to contact the property staff in the event of allergies or sensitivities.

FIRE SAFETY INFORMATION

Residents are encouraged to contact the property staff with questions regarding the fire plan.

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HAZARDOUS/INFECTIOUS WASTE DISPOSAL

Hazardous waste, gasoline and any combustible items are not to be stored or disposed of within the apartment or apartment community. All hazardous waste must be disposed of in accordance with city code.

Infectious waste from the use of medical supplies must be handled properly.

Needles and sharps must be packaged in a fashion that would minimize opportunity for contact injury. Needles and syringes must be discarded properly after use. Needles should never be bent, broken or manipulated. These items must be placed in a medical grade sharps container.

HEATING & AIR CONDITIONING

Residents are not permitted to install personal air conditioners without written permission of the owner/agent and/or property staff.

Use of personal kerosene or propane heaters in a unit or in any common area is strictly prohibited. Small electric heaters are allowed but must be used under adult supervision.

Any questions about heating or cooling should be directed to the property staff during normal business hours. Malfunctions of the heating/cooling system should be reported immediately to the property staff.

HOUSEKEEPING

Maintenance staff will clean and maintain the hallways, lobbies and other public and common areas. Residents are required to maintain their own apartments in a decent, safe and sanitary manner. The resident will notify the property staff, during normal business hours if the unit needs to be repaired or maintained. This includes, but is not limited to, notifying the property staff when smoke detectors, appliances, or plumbing require minor repairs or maintenance. Charges for damages (beyond normal wear and tear) caused by the resident, residents' guests or residents' service providers will be assessed and will be due within 30 days

INCARCERATION

If the owner/agent or property staff discovers that a resident has been incarcerated the property staff will review the current criminal screening criteria included in the current resident selection plan. If the resident has been convicted of any of the crimes that would constitute denial of a new applicant, the owner/agent and/or property staff will immediately begin the process to terminate the resident. This may include contacting the remaining household members and begin the process to remove the resident from the household.

If the incarcerated resident is the sole household member, this may mean starting the process required when a unit is abandoned.

INSURANCE

The owner/agent is not responsible for damage or loss of any personal property belonging to the resident. Residents are strongly encouraged to purchase renter's insurance for personal belongings and household effects. The owner/agent's insurance policy does not provide this protection. Rental (content) insurance can be obtained through most local insurance providers at a moderate cost.

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INVOLUNTARY REMOVAL OF A HOUSEHOLD MEMBER

If a resident is required to leave, based on the lease, House Rules, Pet/Assistance Animal Rules or for another reason, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

Failure to provide adequate documentation to verify removal of a household member may result in termination of tenancy. Protections provided under the Violence Against Women Act, apply.

If a household indicates that one or more members has been removed from the lease, the owner/agent will accept such notification from the head-of-household if it is provided on a notarized form provided by the owner agent.

If the household has been notified of termination of tenancy because a member is registered as a sex offender in any state lifetime sex offender registry, the owner/agent will take extra steps to ensure that the sex offender is not housed in any unit on the property. The household will have to provide documentation to prove that the sex offender will live at another location. Acceptable documentation includes, but is not limited to:

- Confirmation from a landlord with copy of an executed lease
- Confirmation from local police
- Confirmation from anyone who maintains sex offender registries including but not limited to:
  - Dru Sjodin Sex Offender Registry
  - Megan's List
  - State or Federal Sex Offender Registries
- New driver's license with new address

Information will be confirmed for up to one year after the sex offender has moved-out. Longer timeframes may apply if the owner/agent has reason to suspect that the sex offender may attempt to live on the property.

If it is discovered that the household allowed any registered sex offender to live in the unit, the resident must understand that he/she is not qualified to live on the property.

Allowing a registered sex offender to live in the unit as an unauthorized resident is considered a material lease violation.

If a lease is bifurcated or if a resident is evicted from the property because of an act covered under the Violence Against Women Act, the person will be permanently barred from the property. Inviting a person evicted because of an Act covered under the Violence Against Women Act or encouraging such person to remain on the property is a lease violation. The resident agrees to notify the owner/agent and/or the local authorities.

LIVE-IN AIDES

A live-in aide must meet HUD's definition of a live-in aide:

- Is essential to the care and well-being of the resident
- Is not dependent on the resident for support
- Is only living in the unit to provide essential support

If a resident or applicant requests a live-in aide, the owner/agent is required to verify the need for a live-in aide using third-party verification.

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Live-in Aides are required to complete the Live-in Aide Questionnaire. The information on the Live-in Aide Questionnaire will be verified and the prospective live-in aide will be screened in accordance with the resident selection plan in place at the time of review. The live-in aide will not be screened for the "ability to pay rent" since the live-in aide is not responsible for rent payment.

The live-in aide must be approved and must sign the House Rules and the Live-in Aide Addendum before move-in. The owner/agent must sign a revised Tenant Income Certification before the live-in aide is allowed to move-in.

If a live-in aide moves in prior to screening and prior to signing required forms, the owner/agent will issue a notice of lease violation and may pursue other action including, but not limited to eviction of the live-in aide or termination of tenancy.

LOCKS/KEYS

At move-in, residents will be issued one set of keys for each adult household member. The number of keys are not to exceed the number of persons in the household. This key will access the unit and any other resident areas as deemed appropriate.

Management will not perform after-hours lock out services. Should a resident get locked out of the unit, a locksmith must be called to gain entry and a key must be provided to the management office.

Residents may not add or change locks on the unit. If the apartment key is lost, it is the responsibility of the resident to notify the property staff immediately. The resident may be charged for replacement or re-keying expenses. If a resident requests lock replacement, there will be an additional charge based on the actual cost.

One (1) key is issued per household (when applicable) for the laundry facility. If this key is lost, the owner/agent will charge the resident for replacing any necessary locks.

Resident(s) on lease are responsible for the control of and return of all keys issued. Failure to return all keys issued will result in charges for the lock replacement or re-keying. Residents will be required to reimburse the owner/agent for the charges incurred to replace or re-key locks.

MAINTENANCE

It is the responsibility of each resident to promptly report any maintenance problem. Charges for damages resulting from unreported maintenance problems will be assessed.

Routine maintenance requests are made by contacting the property staff during normal business hours. Emergency maintenance service is available twenty-four (24) hours a day via the property's management office.

After hours number(s) are provided by the owner/agent and/or property staff. Examples of maintenance emergencies include but are not limited to:

- Gas leak/smell
- Flooding
- No heat (in the winter) or air conditioning, if applicable (in the summer)
- No electricity

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- Water coming into the unit
- No running water
- Exterior door, window or lock broken and unable to secure apartment
- Inoperable toilet (does not apply if second toilet available)
- Inoperable refrigerator

Should a maintenance emergency occur during regular office hours, contact the property staff at the management office via email or phone or report the emergency in person.

In the event of a health, fire, or safety emergency, call 911 or your local emergency response agency immediately.

The owner/agent's staff is not permitted to perform repairs on any resident's personal property or to perform any type of personal work for residents.

Plumbing - Trying to flush or pour certain items is known to cause problems with plumbing. These items include but are not limited to grease, large food items, personal hygiene items, toys and diapers. The resident will not attempt to flush or pour these items through the drainage system.

Residents are allowed to attempt to plunge clogged drains, however use of "DRAINO" and similar caustic substances should be avoided as they can damage pipes and/or cause personal injury. The owner/agent and/or property staff is not liable for injury caused by use of such products.

The resident must contact maintenance if a sink or toilet is overflowing or if a clog cannot be cleared with simple plunging.

Residents may not dispose of paint or other chemicals using property sinks, toilets or drains. The resident may not dispose of tobacco products (cigarettes, chewing tobacco, etc.) using property sinks, toilets or drains.

Overflowing toilets, baths or sinks constitute a "maintenance emergency" and the resident agrees to contact the property staff as quickly as possible even if the event occurs after normal office hours.

The resident will be billed for repair of damages caused by improper use of toilets or sinks. These charges must be paid within thirty (30) days.

PARKING

Parking will be available on a first come first serve basis for residents only. Cars, motorcycles or other vehicles may not be parked on curbs, in grass or in other areas that are not specifically designated for parking. The owner/agent is not responsible for the safety or security of vehicles parked in the property parking lot.

Each resident's vehicle must be registered with the property staff. The property staff will require that residents provide a valid driver's license for the primary driver of each vehicle, proof of current DMV registration and proof of current insurance when the vehicle is registered and at each annual certification. Unless the resident seeks prior approval and unless there are extenuating circumstances or the need for a reasonable accommodation, all vehicles must be legally registered to a resident or live-in aide who lives in the unit.

If a resident is unable to provide the described documentation upon request, the resident will be required to immediately remove the vehicle from the property until such documentation can be provided. If the resident fails to remove the vehicle, the vehicle will be towed at the vehicle owner's expense.

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Recreational vehicles, trailers, commercial vehicles (other than police or emergency vehicles), tractor-trailers or semis may not be parked anywhere on the property and will be towed, at the vehicle owner's expense, upon discovery.

Parking spaces are available on a first-come, first-served basis. Based on city ordinance, the required number of marked handicapped spaces is available. These are public spaces and cannot be assigned to any particular resident, guest or service provider.

Vehicles parked improperly in loading or emergency zones and vehicles not abiding by the parking policy will be towed at vehicle owner's expense without notice.

The property parking lot is not a vehicle storage area. If an automobile or other vehicle, even an automobile or other vehicle registered to a resident, remains in one space for more than two (2) weeks, the car will be considered "abandoned" and will be towed at the vehicle owner's expense. Certain exceptions may apply if a resident's extended absence has been recorded by the property staff.

Residents may not conduct automobile or other vehicle repairs in the property parking lot or anywhere else on the property. This does not include services provided by roadside service organizations such as AAA or automobile dealer roadside services.

Parking lots are not to be used as a social gathering place unless the property staff provides written permission.

The owner/agent and/or property staff assumes no responsibility for damage, theft or destruction of any vehicle or its contents parked on or around the community.

If a resident demonstrates unsafe driving while in the property parking lot, parking privileges may be revoked.

Unsafe driving includes, but is not limited to, accelerating and making tires squeal, jumping curbs, driving on sidewalks, colliding with other vehicles, striking staff, residents, vendors, guests or service providers, and failure to obey stops signs, speed limits or crosswalk regulations. If parking privileges are revoked, vehicles registered to the resident will be towed at the vehicle owner's expense.

PETS & ASSISTANCE ANIMALS

All animals must be registered and approved BEFORE they are allowed to live in the unit. This rule applies to pets and to assistance animals (including companion animals). All adult household members must agree to abide by the property Pet Rules.

The pet rules require residents who own dogs or cats (pets) or keep dogs or cats (pets) in their units to pay a $300.00 refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the property.

The owner/agent will use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet on the property. Such expenses would include, but not be limited to, the cost of repairs and replacement to the unit, fumigation of the unit, and the cost of animal care facilities.

The owner/agent will return the unused portion of a pet deposit to the resident within a reasonable time after the resident moves from the property or no longer owns or keeps a household pet in the unit.

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The pet deposit will not exceed $300.00. A $50.00 initial pet deposit is required at the time the pet is brought on to the premises. The resident will be required to pay the remaining balance in increments of $10.00 per month until the $300.00 pet deposit is collected. Residents are allowed to pay the entire pet deposit in increments greater than those described if he/she chooses to do so.

Property staff will report the presence of an animal in the unit if there is no prior approval.

The animal must be removed within seventy-two (72) hours of the notice or the property staff will contact animal control to remove the animal. Any costs associated with the removal of the animal are the responsibility of the resident. The owner/agent is not responsible for the health or well-being of the animal.

Residents must notify the owner/agent if they plan to care for an animal in the unit temporarily. A resident may provide temporary care for an animal as long as such care does not last longer than two weeks (consecutive days or cumulative days – for any single animal or combination of animals) in any one year period.

If there are extenuating circumstances, the resident must receive an exception, in writing, **prior to housing the animal.** Even so, the animal must meet the standards, regarding number of animals, size, breed and behavior, established in the Pet Rules.

Service animals, companion animals and therapy animals (all will now be called "assistance animals") are not considered pets. If resident wishes to request an assistance animal, review and follow the process to request a reasonable accommodation and to request an animal. **The request must be submitted and approved before the resident is allowed to house an assistance animal.**

The need for the assistance animal will be verified if the need for the assistance animal is not readily apparent and proper documentation must be executed **BEFORE** an assistance animal is moved in to the unit. The resident must agree to abide by the Assistance Animals Rules established for residents of this property.

PORTABLE OXYGEN TANKS

Smoking or burning of incense or candles or any other product that produces a flame is prohibited inside any apartment if an oxygen tank or concentrator is present anywhere in the apartment. Use of other devices that may create a fire hazard in such circumstances is also prohibited. Resident agrees to become familiar with and comply with all safety precautions associated with use of portable oxygen.

If a portable oxygen tank is in use, residents must keep the tank at least thirty (30) feet from any designated smoking area and/or thirty (30) feet from where smoking is occurring. This rule also applies to proximity to other open flames such as barbeque grills.

There are a few simple precautions that can be taken to create a safe home environment when using oxygen.

- Oxygen canisters should be kept at least 5-10 feet away from gas stoves, lighted fireplaces, woodstoves, candles or other sources of open flames.
- Do not use electric razors while using oxygen. (These are a possible source of sparks.)
- Do not use oil, grease or petroleum-based products on the equipment. Do not use it near you while you use oxygen. These materials are highly flammable and will burn readily with the presence of oxygen. Avoid petroleum-based lotions or creams, like Vaseline, on your face or upper chest. Check the ingredients of such products before purchase. If a skin moisturizer is needed, consider using cocoa butter, aloe vera or other similar

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products. For lubrication or rehydration of dry nasal passages, use water-based products. Your pharmacist or care provider can suggest these.

- Post signs in every room where oxygen is in use. Make sure that absolutely NO SMOKING occurs in the home or in the car when oxygen is in use.
- Secure an oxygen cylinder to a solidly fixed object to avoid creating a missile out of the tank. This might happen if it was accidentally knocked over and gas was allowed to escape.
- Use caution with oxygen tubing so you do not trip over it or become entangled in furniture.
- Be familiar with the equipment and the safety checks established by the medical equipment provider. Keep their contact telephone numbers, and the numbers for other emergency services, posted near a phone. Do not try to repair broken equipment on your own. Request this service from the oxygen provider.
- Make sure smoke detectors in the home are working. Have fresh batteries installed. Perform monthly checks. Have a fire extinguisher available in the home as well. (Use type ABC.) Create and practice an escape and rescue plan in the event of a fire.
- Notify the local fire department, gas and electric companies and telephone company when home oxygen therapy is started. Request a "priority service listing." This is for those times when there is a power or telephone failure or repairs are needed on any utility.

Unsafe use of portable oxygen tanks and other such devices is considered a material lease violation.

PUBLIC CONSUMPTION OF ALCOHOL

The owner/agent maintains a strict prohibition against consumption of alcohol in all common or public areas. This includes but is not limited to, offices, designated smoking areas, laundry rooms, common stairwells, community rooms and parking lots.

REMOVAL OF PERSONAL PROPERTY IN THE EVENT OF DEATH, ABANDONMENT OR INCARCERATION

Upon notification of death, or incarceration of a sole household member or in the case of abandonment, all locks providing entry to the individual apartment will be changed. The owner/agent reserves the right to initiate eviction, as required, in order to take possession of the unit.

Unless previously established, the owner/agent and/or property staff will require legal authorization before allowing unit contents to be removed by family or other representatives. Examples of legal authorization include but are not limited to:

- Executor of the will
- Permission from Probate Court
- Court ruling

Upon confirmation of abandonment of the unit, and/or once the owner/agent has received an eviction order, the property staff will take written and photographic inventory of property in the unit and remove the contents from the unit so that it may be prepared for another family. The contents will be stored for the greater of thirty (30) days or the amount of time dictated by local laws. Perishable items, food items and live plants will be removed but not stored. Animals will be removed based on the Pet Policy and/or the Assistance Animal Policy. The owner/agent and/or property staff is not responsible for any loss or damage to property during transfer from the unit to the storage facility.

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Subject to local requirements, if it is discovered that the contents of the unit are infested (e.g. lice, bed bugs, fleas, etc.), the contents will be removed, treated and/or disposed of based on guidance from a licensed pest control provider. Cost of damage caused by such infestation will be charged to the resident or the resident's estate

Cost of moving and storage and treatment/disposal will be charged to the resident or the resident's estate.

Death of a Sole Household Member: In the case of death of a sole household member, personal belongings from the apartment must be removed within fourteen (14) days following the date of death. *In the event that the apartment has not been cleared of personal items within fourteen (14) days following death or abandonment, the owner/agent and/or property staff reserves the right to take legal possession of the apartment as specified by federal, state, or local landlord/tenant laws. The owner/agent and/or property staff will dispose of the property or consolidate it as defined by local law*

SEX OFFENDERS

The owner/agent prohibits any sex offender registrant from living on the property.

If an owner/agent and/or property staff discovers that a household member is a registered sex offender and was admitted in error, the owner/agent and/or property staff will immediately pursue termination of assistance and termination of tenancy. The owner/agent and/or property staff will first offer the family the opportunity to remove the ineligible (sex offender) family member from the household.

If the family is unwilling to remove that individual from the household, the owner/agent and/or property staff must pursue termination of tenancy for the household.

If the owner/agent has good cause (i.e. notification from a state sex offender registry or law enforcement agency), all household members acknowledge that sex offender screening can be conducted by the owner/agent and/or property staff. If it is discovered that any household member is subject to registration on any state sex offender registry, the owner/agent and/or property staff will immediately notify the household that they have the option to remove the sex offender or the owner/agent and/or property staff will pursue termination of tenancy.

If the household indicates that the sex offender is permanently moving out of the unit, the owner/agent must be able to verify alternative permanent residence within five (5) business days in accordance with the Verification of Household Composition section of these House Rules. Self-certification is not acceptable verification in this case.

SMOKE DETECTORS

Each apartment is equipped with at least one smoke detector. Residents are prohibited from removing or tampering with smoke detectors. If the smoke detector "beeps" periodically or seems overly sensitive, the resident will contact the property staff immediately.

The resident, resident's guests and service providers will not disable the smoke detector by disconnecting or removing batteries from the device.

Disabling a smoke detector is a violation of the lease and the state property code.

This is considered a material lease violation.

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SMOKE FREE HOUSING POLICY Due to Full Circle Communities promotes health, the increased risk of fire, and the known health effects of secondhand smoke, management has established a Smoke Free Housing policy for all residents.

Smoking is prohibited in any area of the property, private, public and common, whether enclosed or outdoors. This policy applies to all owners, property staff, applicants, residents, guests, and service providers.

"Smoking" shall include the inhaling, exhaling, or carrying of any lighted cigarette, e-cigarette, cigar, pipe, other tobacco product, herbal smoking products or products known as "bath salts" or other legal or illegal substance.

A. **Regulations of Smoking Indoors**

(1) Smoking shall be prohibited in all indoor areas of ***GRACE TERRACE***. This includes, but is not limited to, the community building, all common areas, individual apartments, hallways, stairs, elevators, restrooms and any other enclosed areas.

B. **Regulation of Smoking Outdoors**

(1) Notwithstanding the above prohibition on smoking in enclosed areas, the owner/agent shall also prohibit smoking in all outdoor areas, including, but not limited to parking lots, outside doorways.

(2) A designated smoking area will be provided. This is an area that is physically accessible to all residents, and located a reasonable distance from any apartment to ensure that smoke does not enter enclosed areas.

(3) Residents, guests and service providers are required to dispose of cigarette butts, matches and garbage in the appropriate dispensers maintained in the designated smoking area.

(4) Residents, guests and service providers are allowed to use the outdoor designated smoking area at any time, but must not infringe on any resident's right to the quiet enjoyment of their apartment.

C. **Communication of Smoke Free Housing Policy**

(1) The Smoke Free Housing Policy of ***GRACE TERRACE*** shall be communicated by the owner/agent and/or property staff to all current employees and all applicants at initial interview.

(2) The policy will be communicated to new staff at the time of employment and to new residents at application or prior to admission and/or prior to the signing of a lease.

(3) Vendors will be notified at the beginning of any engagement

(4) It is the responsibility of the resident to notify any guest, service provider hired by the resident or a resident's representative, of the Smoke Free Housing Policy.

D. **Enforcement of The Smoke Free Housing Policy**

(1) All residents understand that enforcement of the Smoke Free Housing Policy and all other policies is the responsibility of the owner/agent and the property staff. Residents will not "self-police" the property. Under no circumstances will a resident approach another resident, a resident's guest or a service provider to inquire about smoking or attempt to stop smoking on the property.

(2) If a resident witnesses or suspects that a non-exempt resident is smoking, the proper action is to advise the property staff during normal business hours.

(3) If a resident witnesses or suspects that another resident's guest, service provider or representative is smoking, the proper action is to advise the property staff during normal business hours.

(4) Approaching a resident to enforce the lease or house rules is considered "tenant on tenant" harassment and is strictly prohibited. This action is grounds for termination of tenancy (eviction).

(5) The owner/agent and/or property staff is not required to take steps in response to unauthorized smoking unless the owner/agent and/or property staff knows of said smoking or has been given written notice of said smoking. The owner/agent and/or property staff will accept such notice in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

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E. **Landlord Not a Guarantor of Smoke-Free Environment**

(1) Each resident acknowledges that the owner/agent adoption of a smoke-free living environment, and the efforts to designate the rental complex as smoke-free, do not make the Landlord or any of its managing agents the guarantor of the resident's health or of the smoke-free condition of the resident's unit and the common areas.

(2) The owner/agent and/or property staff shall take reasonable steps to enforce the smoke-free terms of its leases/house rules and to make the complex smoke-free.

Failure to comply with the Smoke-Free Housing Policy will be considered a <u>material lease violation.</u>

Nothing in the rules above shall be construed to restrict the power of any county, parish, city, municipality, town, or village to adopt and enforce additional local laws, ordinances, or regulations that comply with at least the minimum applicable standards to establish smoke-free public places.

If management receives a complaint, the head-of-household will be notified that there has been a complaint about smoking. The resident will be reminded that there is a smoke-free policy. If there is a second complaint, the head-of-household will be notified and will receive notice of a formal complaint. If there is a third complaint, the household will be issued a notice of lease violation and all adult household members must meet with the property staff. All adult household members must agree to ensure that all household members, guests of the residents and service providers hired by the residents will comply with the policy. If household members do not agree to comply, management will begin the process to terminate tenancy (evict) in compliance with HUD's guidance. If the household members agree to comply, yet there is another complaint, management will begin the process to terminate tenancy (evict) in compliance with HUD's requirements.

<u>TRASH CHUTES</u>

Management will not allow any accumulated trash or other material that will create a hazard or that will be in violation of any health, fire or safety ordinance. No trash or garbage accumulation is allowed in the apartment. No discarded trash, garbage, and/or household or personal item(s) is allowed in storage areas, laundry facilities, common areas, or anywhere on the property and must be placed in dumpsters provided by the apartment property.

Garbage chutes are provided for the purpose of trash and garbage disposal. Garbage chutes are reserved for personal use by residents only.

Residents are required to use the garbage chute provided. Resident shall sort and separate such items into categories as provided by law, and in accordance with property policies.

All trash and garbage must be placed in a plastic bag, tied/sealed, and properly placed **<u>inside</u>** the garbage chute. Trash and garbage are not to be placed outside of the chute(s). Residents are responsible for the proper disposal of trash/garbage.

Each resident agrees, at his/her sole cost and expense, to comply with all present and future laws, orders, and regulations of all state, federal, municipal, and local governments, departments, commissions, and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash.

It is the responsibility of the resident to remove from the property, and property dispose of, all unwanted household items or personal property. The placing of discarded furniture, mattresses, box springs, or other

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personal property in or around the garbage chute(s), and/or any common areas, or within the property boundaries is strictly prohibited. Residents may contact the property staff for information about removing such items. Cost of such removal is the responsibility of the resident.

Management and/or property staff reserves the right, where permitted by law, to refuse to collect or accept from the resident any waste products, garbage, refuse, or trash which is not allowed to be placed in the garbage chute by the rubbish contractor and to require resident to arrange for such collection, at the resident's sole cost and expense, using a contractor satisfactory to management.

The garbage chute room lids or doors must be kept closed at all times.

The placing or dumping of any highly flammable material in the waste container(s), which will or may cause a fire in the garbage chute, is strictly prohibited.

Grease, paint, acids, and other problem materials may not be disposed of in the garbage chute. Please contact the management office for instructions.

The resident(s), is responsible for the proper disposal of medical and/or hazardous wastes in accordance with the manufacturer's recommendations. A resident will be charged the cost of HAZMAT response and repairs if found in violation of this rule.

If the resident fails to properly dispose of any item, the cost for the removal will be changed to the resident. This include hazardous waste, medical waste, paint, chemicals, old furniture, mattresses, box springs or other personal property.

UNIT INSPECTIONS

The property staff will conduct a thorough inspection of each unit at least annually. Residents will be notified at least twenty-four (24) hours in advance of any scheduled inspection. Residents are encouraged, but not required, to attend inspections.

If unit inspection results in discovery that the apartment is not maintained in a decent, safe and sanitary manner, the resident will be issued a lease violation and will have seven (7) calendar days to rectify the problem.

If the problem is considered an exigent health and safety issue, the property staff (or a qualified vendor), in accordance with HUD requirements, must repair the problem within twenty-four (24) hours. In such cases, and as warranted, management will schedule more frequent inspection of the unit.

The resident agrees to grant access to the unit and correct any discoveries resulting from the unit inspection.

Owner's representatives, CHA, HUD and/or State Agency agents may also conduct unit inspections independent of management. Residents will receive proper notice of such inspections. Residents agree to grant access to the unit for these inspections.

If there is a report of any parasitic infestation, the property staff or a qualified exterminator may be required to inspect the unit. Residents will receive proper notice of such inspections. Residents agree to grant access to the

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unit for these inspections. Resident also agrees to participate fully in the inspection process including following instructions to use traps or other devices to detect or eradicate parasitic infestations.

In accordance with local tenant/landlord guidance, management may enter the unit without advance notice in the case of emergency including, but not limited to a fire or serious water leak.

USE OF SMOKE-FREE TOBACCO PRODUCTS

The use of any chewing tobacco or "dip" (oral tobacco products) will be prohibited from all public and common areas including, but not limited to, the management office, community room, any areas where meals are prepared or served, laundry room, walkways and recreational areas. The policy applies to all property staff, residents, residents' guests, residents' service providers, contractors and visitors

USE OF MARIJUANA

Use of marijuana, including medical marijuana, is prohibited. The Quality Housing and Work Responsibility Act (QHWRA) of 1998 requires that owner/agents establish lease standards that prohibit admission based on the illegal use of controlled substances including state legalized medical marijuana. State laws that legalize medical marijuana directly conflict with QHWRA and thus are subject to federal preemption.

If HUD rules change, these House Rules may be edited to conform to the policies set forth by HUD.

WATERBEDS

Waterbeds are prohibited.

WEAPONS & FIREARMS

All firearms and weapons are strictly prohibited. This includes, but is not limited to:

- Shotguns, handguns, pistols, rifles, etc.
- Ammunition of any type
- Pellet guns, B.B. guns, air guns (pistols, rifles, etc.), of any type
- Archery equipment (bows, arrows, targets, etc.)
- Any and all types of sling shots or any device that could shoot a projectile
- All sharp edged or pointed objects (i.e., knife, sword, etc.) used with the intent to threaten, intimidate, or harm another
- Any and all types of explosives, fireworks, and explosive chemical(s)
- Any other type of instrument, object, and/or material that may be deemed a weapon when used with the intent to threaten, intimidate, or harm another

The illegal possession of weapons by a resident, a resident's service provider or a resident's guest is prohibited and constitutes **a material lease violation.**

WHEELCHAIRS, WALKERS, CARTS & SCOOTERS

Residents are responsible for the safe and courteous operation of their mobility aid(s) in public and common areas. Residents are also prohibited from parking these aids in hallways, sidewalks or parking lots where they could obstruct residents' ability to exit in an emergency situation or present a danger to others.

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All operators must maintain complete control of their own mobility aid(s) at all times. They must operate their mobility aid(s) so as not to endanger themselves, other residents, staff, or visitors.

For motorized conveyances, all operators must maintain safe speeds when in use within the facility or on its grounds. Safe speeds are defined as no faster than the average walking speed.

Only one (1) person at a time may use any single motorized conveyance. No towing, pushing, or pulling of other objects or vehicles of any sort is allowed on property grounds.

Motorized conveyances must, at all times, yield to pedestrians and appropriately to other conveyances similar to the rules that apply when driving a car.

- Operators must avoid contact with fixed and moveable objects at all times. The cost to repair damage, in a unit or in common areas, caused by operators of a motorized conveyance will be charged to the resident
- Motorized conveyances will not obstruct any resident's ability to come and go and use the common areas in an appropriate and timely fashion
- Operators must maintain, or allow to be maintained, their vehicle in a safe and hygienic condition
- Motorized conveyances must be in good working order.
- Motorized conveyances will be parked only where authorized
- Motorized conveyances can only be charged in designated areas

The owner/agent and/or property staff is not responsible for theft or damage to resident's property.
.

WINDOWS & WINDOW COVERINGS

Where applicable, the owner/agent has equipped the apartment with window treatments. Residents may not remove these window treatments.

Residents must receive prior approval before installing drapes and/or window coverings in the apartment. Sheets, blankets, aluminum foil or other unapproved items are not acceptable window coverings and must be removed upon notice but in in no more than seven (7) calendar days.

With approval, residents may install additional curtain rods. However, proper-mounting screws must be utilized. Residents are responsible for any wall damage resulting from improper installation of drapery hardware. All window coverings are to be white-backed so that the exterior of the building will present a uniform image.

Windows are not allowed to be nailed and/or in any way permanently shut. HUD requirements dictate that window egress (the ability to exit through the window in the event of an emergency) **cannot** be blocked by any item that is taller than the windowsill.

All windows will be inspected in accordance to any and all required entities as defined by the owner. Windows may not be blocked to prevent egress from the unit.

Residents are responsible for keeping their interior windows clean.

UNIT TRANSFER POLICIES

Management will accept requests for transfer based on the following:

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1) There is a need for a unit transfer because of a change in household size and/or composition
2) There is a need for a unit transfer based on the verified need for an accessible unit
3) There is a verified medical need for a different unit.

Existing residents must complete a Unit Transfer Request. The Unit Transfer Request must be completed and signed by the head of household and all adult household members who wish to move.
Management will accept the Unit Transfer Request in an equally effective format, as a reasonable accommodation, if there is the presence of a disability.

Special consideration is given when the unit transfer is requested because there is:

1. A verified medical need for a different unit
2. A verified need for an accessible unit
3. There is a need for a unit transfer of a household that does not require the accessibility features of a unit in which they are living to accommodate a disabled resident/applicant on the waiting list.
4. A change in household size that makes the current unit too large or too small for the family based on the management occupancy standards

Except in those cases described above, unit transfer requests will not be considered for at least one year.

Unit transfers will be granted only if:

1. The household has not given notice to move
2. The resident is not being evicted
3. The resident is current for all outstanding charges
4. The resident has not entered in to a repayment agreement for failing to fully and accurately report income or household composition
5. The resident has no record of more than one minor lease violation in the last twelve (12) months
6. The resident has no record of any major lease violations within the last twelve (12) months
7. The resident complies with lease provisions regarding decent safe and sanitary conditions of the current unit

A household living in an apartment too large for its needs will not be required to move if there are no applicants waiting for the bedroom size to be vacated.

An appropriate sized unit will be available before the resident household is required to move. At that time, the household will have thirty (30) days to complete the transfer. The resident will be responsible for the cost of the move.

SECTION 5 UTILITIES

Residents acknowledges that HUD Program rules and regulations require that the owner/agent and/or property staff must periodically gather utilities cost information to accurately determine the appropriate utilities allowance for each unit type. Management will provide each resident a release of information for consent.

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CABLE, TELEVISION, INTERNET AND OTHER LIKE SERVICES

If applicable, the apartment is pre-wired for cable television. Service may be obtained by calling your local cable provider. All cable charges, including installation, are the responsibility of resident.

Mounting televisions or other electronics on a wall or other permanent structure in the unit is prohibited without written permission from the property staff. The resident will not move or add cable, internet or power outlets unless approved by management.

Running cable across flooring or along walls in or about the apartment is prohibited.

TV antennas, satellite dishes, video antennas or wireless antennas are prohibited.

TELEPHONE SERVICE

All apartments have been wired for telephone service. Service may be obtained by calling the local telephone company. All charges associated with telephone installation and use are the responsibility of resident.

SECTION 4 LEASE VIOLATIONS

LEASE VIOLATIONS

Management is required to monitor residents' compliance with the lease terms. Certain lease violations will result in termination of tenancy as set forth by the lease.

Certain lease violations will result in immediate termination of tenancy (eviction). These are considered **material lease violations and will result in termination of tenancy (eviction).** Material lease violations include, but are not limited to:

- Criminal activity engaged on or near the property by the resident or any resident guest or service provider
- Failure to provide a Social Security Number and adequate documentation to verify the Social Security Number for any non-exempt household member
- Misrepresenting eligibility status in regard to income, age, criminal history, landlord history, etc.
- Failure to pay rent as agreed by the lease
- Any resident's Inclusion on any state sex lifetime sex offender registry
- Committing an act, covered under the Violence Against Women Act (the owner/agent may choose to seek bifurcation of the lease to protect the victim)
- Discovery that any household member (including live-in aides) is subject to any sex offender registration

Other lease violations are less severe and the owner/agent and/or property staff has adopted the following policy. When a minor lease violation is discovered, management will issue a written notice explaining the violation. This notice will be provided in an equally effective format as a reasonable accommodation if there is the presence of a disability. Minor lease violations include, but are not limited to:

- Unauthorized animals in a unit
- Late payment of rent
- Late payments in regard to a repayment agreement once in any one year period
- Failure comply with pet/assistance animal policies (if applicable)
- Parking in accessible or reserved parking spaces when inappropriate

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- Noise violations
- Other violations as noted in the lease, any lease addendum or the property house rules, pet rules or assistance animal rules

Management will provide the resident with instruction explaining how to resolve the violation(s). If the resident complies with the management's requirements, the incident will be "closed".

However, if a resident (family) commits any three (3) minor lease violations in any six (6) month period, or commits any six (6) minor lease violations in any twelve (12) month period the management will pursue termination of tenancy. This rule ensures that all residents are treated in a fair and equitable manner.

FAILURE TO FULFILL THE INITIAL LEASE TERM

If a resident household moves out before the end of the initial lease term, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

The household understands that the Security Deposit will be forfeited and any outstanding balances will be due within thirty (30) days.

In addition, management will continue to charge the household the current market/contract rent until the end of the lease period or until the unit is re-rented; whichever is earlier.

TERMINATION OF THE LEASE BY THE RESIDENT

Residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. If the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice and is not entitled to refund of the security deposit.

The resident is expected to comply with the lease, **especially the rules stating that the unit will be the residents' sole place of residence**, during the thirty-day notice period.

In accordance with state tenant/landlord law, if the resident moves out before the end of the current lease term, the resident is responsible for the current market/contract rent for the unit through the current lease term or until the unit is re-rented, whichever is earlier.

FAILURE TO PROVIDE OR FULFILL 30-DAY NOTICE

In accordance with the HUD lease, residents may terminate tenancy at the end of any lease term by providing a thirty (30) day notice. *If* the resident moves out after the notice is provided but before the thirty (30) days is complete, the resident has not provided a thirty (30) day notice.

If a resident household fails to provide a 30-day notice, the household understands that they forfeit any right to use the Security Deposit to pay for any outstanding balances.

In addition, management will continue to charge the household the current market rent until the end of the 30-day notice period or until the unit is re-rented; whichever is earlier.

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SECTION 5 DEPOSITS

SECURITY DEPOSITS, PET DEPOSITS & UNIT TRANSFERS

When a resident transfers to a new unit with all other household members, management will transfer the existing security deposit and pet deposit to the new unit. The resident will receive a bill for fees or damages. This bill must be paid within 30 days.

If the household splits and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

When a resident owns a pet, the original unit will be assessed for damages caused by the pet. The pet deposit will be reduced by charges for those damages and the resident will be required to obtain a pet deposit balance of $300.00 for the new unit. The resident will be allowed to pay the new pet deposit in $10.00 monthly payments until the $300.00 pet deposit balance is reached.

HOUSEHOLD SPLITS

If two or more adult household members reside in one unit and one or more adults choose to apply for a separate unit, the members wishing to create a new household will be required to submit an application. The application will be reviewed for eligibility as described in the property resident selection plan in place at the time of review. If approved, that applicant will receive preference over other non-residents as indicated in the resident selection plan.

If the household "splits" and one or more residents remain in the original unit, the original security deposit will remain with the original unit and a new security deposit will be collected for the new unit.

If a pet remains in the original unit, the pet deposit will remain with the original unit.

If all pets are being moved to the new unit, the pet deposit will transfer to the new unit. The pet owner/resident will receive a bill for fees or damages caused by the pet. This bill must be paid within 30 days.

COLLECTION AFTER MOVE-OUT

The household understands that all outstanding balances must be paid within thirty (30) days of receiving the final bill.

If the household members fail to pay the final bill, management may opt to report such information to credit reporting agencies. In addition, a collection agency may be used to collect all or part of the balance due.

If any household member applies for housing at another property, the resident understands that management will disclose payment and lease performance information if any household member has signed an appropriate release."

RESIDENT CERTIFICATION

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I have read and received a copy of the House Rules. I understand that these rules are an extension of my lease and that any violation of these rules may be grounds for lease termination.

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____
Resident Name (please print)

_____ _____
Resident Signature Date

_____ _____
Management Representative Date

_____
Apartment Community Name

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ILLINOIS HOUSING DEVELOPMENT AUTHORITY
WWW.IHDA.ORG

111 E. Wacker Drive
Suite 1000
Chicago, IL 60601
312.836.5200

TENANT SELECTION PLAN

(For Other Non-Section 8 Program Developments)

DEVELOPMENT NAME

IHDA PROJECT IDENTIFICATION NUMBER (PID)

DEVELOPMENT ADDRESS, CITY, STATE AND ZIP CODE

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TENANT SELECTION PLAN

(For Other Non-Section 8 Programs and Developments)

DEVELOPMENT NAME

IHDA PROJECT IDENTIFICATION NUMBER (PID)

OWNER'S ORGANIZATION NAME (the "Owner")

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I. INTRODUCTION

This Tenant Selection Plan ("Plan") outlines the procedures that will be followed in selecting tenants for the Development. Management is responsible for implementing these procedures in accordance with guidelines set forth by the Illinois Housing Development Authority ("IHDA").

A. Development Description

(Check the one that applies)

☐ The Development does not offer subsidized rents.

☐ The Development offers subsidized rents. This means the rent that a tenant pays is based upon the tenant's household income. Therefore, the rent paid by tenants may vary among individual households and other tenants. The rents attached to this Plan as Exhibit A reflect the market or contract rent for the Development and not the typical tenant portion of the rent. (Subsidized rents are usually made available through participation in rental assistance housing programs: (i) the HUD Section 8 Program or (ii) Section 811 PRA. It should be noted that such programs have household income limitations.

In addition, the Development ☐ **does** ☐ **does not** accept Housing Choice Vouchers. *(Check the one that applies)*

B. Tenant Type

The Development is designated as housing for: *(check all that apply)*

☐ Elderly ☐ Near Elderly

☐ Elderly Special Needs ☐ Family

☐ Special Needs

If the "Elderly" and/or "Special Needs" designation is selected, the age restriction, for the units designated Elderly will be: *(check all that apply)*

☐ 55 and above (households whose head or spouse or co-head or sole member is at least 55 years of age) or;

☐ 62 and above (a requirement for **all** household members) or;

☐ 62 and above (households whose head or spouse or co-head or sole member is at least 62 years of age) or;

The age restriction for the units designated "Near Elderly Family" will be: *(check the one that applies)*

☐ 50 but below the age of 62 (households whose head or spouse or co-head, or sole member is a person who is at least 50 years of age) or;

☐ 50 but below the age of 62 (households consisting of one or more persons who are at least 50 years of age but below the age of 62, living with one or more live-in aides).

Identify all applicable special needs population(s) served by the Development: *(Check all that apply)*

☐ Victims of Domestic Violence ☐ Foster Care Families

☐ Disabled ☐ Transient Families

☐ HIV/AIDS ☐ Ex-offenders

☐ Homeless ☐ Substance Abusers

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☐ Veterans ☐ Mental Illness

☐ Other

C. Unit Distribution

1. Development

The Development will offer a total of rental units.

This ☐ **includes** ☐ **does not include** a management unit.
(Check the one that applies)

The income limitations of these units are as follows:

Market rate (no income restriction) units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Total Number of Management Units

2. Development (Unit Breakdown per Written Agreement)

Per Regulatory Agreement Program:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Extended Use Agreement:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

DRAFT

Per Regulatory Agreement Program:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Extended Use Agreement:

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

3. **Other Agreements**

Per SRN Written Agreement (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per Section 811 PRA Contract (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

Per LTOS Agreement (if applicable)

Market rate units

Units at % Median Income

Units at % Median Income

Units at % Median Income

Units at % Median Income

Management Units

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D. Rent Structure

The current rent structure for the Development, by unit size and income distribution, is attached to this Plan **(Exhibit A)**.

E. Civil Rights and Non-Discrimination Requirements

1. General

Federal civil rights laws addressing fair housing prohibit discrimination against applicants or tenants based on race, color, national origin, religion, sex, familial status, and disability. The Illinois Human Rights Act addressing fair housing prohibits discrimination against applicants or tenants on the basis of race, color, religion, sex (including sexual harassment), pregnancy, national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation (which includes gender-related identity), unfavorable military discharge, physical and mental disability, and familial status.

HUD's Office of General Counsel issued a memo dated April 4, 2016, providing guidance on the Fair Housing Act and how it applies to the use of criminal history by providers or operators of housing and real estate related transactions.

The remaining paragraphs in this section provide brief descriptions of key federal civil rights laws regarding fair housing and accessibility.

The owner and management shall be familiar and comply with the regulations implementing these applicable federal civil rights laws and any state civil rights laws or local ordinance regarding fair housing and accessibility.

2. Fair Housing Act

The Fair Housing Act Amendment of 1988 ("Fair Housing Act") prohibits discrimination in housing on the basis familial status, disability, religion, race, skin color, nationality (national origin), and sex regardless of any federal financial assistance.

Under the Fair Housing Act, the owner and management shall not take any of the actions listed below based on familial status, disability, religion, race, skin color, nationality (national origin), and sex:

a. Deny anyone the opportunity to apply to rent housing, or deny to any qualified applicant the opportunity to lease housing suitable to his or her needs;

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b. Provide anyone housing that is different from that provided to others;
c. Subject anyone to segregation, even if by floor or wing;

d. Restrict anyone's access to any benefit enjoyed by others in connection with the housing program;

e. Treat anyone differently in determining eligibility or other requirements for admission, in use of the housing amenities, facilities or programs, or in the terms and conditions of a lease;

f. Deny anyone access to the same level of services;

g. Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program;

h. Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons; and

i. Retaliate against, threaten, or act in a manner to intimidate someone because he or she has exercised rights under the Fair Housing Act.

The Fair Housing Act provides additional protections for persons with disabilities. It requires that management make reasonable accommodations in rules, policies, practices, or services as may be necessary to afford handicapped persons equal opportunity to use and enjoy a dwelling. Moreover, it contains specific accessibility requirements that apply to the design and construction of new multi-unit housing.

Owners of federal assisted housing programs shall display the Fair Housing Poster as required by the Fair Housing Act.

3. Title VI of the Civil Rights Act of 1964

Title VI of the Civil Rights Act of 1964 ("Civil Rights Act") prohibits all recipients of federal financial assistance from discriminating based on race, color, or national origin.

4. Age Discrimination Act of 1975

The Age Discrimination Act of 1975 ("Age Discrimination Act") prohibits discrimination based upon age in federally funded and assisted programs, except in limited circumstances. It is not a violation of the Age Discrimination Act to use age as screening criteria in a particular program if age distinctions are permitted by statute for that program, or if age

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distinctions are a factor necessary for the normal operation of the program, or the achievement of a statutory objective of the program or activity.

5. Section 504 of the Rehabilitation Act of 1973 (for Federal Programs)

Section 504 of the Rehabilitation Act of 1973 ("Section 504") prohibits discrimination based upon disability in all programs or activities operated by recipients of federal financial assistance. Although Section 504 often overlaps with the disability discrimination prohibitions of the Fair Housing Act, it differs in that it also imposes broader affirmative obligations on the owner to make their programs, accessible to persons with disabilities. Section 504 obligations include the following:

a. Making and paying for reasonable structural modifications to units and/or common areas that are needed by applicants and tenants with disabilities, unless these modifications would change the fundamental nature of the project or result in undue financial and administrative burdens;

b. Operating housing that is not segregated based upon disability or type of disability, unless authorized by federal statute or executive order;

c. Providing auxiliary aids and services necessary for effective communication with persons with disabilities;

d. Performing a self-evaluation of Management's programs and policies to ensure that they do not discriminate based on disability; and

e. Developing a transition plan to ensure that structural changed are properly implemented to meet program accessibility requirements.

f. Section 504 also establishes accessibility requirements for newly constructed or rehabilitated housing, including providing a minimum percentage or accessible units.

If the owner, management agent and/or development company employ 15 or more persons, regardless of their location or duties, a Section 504 Coordinator must be designated.

Does the Section 504 Coordinator requirement apply?
(Check the one that applies)

☐ Yes ☐ No

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If “Yes” was checked, provide the name of the Section 504 Coordinator:

Name:

Telephone Number:

TDD Number:

6. **Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (for Federal Programs)**

   Effective March 5, 2012, HUD implemented new regulations intended to ensure that their core housing programs are open to all eligible persons regardless of actual or perceived sexual orientation, gender identity or marital status (HUD Notice 2015-01).

   Owners and operators of HUD-assisted housing, or housing whose financing is insured by HUD, must make housing available without regard to sexual orientation, gender identity, or marital status.

   All otherwise eligible families, regardless of marital status, sexual orientation, or gender identity, will have the equal opportunity to participate in HUD programs.

   Owners and operators of HUD-assisted housing or housing financially insured by HUD are prohibited from asking about an applicant or occupant’s sexual orientation and gender identity for the purpose of determining eligibility or otherwise making housing available.

7. **Executive Order 13166 – Limited English Proficiency (for Federal Programs)**

   Executive Order 13166 requires the owner and/or management to take reasonable steps to ensure meaningful access to the information and services they provide for persons with Limited English Proficiency. This may include interpreter services and/or written materials translated into other languages.

8. **Violence Against Women and Justice Department Reauthorization Act of 2005 and 2013 (for Federal Programs and LIHTC Developments ONLY)**

   The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA 2005, and reinstated in the HUD Reauthorization Act of 2013 and 2019) protects victims of domestic violence, sexual assault, dating violence or stalking, as well as their immediate family members

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generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. In accordance with federal and IRS guidelines, owners and agents must obtain tenant signatures on the Violence Against Women's Act Lease Addendum.

Owners and managers responding to an incident of actual or threatened domestic violence, dating violence or stalking that could potentially have an impact on an tenant's participation in the housing program may request in writing that an individual complete, sign and submit within 14 business day of the request, the HUD-approved certification form (HUD-5382).

Alternatively, in lieu of the certification form or in addition to it, the owner or manager may accept (i) a federal, state, tribal, territorial, or local police record or court record or (ii) documentation signed and attested to by a professional (employee, agent or volunteer of a victim service provider, an attorney, medical personnel, etc.) from whom the victim has sought assistance.

The owner or manager is encouraged to carefully evaluate abuse claims to avoid conducting an eviction based upon false or unsubstantiated accusations.

II. PREFERENCES

A. Establishing Preferences

Preferences are not permitted if they in any way negate affirmative marketing efforts or fair housing requirements. The following preferences apply to the Development:

1. Existing Tenant Preferences

The following actions are always given priority if applicable. If not, State Mandated Preferences take precedence.

a. A unit transfer based on household size.

b. A unit transfer based on the need for an accessible unit.

c. A unit transfer must occur for a tenant who actively occupies but does not require the features of an accessible unit to accommodate a physically disabled applicant on the Waiting List. To ensure a full and complete understanding of this requirement, a Lease Addendum **(Exhibit B)** will be entered into with non-physically disabled tenants living in an accessible unit.

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2. State Mandated Preferences

The Development must comply with the three Illinois mandatory preferences required in Section 11 and 12 of 20 ILCS 3805 as described below:

a. Displaced from an urban renewal area.

b. Displaced as a result of a governmental action.

c. Displaced as a result of a major disaster.

3. Optional Preferences

In addition to the preferences mandated by the State of Illinois and the Existing Tenant Preferences listed above, the Development may establish the following preferences. The preferences listed below are subordinate to State Mandated Preferences and Existing Tenant Preferences.
(Check all that apply and rank in the order of highest preferences (1) to lowest preference):

a. Pre-Approved Preferences

i. Preference for Working Families ☐ Order #

ii. Preference for Persons with Disabilities including SRN or 811 ☐ Order #

iii. Preference for Victims of Domestic Violence ☐ Order #

iv. Preference for elderly, displaced, homeless, or disabled single person over other single persons ☐ Order #

b. Residency Preferences (with HUD approval) ☐ Order #

c. Local Preference – Public Housing Agency governing the jurisdiction in which a property is located (as established by HUD) ☐ Order #

d. Veterans Preference ☐ Order #

e. Existing Tenant Transfers (other) – A deeper rent subsidy ☐ Order #

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B. Verification of Preferences

The State Mandated Preferences will be verified by third-party verification **(Exhibit C)**. Third party verification will also be utilized if the owner has adopted any of the Former Federal Preferences. If management has selected any of the optional preferences and will not be using third-party verification the following means of verification will be utilized:

C. Selection of Families for Program Participation based upon Preference

1. An eligible applicant who qualifies for a preference will receive housing before any other applicant who is not so qualified. These preferences take precedence over other applicant's placed on the Waiting List, or date of submission of application.

2. Applicants will be informed of the availability of preferences and will be given an opportunity to certify that they qualify for a preference. Applicants may claim a preference at any time during the application process.

D. When a Preference is Denied

1. If it is determined that an applicant does not meet the criteria for receiving a preference, the applicant will promptly receive written notice of this determination from Management **(Exhibit D)**. The notice will contain a brief statement of the reasons for the determination, further informing the applicant of their right to meet with the Management's designee to review this decision. If the applicant requests a meeting, it will be conducted by a person or persons designated by Management.

2. Denial of a preference does not prevent the applicant from exercising any legal rights the applicant may have against Management and/or the Owner.

E. Exceptions to the Preference Rule

1. Relocation and/or Unit Transfers - Management must give priority to current households:

   a. When their units are designated for rehabilitation and/or;

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b. For current households residing in a unit within the Development that has been designated as uninhabitable by federal, state, local municipalities, or Management due to fire, flood, or other natural disaster.

III. PRE-APPLICATION CARD PROCESSING

Application Intake

Owners must accommodate persons with disabilities who cannot utilize the owner's preferred application process, by providing alternative methods of application intake (e.g. accepting mailed or on-line applications).
(Please check which method will be used)

☐ The Development will use Pre-Application Cards or;

☐ The Development will use Pre-Applications

A. Distribution of Pre-Application or Pre-Application Cards

1. A letter will be sent to households who respond to the marketing efforts **(Exhibit E)**. This letter will include a Pre-Application Card or Pre-Application **(Exhibit F)** to be completed and mailed to Management. This letter will also inform persons about the Development's preferences and will indicate that all applicants will be given an opportunity to show that they qualify for a preference.

2. The letter will state that those persons qualifying for a preference will receive housing any other applicant who is not so qualified.

3. In addition, the letter will inform all applicants that for those persons not claiming a preference, screening will be conducted according to the order in which the Pre-Application Cards or Pre-Applications are received.

4. All returned Pre-Application Cards or Pre-Applications will be logged in, indicating the time and date received **(Exhibit G).** The Pre-Application log will indicate whether the applicant has claimed a preference or has requested an accessible unit.

B. Processing Pre-Application Cards or Pre-Applications

1. Pre-Application Cards or Pre-Applications will be filed in the order of receipt. In addition, Pre-Application Cards or Pre-Applications will also be categorized according to preferences, unit size and Special Occupancy Categories (as described in **Section X**).

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2. All persons making inquiries will be provided a Pre-Application Card or Pre-Application with instructions to mail the Pre-Application Card or Pre-Application to Management. Pre-Application Cards or Pre-Applications received after initial sorting will be categorized in accordance with the process stated above.

3. For Developments beginning their initial marketing efforts (start-up), no Pre-Application Cards or Pre-Applications will be accepted after the date on which 95% occupancy of the Development has been reached and the applicable Waiting List has been closed.

4. For Developments, which have completed their initial marketing efforts (Up and Running), no Pre-Application Cards or Pre-Applications will be accepted after the date on which the applicable Waiting List has been closed.

5. All Pre-Application Cards or Pre-Applications **will** be retained on-site permanently and must not be purged, destroyed nor discarded.

IV. WAITING LIST PROCEDURES

A. Creation of Waiting List

If an applicant is eligible for tenancy, but no appropriately sized unit is available (as referred to in **Section VII**), Management will place the applicant on a waiting list (the "Waiting List") for the Development (**Exhibit H**). The Waiting List will be maintained in either:
(Check the one that applies)

☐ Basic File Management System

☐ Digitally in electronic systems or tools

The Waiting List will contain the following information for each applicant listed:

1. Applicant Name

2. Household unit size (number of bedrooms household qualifies for based upon the developments occupancy standards. *(*Note: Applicant may qualify for multiple unit sizes).*

3. Date and time application received

4. Qualification for any preferences and ranking

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5. Annual income level

6. Targeted program qualifications

7. Accessibility requirements

8. Number of persons in the household

The Waiting List will be maintained in accordance with the following guidelines:

1. The Pre-Application Card or Pre-Application will remain on file permanently.

2. All applicants will be maintained in the order of preference. Applications of equal preference will be maintained by date and time sequence.

B. Changes to Income or Household Composition

Once placed upon the Waiting List, applicants will be informed to notify Management when the following change occurs:

- Address and/or phone number
- Household composition
- Preference status
- Income

If an applicant's income changes to an amount which is no longer eligible, written notice will be given advising the applicant that: (1) they are not presently eligible; (2) the applicant could be eligible if the household income decreases, the number of household member changes, or the Income Limit changes; and (3) they may choose to remain or not remain on the Waiting List.

If an applicant's household composition changes resulting in a need for a different apartment size, Management will, upon notification by applicant, place the applicant on the appropriate Waiting List. Management's policy for handling changes in household composition are indicated below: (*check the one that applies*)

☐ Applicant will maintain the original application date. (*Note: Applicant will be placed on a new bedroom list according to the original application date)

☐ Applicant will receive a new application based on redetermination. (*Note: Applicant will be placed at the bottom of the new bedroom list.)

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C. Contacting Persons on the Waiting List

1. Applicants on the Waiting List will be contacted as follows:

   When a unit becomes or will become available within days, Management will select the next applicant who meets applicable preference criteria or whose name is chronologically at the top of the appropriate Waiting List. Management will contact the selected applicant utilizing the following procedure: (*i.e. certified mail, regular mail, telephone or other*.) Modifications will be made to reasonably accommodate persons with disabilities who request or require such modifications.

   Describe process:

   a. If Management does not receive a response within days, the applicant will forfeit the opportunity to apply for the offered unit: *(Check the one that applies)*

      ☐ and will be removed from the applicable Waiting List.

      ☐ but will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt to contact the applicant and will explain that if the applicant does not respond within days or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

      ☐ Other

   b. If Management receives a timely response but the applicant rejects the first offered unit, the applicant: (*Check the one that applies*)

      ☐ will be removed from the applicable Waiting List.

      ☐ will remain at the top of the applicable Waiting List. When a second unit becomes available, Management will again attempt

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to contact the applicant and will explain that if the applicant does not respond within days, or fails to accept the second unit, the applicant's name will be removed from the applicable Waiting List.

☐ (Other)

2. If after an interview has been scheduled, the applicant fails to attend or to contact Management to reschedule the interview, the policy regarding how applicants will be addressed is: (Indicate Management's policy below)

3. If applicable, SRN/811 Applicants: Management must request a referral of an applicant from IL Housing Search Wait List Manager (Emphasys).

   a. If Management does not receive a response within **5 business days** as stated in the SRN Agreement, the applicant will forfeit the opportunity to apply for the offered unit.

   b. Management will send an email to the Wait List Manager that the applicant did not respond and will remain on the IL Housing Search Pre-Screening, Assessment, Intake, and Referral (PAIR) Module Wait List.

D. Updating the Waiting List

1. The Waiting List will be updated at least one every twelve months in the following manner:

   ☐ A letter will be sent via regular/certified mail to each applicant on the Waiting List(s) (**Exhibit I**). The letter will include a Reply Card (**Exhibit J**) to be returned if the applicant is still interested in living at the Development. The applicant will be given days (excluding weekends and designated federal holidays) from the date the letter was mailed in which to respond. If no response is received, the applicant's Pre-Application Card will be removed from the Waiting List and a letter will be sent informing the applicant of this action. If the letter is returned with a forwarding

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address, it will be re-sent to the mailing address provided and a new response time as outlined above will begin.

☐ (Other)

2. After each of the Waiting List(s) is updated based upon the Reply Cards received, an acknowledgement letter (**Exhibit K**) ☐ will ☐ will not (Check the one that applies) be sent to each applicant. It is the applicant's responsibility to notify the Management office of any change in Address, Telephone Number or Telecommunications Device for the Deaf (TDD) number (if applicable).

3. If it is determined an applicant failed to respond to a Waiting List update due to a disability and as such, the applicant was either removed or lowered on the Waiting List, the applicant must be reinstated at the original place on the Waiting List.

E. Closing and Re-opening the Waiting List

1. Closing the Waiting List

The Waiting List for the Development will be closed when the following occurs:

i.

ii.

iii.

iv.

When Management decides to close the Waiting List, future applicants will be advised that the Waiting List is closed, and additional applicants will not be taken. Once Management decides to no longer accept applications, a notice to that effect will be published in the following publication(s):

i.

ii.

iii.

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iv.

The notice must state the reasons for Management's refusal to accept additional applications.

2. Re-opening the Waiting List

Prior to each re-opening of the Waiting List, a notice announcing the re-opening and providing information on the rules regarding how, when, and where to apply, will be placed in the advertisements/publications listed below:

Note: IHDA now requires all Tenant Selection Plans to include ILHousingSearch.org, a housing locator resource for marketing purposes. Include a screen shot of the "Property Profile" with the Tenant Selection Plan as evidence of enrollment.

The Waiting List will be re-opened once the following occurs:

i.

ii.

iii.

iv.

3. Affirmative Marketing Plan Requirements

Management will affirmatively market the Development in its outreach efforts during the re-opening of the Waiting List. Management will provide a copy of the Affirmative Fair Housing Marketing Plan to applicants upon request for review.

V. THE (INTERVIEW) SCREENING PROCESS

A. Application Requirements

The following information will be used to determine program eligibility for anyone who is seeking housing at the Development.

Live-in aides, new household members and police officers, security personnel or managers residing in HUD subsidized units will be subject to the same screening for drug abuse and other criminal activity applied to other applicants.

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1. The head of household must complete a written application certifying the accuracy of all information that is provided. The applicant will be provided with the appropriate disclosures concerning the Privacy Act (5 U.S.C. § 552a). In addition to providing applicant(s) the opportunity to complete applications at the Development, Management may also send out and receive applications by mail. Management shall accommodate persons with disabilities who, because of their disabilities, cannot utilize the Management's preferred application process by providing alternative methods of taking applications.

2. ☐ A credit report will be ordered.

   ☐ A credit report will not be ordered.

3. ☐ A criminal background search will be obtained.

   ☐ A criminal background search will not be obtained.

4. Verification of employment, income, bank accounts, and other assets, etc. is required as applicable for each applicant.

5. Verification of previous housing for years is required. This will include references from previous landlords. If applicable, it will also include verification for those who were homeowners or lived with parents or guardians. Applicants will not be rejected solely for a lack of rental history.

6. Verification of Social Security Numbers **for all members** of the household is required.

7. **Section 811 PRA ONLY** – All household member(s) 18 and older will be screened using the Enterprise Income Verification (EIV) Existing Tenant Search to determine if any household member is currently receiving rental assistance. The EIV & You Brochure further explains this requirement.

8. Other:

B. Home Visits

☐ Home Visits will be conducted to inspect the current dwelling of the applicant to determine that the housekeeping practices

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are acceptable. Details of this process are outlined in (**Exhibit L**). Home Visits will be conducted for all applicants who reside within miles of the Development. Home Visits will be conducted for every applicant household reaching the final stages of the approval process.

☐ Home Visits will not be conducted.

C. Completion of Application Process

All applications will be processed within thirty (30) days after the date of the applicant's initial interview or within five business days of receipt of all required documentation, whichever is later (*excluding weekends and designated federal holidays*).

VI. ELIGIBILITY REQUIREMENTS

A. Income

The annual gross income of the applicant(s) must be equal to or less than the Income Limit established by the applicable program's administrative rules for the appropriate household size.

B. Date of Birth

Dates of birth must be disclosed for all household members.

C. Social Security Numbers

The head of household/spouse/co-head must disclose Social Security Numbers (SSN) for all household members. An explanation of acceptable documentation is provided in Addendum 1.

*Note: For household members without a SSN living in properties that do not require tenants to be citizens, you should enter the 9-digit code "000-00-0000" in place of a SSN.

D. Student Eligibility Requirements (Tax Credit Only)

Households consisting entirely of full-time students are not eligible for Tax Credits unless the household is income eligible and one or more of the following exceptions applies to the household:

1. All members of the household are married (they do not need to be married to each other) and are entitled to file a joint return.

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2. The household consists of single parent(s) and their child/ren, and no other household member is a dependent of a third-party.

3. At least one member of the household receives assistance under Title IV of the Social Security Act (i.e. TANF).

4. At least one member of the household is participating in an officially sanctioned job training program.

5. At least one member of the household was formerly in foster care.

*Note: Full-time student status for the purpose of the LIHTC program include regular attendance at such facilities for five or more months during the calendar year in which the taxable year for the taxpayer begins.

In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

E. **Student Restrictions for HUD/HOME Programs**

A household is not eligible for occupancy if the household contains a full or part-time student at an institution of higher education and each of the following statements are true for the student:

1. Is under the age of 24
2. Is not a veteran of the United States military
3. Is unmarried (if married, the couple cannot live apart from each other)
4. Does not have a dependent child who resides with the household member at least 50% of the time.
5. Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005
6. Is not otherwise individually eligible or has parents who (individually or jointly) are not income-eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents
7. Not residing with parents who are receiving or applying for Section 8 assistance

VII. OCCUPANCY STANDARDS

The unit must have enough space to accommodate the household. Occupancy standards must comply with federal, state, and local occupancy standards, and/or laws in connection with occupancy requirements, fair housing, and civil rights laws, as well as landlord-tenant laws and zoning restrictions.

1. To determine the unit size for which a household may be eligible, the following will be counted as members of the household:

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a. Full-time household members
b. Unborn children
c. Children in the process of being adopted
d. Children whose custody is being determined
e. Foster children
f. Children temporarily in a foster home
g. Children in joint custody 50% of the year or more
h. Children away at school but home for recess
i. Live-in aides
j. Foster adults

The Occupancy Standards for the development are:

2. Upon request, an applicant or tenant may be placed on as many of the Development's Waiting List that the household size qualifies.

3. A household may be required to provide proof of custody of related or unrelated occupants to be considered for a change in unit size.

VIII. SECURITY DEPOSITS

If applicable, a security deposit equal to one month's total tenant payment or tenant rent will be collected. The security deposit must be paid upon signing the lease for the unit. The amount of the security deposit established at move-in does not change when a tenant's rent changes.

*__Note__: The Owner may collect the security deposit on an installment basis (HUD Handbook 4350.3, rev.1 Chapter 6, Section 2).

IX. REJECTION CRITERIA

The ability of the applicant to fulfill Lease obligations will be considered. An applicant may be rejected for one or more of the following reasons:

A. Insufficient/Inaccurate Information on Application

Refusing to cooperate fully in all aspects of the application process or supplying false information will be grounds for rejection.

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B. Credit and Financial Standing

1. Unsatisfactory history of meeting financial obligations (including, but not limited to timely payment of rent, outstanding judgements, or a history of late payment of bills) will be considered. If an applicant is rejected based on the credit report, they will be provided with the reasons for rejection and given the name of the credit bureau that performed the credit check. Applicants will also be given the name of the credit bureau that performed the credit check. Applicants will also be given two weeks to dispute any information on the credit report.

2. The inability to verify credit references may result in rejection of an applicant. Special circumstances will be considered in which credit has not been established (income, age, marital status, etc.) and lack of credit history will not cause an applicant to be rejected. In such circumstances, a person with a history of creditworthiness may be required to guarantee the Lease.

3. The applicant's financial inability to pay his/her monthly contribution toward the rent of the unit may be assessed. Ordinarily, the total of the applicant's monthly contributions plus other long-term obligations (payments extending more than twelve months) should be less than 50 % of their monthly gross income. Income ratios may be considered in the context of the applicant's credit and employment history and potential for increases in income.

C. Criminal Convictions/Current Drug Use

1. Applicants who fall into the following categories <u>will</u> be rejected:

    a. any household in which any member uses marijuana, or whose use of marijuana, or current addiction to or engagement in the illegal use of a controlled substance interferes with the health, safety or right to peaceful enjoyment of the premises by other residents will be denied admission and, if an occupant, will be subject to termination of tenancy. ***See note at the bottom of this paragraph**.

    b. any household containing a member(s) who was evicted in the last three years from housing for drug-related criminal activity. Exception: if the evicted household member has successfully completed an approved supervised drug rehabilitation or the circumstances leading to the eviction no longer exist (e.g. the household member no longer resides with the applicant household).

    c. any household member that is subject to a state sex offender lifetime requirement. In order to comply with this provision, a criminal

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background check will be conducted on all applicants over the age of 18 that includes a check of all state sex offender registration program lists, or a national registration list that includes the information from all states.

d. any household member for whom there is a reasonable cause to believe that the member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other tenants. The screening standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

2. Applicants who fall into the following categories may be rejected. In addition, if other persons that will be living in the unit fall into these categories, the applicant may be rejected.

   The Owner shall ensure that the relevant "reasonable" time- period is uniformly applied to all applicants in a non-discriminatory manner and in accordance with applicable local fair housing and civil rights laws.

   a. criminal convictions that involved physical violence to persons or property or endangered the health and safety of other persons within the last 10 year(s).

   b. criminal convictions in connection with the manufacture or distribution of a controlled substance within the last 10 year(s); or

   c. Other:

***Note:** Developments with federal funding must adhere to the 2014 HUD Memorandum for Multifamily Assisted Properties titled, Use of Marijuana in Multifamily Assisted Properties, which "categorizes marijuana as a Schedule 1 substance and therefore the manufacture, distribution, or possession of marijuana is a federal criminal offense. Because the CSA prohibits all forms of marijuana use, the use of "medical marijuana" is illegal under federal law even if is permitted under state law."

D. Household Characteristics

Household size or household characteristics were not appropriate for the specific type of unit available at the time of application.

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E. Unsanitary Housekeeping

☐ Housekeeping will be considered because Home Visits are conducted. Housekeeping criteria is not intended to exclude households whose housekeeping is only superficially unclean or disorderly if such conditions do not appear to affect the health, safety, or welfare of other tenants.

☐ Housekeeping will not be considered because Home Visits are not conducted.

F. Exception to Rejection Criteria

The Development has adapted the following policy regarding Extenuating Circumstances:

Extenuating circumstances will be considered in cases when applicants would normally be rejected. The applicants will have to provide in writing, the circumstances under which they would be considered an acceptable tenant in the future.

If the applicant is a person with disabilities, Management must consider extenuating circumstances in matters involving Reasonable Accommodation.

Note: Additional references include the Guidance for PHA's and Owners of Federally Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions, HUD Notice H-2015-10 dated November 2, 2015. Additionally, HUD Memo dated April 4, 2016, Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate Related Transactions.

X. REJECTION PROCEDURES

A. Written Notification

Each rejected applicant will be promptly notified in writing of the reason(s) for rejection (Exhibit M). This notice will advise the applicant that they may, within 14 days of receipt of the notice (excluding weekends and designated federal holidays), respond in writing or request to meet with Management to discuss the notice.

B. Review of Rejected Applications

Meeting with the applicant or review of the applicant's written response will be conducted by a member of Management's staff who did not participate

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in the initial decision to reject the applicant.

If the applicant appeals the rejection, the applicant will be given a final written decision from Management within five-days (*excluding weekends and designated federal holidays)* of the applicant's written response if it does not change the outcome of the rejection. If the response needs further discussion, a meeting will be scheduled, and the applicant will be notified within five-days. If the decision is reversed, the applicant will be offered a suitable vacant unit. If no such unit is available, the applicant will be offered the next appropriate unit.

XI. SPECIAL OCCUPANCY CATEGORIES

Applicants will be interviewed and processed as authorized in Sections V through VIII, with exceptions made as follows:

A. Persons with Disabilities

An applicant with disabilities will be given priority for an accessible unit if such applicant deems that this type of unit is appropriate for their household.

If the household determines that the accessible unit is not appropriate for the household's needs, the household's name will be returned to its place on the Development's Waiting List, as applicable.

XII. AMENDING THE TENANT SELECTION PLAN

This Plan may be amended only with the prior written approval of the Illinois Housing Development Authority.

XIII. CERTIFICATION

By signing this Plan, Management certifies that the contents of this Plan will be followed as written, and that no other Tenant Selection Plan has been executed for the Development at this time, or will be executed in the future without written approval from the Illinois Housing Development Authority.

Counterparts and Electronic Signatures. This Plan may be executed in counterparts, each of which shall be deemed an original, and all which together shall constitute one and the same instrument. A signed copy of this Plan transmitted by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Plan.

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This Plan is acknowledged and agreed to.

MANAGEMENT:

Organization Name:

Signature:

Print Name:

Title:

Dated:

OWNER:

Organization Name:

Signature:

Print Name:

Title:

Dated:

This Plan has been reviewed by IHDA as of this day of , 20 .

ILLINOIS HOUSING DEVELOPMENT AUTHORITY:

Signature:

Print Name:

Title:

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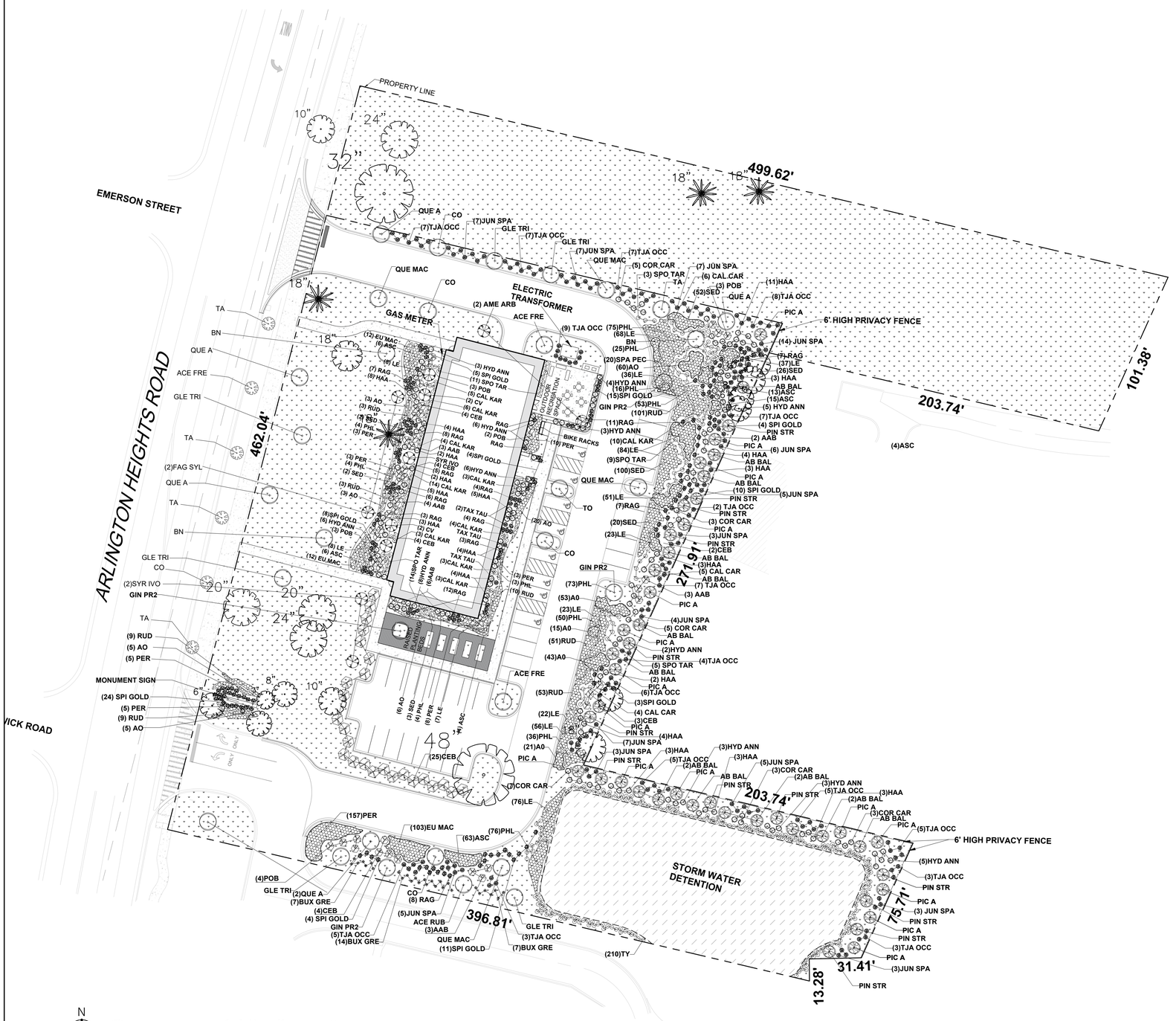

NOTE: SEE CIVIL DRAWINGS FOR SITE INFORMATION AND DETAILS

REPLACEMENT TREES

SIZE OF EXISTING TREES TO BE REMOVED (DIAMETER IN INCHES)	NUMBER OF REPLACEMENT TREES
0 @ 36" OR GREATER	0
4 @ 30" - 35"	28
1 @ 26" - 29"	7
9 @ 20" - 25"	45
8 @ 13" - 19"	32
42 @ 8" - 12"	126
23 @ 3" - 7"	46
TOTAL 87 TREES	TOTAL 284

LANDSCAPE SCHEDULE

SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EXISTING TREES TO REMAIN					
XX	ETR-DECIDUOUS	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			52
XX	ETR-EVERGREEN	PENDING TREE CONDITION SURVEY AND APPROVAL OF VILLAGE ARBORIST			7
				TOTAL	284
NEW SHADE TREES					
	TA	TILIA AMERICANA	LINDEN	4" CALIPER	2
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		2
	ACE RUB	ACER RUBRUM	RED MAPLE		1
	GLE TRI	GLEDITSIA TRIACANTHOS	THORNLESS HONEY LOCUST		6
	CO	CELTIS OCCIDENTALIS	HACKBERRY		3
	BN	BETULA NIGRA	RIVER BIRCH		3
	QUE A	QUERCUS ALBA	WHITE OAK		6
	QUE MAC	QUERCUS MACROCARPA	BURR OAK		4
	GIN PR2	GINKGO BILOBA 'PRINCETON SENTRY'	'PRINCETON SENTRY' GINKGO		4
NEW EVERGREEN TREES					
	PIC A	PICEA ABIES	NORWAY SPRUCE	8' MIN. HEIGHT	16
	PIN STR	PINUS STROBUS	EASTERN WHITE PINE		13
	AB BAL	ABIES BALSAMEA	BALSAM FIR		12
NEW ORNAMENTAL TREES					
	AME ARB	AMELANCHIER ARBOREA	SERVICEBERRY	3" CALIPER, 8' MIN. HEIGHT @ PLANTING	2
	CV	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN		4
	SYR IVO	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC		3
	FAG SYL	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH		2
NEW PARKWAY TREES					
	TA	TILIA AMERICANA	LINDEN	2 ½" CALIPER	4
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE		1
	CO	CELTIS OCCIDENTALIS	HACKBERRY		1
NEW DECIDUOUS SHRUBS					
LARGE	CEB	CEPHALANTHUS OCC. 'BAILOPTICS'	FIBER OPTICS BUTTONBUSH	24" HT.	46
	POB	PYHSOCARPUS OPUL. 'DIABOLO'	DIABOLO NINEBARK	24" HT.	15
	AAB	ARONIA ARBUT. 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	24" HT.	21
MEDIUM	COR CAR	CORNUS SERICEA 'CARDINAL'	RED TWIG DOGWOOD	24" HT.	26
	HAA	HYDRANGEA PANNICULATA	LITTLE QUICK FIRE HYDRANGEA	24" HT.	76
	HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24" HT.	54
LOW	SPI GOLD	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	24" HT.	88
	RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" W.	87
EVERGREEN SHRUBS					
	JUN SPA	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	18" MIN. HT. @ PLANTING	79
	TJA OCC	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	6' MIN. HT.	93
	BUX GRE	BUXUS SEMPERVIRENS X SINICA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	12" MIN. HT.	28
GRASSES					
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL. @ 24" OC	55
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA'	PRAIRIE DROPSEED		42
	SPA PEC	SPARTINA PECTINATA	CORDGRASS		20
	TY	TYPHA	CATTAILS		210
PERENNIALS					
	AO	ASTER OBLONGIFOLIUS	AROMATIC ASTER	1 QT. @ 18" OC	234
	RUD	RUDBECKIA	BLACK-EYED SUSAN		239
	PER	PEROVSKIA ATRIPLICFOLIA	RUSSIAN SAGE		194
	PHL	PHLOX PANICULATA	GARDEN PHLOX		346
	EU MAC	EUTROCHIUM MACULATUM	JOE PYE WEED		127
	ASC	ASCLEPIUS	NATIVE MILKWEED		91
	LE	LOBELIA ERINUS	EDGING LOBELIA		492
	SED	SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP		205
	TURF GRASS SEED MIX				
	MESIC GRASS				
GENERAL NOTE	ALL NEW AND EXISTING TREES WILL GET A 3' MULCH BED				

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Aurora
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FULLCIRCLE communities

Grace Terrace
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS, 60005

LANDSCAPE PLAN

JOB NUMBER 20-410

DATE 10.31.2023

REVISIONS:

ZONING SUBMITTAL 10.31.23

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Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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October 21, 2021

Mr. Jordan Bartle
Ms. Estefany Noria
Full Circle Communities, Inc.
310 S. Peoria Street, Suite 500
Chicago, IL 60607

Dear Jordan and Estefany:

Valerie S. Kretchmer Associates (VSKA) is pleased to submit this market update letter for Arlington Heights PSH, a permanent supportive housing development in Arlington Heights, IL. Our firm prepared a full market study for this project that is dated October 28,2020. Since this market study is more than 9 months old, we prepared this update letter.

Market conditions have not changed since last year's market study. As such, we continue to recommend that this project be approved.

Thank you for the opportunity to work on this for you.

Sincerely,

Valerie Sandler Kretchmer

Valerie S. Kretchmer
President

Kretchmer Associates

Project Description and Changes from the 2020 Market Study

The site at 1519-1625 S. Arlington Heights Road and the surroundings have not changed since the full market study. The number of units is now 25 instead of 31. As such, the density is reduced from 8 to 6.4 units per acre.

The development now has a commitment from the Housing Authority of Cook County for project-based vouchers for all 25 units, 10 more than initially proposed. This will improve affordability and marketability. The target population has not changed.

The unit sizes have changed slightly. The one-bedrooms are now 9 square feet larger, while the two-bedrooms are 15 square feet smaller. The units remain reasonably sized and the change does not affect marketability.

The revised unit mix and rents are shown below.

Table 1

ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING UNIT MIX

Unit Type	# of Units	Unit Size (SF)	Rent
1 Bedroom/1 Bath	20		
30% AMI (PBV)	19	677	30% of income*
50% AMI (PBV)	1	677	30% of income*
2 Bedrooms/1 Bath	5		
30% AMI (PBV)	3	810	30% of income*
50% AMI (PBV)	2	810	30% of income*
TOTAL	25		

* Contract rent: 1 BR - $1,255; 2 BR - $1,440
The landlord pays for all utilities.

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Market Conditions

VSKA contacted the affordable PSH properties in the Market Area (MA), which include PhilHaven, Heart's Place, Myers Place, Midtown Crossing, and Illinois Accessible Housing Initiative. PhilHaven, Heart's Place and Myers Place are fully occupied with closed waiting lists. Midtown Crossing is 90% occupied but has approximately 20 names on its waiting list. Three units are undergoing minor maintenance and are vacant until November or December. When the units are ready, they will be filled from the wait list. We were unable to reach anyone at Illinois Accessible Housing Initiative, but it only has 7 units.

In addition, we contacted Spruce Village, a 45-unit development near, but outside of the MA in Palatine. It was completed in 2020 and is fully occupied with a wait list of approximately 50.

All of these properties have deep subsidies so that tenants pay 30% of their income in rent. Arlington Heights PSH will be similarly affordable.

Table 2 on the following pages provides updated information on the competitive properties.

In addition, VSKA contacted planners at the municipalities in the MA to see if there are any planned PSH projects. In Arlington Heights, the Village and IHDA approved development of 310 Arlington Heights at 310 Rand Road, a 40-unit affordable building by the Housing Trust Group. The property will have one and two-bedrooms at 30% and 60% AMI, 8 of which will be SRN units at 30% AMI. These will be competitive with Arlington Heights PSH.

At this time there are no other affordable properties approved or planned targeted to the disabled population in any of the other MA communities.

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Table 2
ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING COMPARABLE PROPERTIES
October 2021

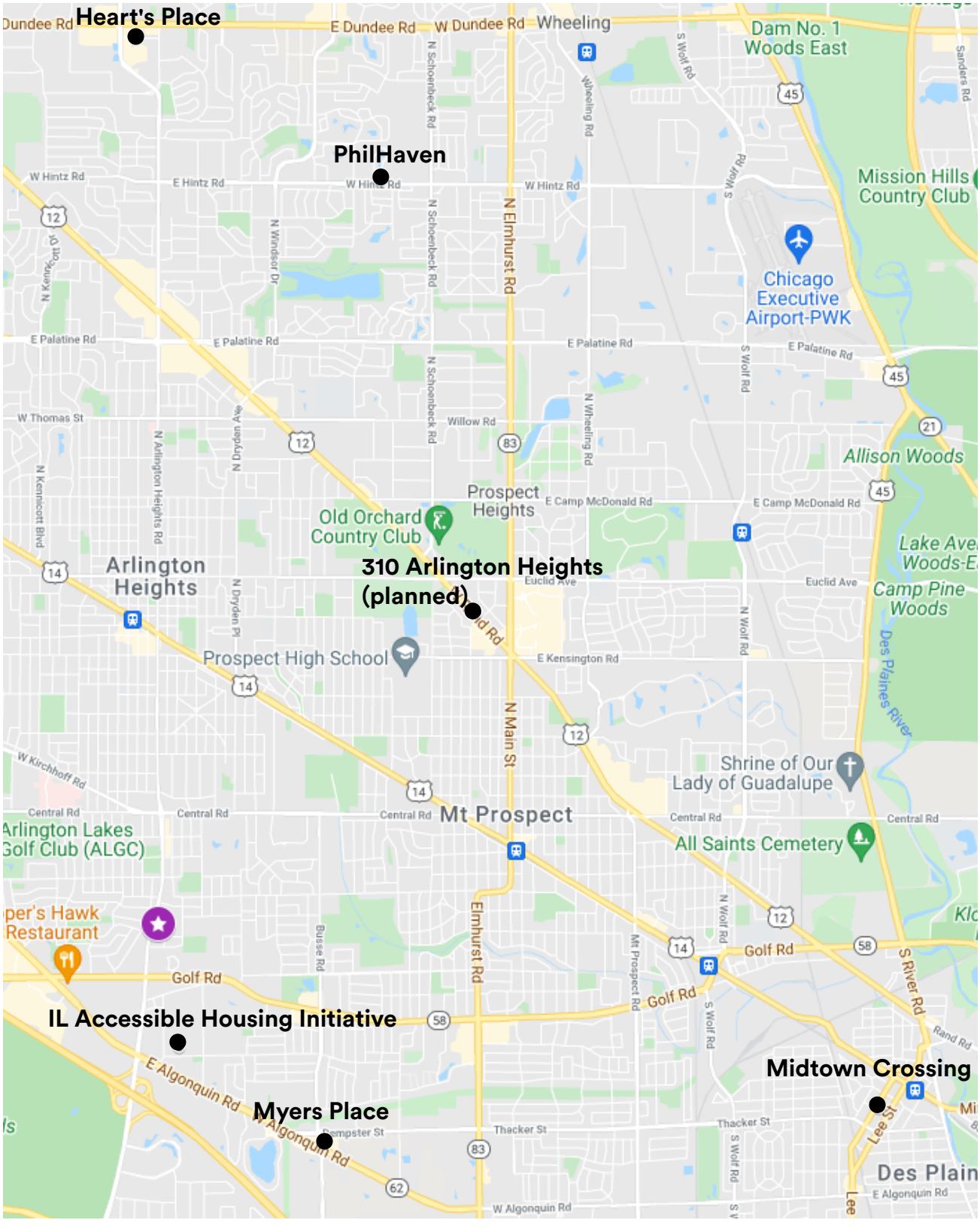
Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy	Building Details
Subject Property								
Arlington Heights PSH	Planned	25					NA	**Building:** New construction. 3-story elevator building with on-site supportive services by Anixter Center. All units covered by project-based vouchers from HACC. **Unit features:** Stove, refrigerator, microwave, A/C. Wide doors and halls, accessible counters, roll-under sinks, and other accessbility features. 30% accessible or adaptable; rest with grab bar blocking. **Rent includes:** All utilities included. **Amenities:** Barrier-free community room, computer lab, library, and laundry room with accessible machines. **Wait list:** In partnership with North-Northwest Suburban Task Force on Supportive Housing, draws on extensive experience connecting people with needed PSH.
1519-1531 S Arlington Heights Road		19	1/1 30% AMI PBV	30% of income	677	NA		
Arlington Heights		1	1/1 50% AMI PBV		677	NA		
		3	2/1 30% AMI PBV		810	NA		
		2	2/1 50% AMI PBV		810	NA		
				Contract Rents				
			1/1	$1,255				
			2/1	1,440				
Permanent Supportive Housing in the Market Area								
Heart's Place								
120 E Boeger Drive	2019	18					100%	**Building:** Attractive 2-story stone and wood siding building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. 50% AMI. Residents must be disabled and need supports. Other financing includes LIHTCs and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, and microwave. A/C. **Rent includes:** All utilities included. **Amenities:** Community room, laundry. Broadly targeted on-site services coordinated by HODC. **Wait list:** Site-specific list with 100+ names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Arlington Heights		10	1/1	30% of income	665	NA		
847-258-4688		8	2/1		829	NA		
773-736-1244								

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy	Building Details
PhilHaven 2418 Hintz Road Wheeling 224-607-3506 224-607-3503 773-736-1244	2017	50 31 13 6	 1/1 2/1 3/2	30% of income	 726 930 1,128	 NA NA NA	100%	**Building:** Attractive 3-story brick and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs, CDBG, and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, microwave, and kitchen island with sink. A/C. Furnishings include couch, armchair, lamp, coffee table, dining set, kitchen chairs, bed(s), dresser(s), and side table(s). Some have bath grab bars and handheld shower head. **Rent includes:** All utilities included. **Amenities:** Community room with kitchenette, fitness center, laundry, computer area with printer, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Very lengthy site-specific list administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Myers Place 1585 Dempster Street Mount Prospect 847-850-0511 773-736-1244	2013	39	 Studio 1/1	30% of income	 530 640	 NA NA	100%	**Building:** Attractive 4-story brick, concrete, and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs and CDBG. Ground floor commercial space. **Unit features:** Furnished. Stove, refrigerator, dishwasher, microwave, and breakfast bar. A/C. **Rent includes:** All utilities included. **Amenities:** Community room with kitchen, computer area with printer, fitness center, laundry rooms, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Site-specific list with 150 names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy	Building Details
Midtown Crossing 751 Graceland Des Plaines 847-328-6633	2017	33 7 26	 1/1 30% AMI 1/1 50% AMI	 NA NA	 650 650	 NA NA	90%	**Building:** Attractive contemporary 4-story brick and panel building managed by Over The Rainbow, which specializes in housing for people with disabilities. Barrier free. Residents must be disabled. LIHTC, possibly with additional deep subsidies. **Unit features:** All units fully accessible, including one-bedrooms designed for wheelchair users. **Rent includes:** NA (assume all utilities). **Amenities:** NA **Wait list:** Approx 20 names on wait list. 3 units are undergoing minor maintenance, empty till Nov-Dec but will select from wait list to occupy.
Illinois Accessible Housing Initiative 2226 S Goebbert Road Arlington Heights 773-408-9712	NA	7	NA	NA	NA	NA	NA	**Building:** Affordable PSH units in a 50-unit condo building set aside for Colbert class members. Access Living may have made referrals, though they do not work directly in NW suburbs. **Unit features:** 100% accessible. **Rent includes:** NA **Amenities:** NA **Wait list:** Manager did not respond to multiple inquiries.
PSH Near but Outside the Market Area								
Spruce Village 498 Spruce Drive Palatine 847-564-2900	2020	45 17 28	 Studio 1/1	 30% of income	 300 500	 NA NA	100%	**Building:** New construction PSH building with services coordinated by HODC (optional but available to all residents). All units have project based rental assistance. **Unit features:** Stove, refrigerator, camera entry. 5 fully accessible and 10 adaptable. **Rent includes:** All utilities included. **Amenities:** Large community room, laundry, and TV lounge. **Wait list:** Since opening, list has shortened, and is approx. 50 people.

NA: Not available
Source: Kretchmer Associates

Arlington Heights Supportive Housing Comparable Properties



Source: Kretchmer Associates

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PSH Need

VSKA obtained updated information on SRN need. The SRN Communities of Demand listing shows a desire for 304 units in Arlington Heights. In addition, 1,066 SRN units are desired in Des Plaines, Mount Prospect, Rolling Meadows, and Wheeling in total. This is lower than the number in 2020, but still 55 times the number of units proposed at Arlington Heights PSH. We contacted Jeri Bond, SRN Wait List Manager at the Illinois Department of Human Services for the SRN Wait List multiple times, but did not receive the requested information in time for this letter. Last year the PAIR list had 183 names in Arlington Heights and 762 more in surrounding communities that are entirely or mostly within the Market Area. Even if the list is shorter now, the need is well beyond the number proposed here.

Market Penetration and Absorption

The addition of the proposed 25 units at Arlington Heights PSH and the 8 SRN units at Arlington 310 will result in an increase in the market penetration rate from the current 12.2% of those 18-64 with a disability and income under $45,000 to 17.4% by 2025. This is the approximate 4-person maximum income at 50% AMI ($46,600 in 2021). This is a very reasonable rate.

The property's capture rate is only 2.4% of those 18-64 with a disability and income under $45,000. This is very low. We also calculated the capture rate for the 22 units at 30% AMI of the eligible households with incomes less than $25,000. This rate is also low at 5.0%. Table 3 on the following page shows the calculations.

Arlington Heights PSH is expected to have a very large number of interested residents with a waiting list far in excess of the 25 units when it is ready to open. However, given the longer SRN administrative process, lease-up is expected to take anywhere from 3-5 months to reach 95% occupancy (24 units) at a rate of 5-8 units per month.

Conclusions

There continues to be a great need for permanent supportive housing in the Arlington Heights MA. Existing properties have very long wait lists. The proposed site is highly visible along a major road, and is close to shopping and services. With all units covered by project-based vouchers, it will be affordable to the target population. As such, we recommend that this project be approved as is.

Kretchmer Associates

Table 3

ARLINGTON HEIGHTS PSH CAPTURE AND PENETRATION ANALYSIS

	2020	2025
Percent of MA Population 18-64 with a Disability	7.8%	7.8%
Arlington Heights PSH Proposed Units		25
Units with Project Based Rental Assistance or at 30% AMI		22
Units with Project Based Rental Assistance or at 50% AMI		3
MA Households < Age 65 by Income with a Disabled HH Member and Income < $45,000	1,209	1,036
...With Income < $25,000	520	439
...$25,000-$34,999	350	303
...$35,000-$44,999	339	294
Project Capture Rate of MA Population < 65 with a Disability and Income < $45,000		2.4%
30% AMI Units' Capture Rate of Households < $25,000		5.0%
Number of Market Area Permanent Supportive Units	147	180
Penetration Rate of Market Area Permanent Supportive Housing Units and Arlington Heights PSH of Households < 65 with a Disability and Income <$45,000	12.2%	17.4%

Source: Kretchmer Associates based on projections from Esri and disability estimates for persons ages 18-64 in the 2014-2018 American Community Survey

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REAL ESTATE AND PLANNING CONSULTING

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Arlington Heights Permanent Supportive Housing Site and Market Study

DATE

October 2020

PRODUCED FOR

Full Circle Communities

Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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October 28, 2020

Jordan Bartle
Estefany Noria
Full Circle Communities
310 S Peoria Street, Suite 500
Chicago, IL 60607

Dear Jordan and Estefany:

Kretchmer Associates (VSKA) is pleased to submit the attached market study for Arlington Heights Permanent Supportive Housing (PSH) in Arlington Heights, IL, a facility for people of any age in need of affordable supportive housing. The property will be geared to serve those with incomes less than 30%, 50%, and 60% of the AMI and will ensure affordability using project-based rental assistance and proactive marketing through care and housing networks locally and in the region.

The proposed location and design will be viewed favorably, and the market can support more than the number of units planned. Based on demographics, wait lists, and commentary from service providers and PSH developers, there is a great deal of demand in this market for affordable supportive housing.

VSKA certifies that no undue pressure or collusion with Full Circle Communities or representatives of the organization exists in the determination of the study. All information and procedures used to establish the study were from factual data and prepared in a professional manner. I certify that there is no identity of interest between Kretchmer Associates staff and any member of the development team.

Thank you for the opportunity to work on this assignment for you.

Sincerely

Valerie Sandler Kretchmer
President

Kretchmer Associates

REAL ESTATE AND PLANNING CONSULTING

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DEVELOPMENT PROGRAM

A. Developer

Full Circle Communities
310 S Peoria Street
Chicago, Il 60607

B. Project Description

New construction. 3-story, 31-unit building designed for extremely low-, very low-, and low-income households. Seven units will be set aside for the Statewide Referral Network (SRN). Fifteen total units, including those for the SRN, will have Project Based Rental Assistance provided it is approved in the form of Section 811 or LTOS. All apartments will be affordable due to IHDA Permanent Supportive Housing (PSH) funding. There will be no age restrictions.

C. Location

1519-1625 South Arlington Heights Road, Arlington Heights, IL. It is approximately 22 miles northwest of Downtown Chicago. The property is in Cook County Census tract 8051.09, which is not a HUD Qualified Census Tract.

D. Site Description

3.88 acres of vacant land. The site is flat and fully covered with grass, trees, and shrubs in a moderately dense suburban area.

E. Buildings

A new 3-story elevator building certified by Energy Star or Enterprise Green Communities will be built. The design is very appropriate for the target tenancy, is contextual, and is appropriate for the market. It will also include administrative space for the Anixter Center providing on-site supportive services and offices for property management and maintenance staff.

F. Apartment Details

The unit mix and rents are shown on the following page. All utilities are included in the rent. All will have universal design features above and beyond what is required by code. Beyond that, 10% of units will be Accessible (Type A), 20% will be Adaptable, and the rest will be Type B, which will not have accessibility features installed but will have blocking for grab bars.

The unit mix and sizes at Arlington Heights PSH will be well-suited to the targeted tenant base and to the Permanent Supportive Housing need in northwest suburban Cook County. Overall, the unit mix is comparable to the market.

The units are smaller than one but similarly sized to two of the other most comparable properties and are reasonably sized.

All units at competitive properties appear to have project-based deep subsidies, so those are theoretically more affordable than the units at the subject property with flat rents; however, these rents are still reasonable at each AMI level. The developer will also market these units to people with individual subsidies such

as Housing Choice Vouchers. Units at the subject with some form of deep subsidy are equally affordable as the other options in the market. Overall, affordability is comparable to competitors.

G. In-Unit Amenities

Units will have a stove, refrigerator, range hood, microwave, and air conditioning. Doors and hallways will accommodate a wider turning radius for wheelchairs and motorized transports. Accessible counters, shallow shelves, roll-under sinks and prep spaces, and rocker switches and outlets will be provided in accessible units. Some bathrooms will have roll-in showers.

The overall amenities package is similar to other options for people with disabilities, as they are all supportive housing properties. Compared to average affordable housing or market-rate apartments, they are superior. For a tenant without an absolute need for these features, they are still a benefit.

H. Development Amenities

Elevator, barrier-free community room, computer lab, library, laundry room with accessible machines (pay), on-site management, and supportive services provided by Anixter Center. These amenities are superior to other recent PSH properties in the market area and are superior for people with disabilities to non-PSH affordable housing.

I. Construction

Wood frame with masonry veneer, trimmed in metal cladding and fiber cement. Landscaping to meet local building code.

J. Parking

The number of parking spaces will be adequate for the number of units.

K. Zoning

Multiple lots are currently a mix of O-T, R-1, and I. A zoning change will be required and pursued once public funding is approved.

L. Density

8 units per acre. This is appropriate for this location.

M. Service Provision

Serving people with a disability from a range of referral sources, including but not limited to veterans, young adults aging out of the DCFS system (both with a preference), those with impaired or altered mobility, and people with intellectual, developmental, or mental health disabilities. Partnering with the Anixter Center for this purpose. Services available to all residents but not required.

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Table 1

ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING UNIT MIX

Unit Type	# of Units	Unit Size (SF)	Rent
1 Bedroom/1 Bath	26	668	
30% AMI (PBRA)	8	668	30% of income*
30% AMI (SRN/PBRA)	5	668	30% of income*
50% AMI	4	668	$810
60% AMI	9	668	$971
2 Bedrooms/1 Bath	5	825	
30% AMI	1	825	$584
30% AMI (SRN/PBRA)	2	825	30% of income*
60% AMI	2	825	$1,166
TOTAL	**31**		

* Contract rents: 1 bedroom - $1,023, 2 bedroom - $1,228

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FIELD OBSERVATIONS

Access

The proposed development is located on the east side of Arlington Heights Road, the major north-south arterial through the village. The site is only one mile north of I-90 and 1.8 miles south of downtown Arlington Heights. Access into the site will be from Arlington Heights Road. The site is served by two Pace buses, which provide service to the Metra station in downtown Arlington Heights. Golf Road, an east-west arterial, is only 0.3 miles south of the site and provides excellent east-west access through the northwest suburbs. It also has a concentration of retail stores and restaurants at the intersection of Arlington Heights Road, including Walgreens and Jewel-Osco. Residents will find this an easy walk as there are sidewalks along Arlington Heights Road.

Marketability

The site is highly visible along Arlington Heights Road. There is consistent strong traffic along the road without rising to the level of a nuisance. Noise is within reasonable levels. While Arlington Heights Road has some commercial uses, attractive single-family neighborhoods are directly across the street to the west and adjacent to the rear of the site on the east. As such, the site should be very marketable to the target population.

The subject building will offer Permanent Supportive Housing and units reaching the highest standards of accessibility. Referrals will come from service providers, the local Continuum of Care, and the State Referral Network. Full Circle also has an excellent reputation among those serving the community of people with disabilities. These factors will make the property highly marketable.

Adjacent Land Use

Immediately north of the subject site is a vacant 5-acre parcel currently for sale. To the south is a memory care facility for seniors, The Reserve at Arlington Heights. To both the east and west are attractive single-family neighborhoods. There are no negative uses adjacent to or near the site.

Neighborhood Description

The neighborhood has a combination of commercial uses along Arlington Heights Road, including the senior living facility, a small church, several medical office buildings, a condominium building, and retail uses at Golf and Arlington Heights roads. The nearby side streets are well-established single-family detached neighborhoods, very well maintained and attractive. Community parks are within a few blocks of the site to the east and west.

Public Safety

According to the Illinois State Police, there were 633 crimes reported in Arlington Heights throughout 2019, 8.4 crimes per 1,000 people. Of these, only 33 (5.2%) were violent crimes. The remaining crimes involved property. This crime rate is below average among the surrounding communities of Buffalo Grove, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling. Rates in these communities range from 6-12 per 1,000 people. Rates of violent crime in all these communities is low, but Arlington Heights has the second lowest rate, higher than only Buffalo Grove's. Arlington Heights and its neighbors are all very safe communities, with Arlington Heights being similarly safe despite being the largest by 15,000+ people.

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Risk Level for Lead Exposure

The proposed site is not located in a ZIP Code on the Illinois Department of Public Health list of high lead risk for pediatric blood poisoning.

Community Stability

The proposed project meets the FHLB definition of an infill project. The site is bounded on three sides by lots with existing uses in an established neighborhood. The site to the north is currently for sale and may be developed. The development will have a positive impact on the community, providing an attractive building on an otherwise vacant lot. Photographs of adjacent uses are in the Appendix.

Area Amenities and Services

The proposed development site is located near a variety of neighborhood amenities, shopping, and services. Table 2 at the end of this section, followed by a map, shows the distance of these amenities and services to the site.

There are no negative land uses within 0.25 miles of the site.

Shopping and Services

The nearest retail is in a shopping center on Golf Road 0.3 miles southeast of the Arlington Heights PSH site. It has predominantly services such as Curl Up & Relax Salon, Great Cuts, and Studio Salons, but also has Posh Kids Resale.

Dollar Tree is 0.4 miles southwest of the site on Golf Road. Goodwill is 0.75 miles southwest on Algonquin Road. Lowe's is also 0.8 miles from the site in this direction on Algonquin Road, with Meijer and Walmart slightly farther at 1-1.1 miles from the site.

Residents will be able to meet most of their shopping needs in proximity.

Grocery Stores

The Arlington Heights PSH site is very well served by grocery stores. The nearest is Valli Produce, a large supermarket located 0.3 miles southeast of the site on Golf Road. ALDI is also located in this vicinity. Jewel-Osco is also 0.3 miles away southwest of the site on Arlington Heights Road just north of Golf. Meijer and Walmart are also supermarkets with extensive groceries.

Restaurants

In addition to personal services, the shopping center on Golf Road 0.3 miles southeast of the site has several restaurants, including San Korean Cuisine, Burger Baron II, DoReMi Restaurant & Karaoke, CocoLunch, and Elly's Pancake House.

Several more restaurants are 0.9 miles southwest of the site on Golf Road: Starbucks, Panda Express, Buona Beef, MingHin Cuisine, Panera Bread, Arby's, Chipotle, Noodles and Company, Jimmy John's, and Pita Pita Mediterranean Grill.

Pharmacies

The nearest pharmacy is in Jewel-Osco, while Walgreens is also 0.3 miles from the site to the south at Golf and Arlington Heights Roads. Meijer and Walmart also have pharmacies.

Banks

The nearest bank is Chase, 0.3 miles south of the site on Golf Road. PNC is near Walgreens, also 0.3 miles south. Bank of America is near Goodwill 0.75 miles southwest.

Parks and Recreation

Prairie Park is the nearest park on Belmont Avenue 0.25 miles southeast of the Arlington Heights PSH site. It has a shaded playground area, basketball courts, baseball, and soccer. Carefree Park is 0.3 miles northeast. It features open space with mature trees, tennis and roller hockey courts, basketball, soccer, and a playground. Heritage Park is 0.4 miles

west on Victoria Lane. It has a community center with classrooms, offices, and meeting rooms, a sled hill and ice rinks, a pool, a gym, a walking path, a playground, and other courts and ball fields.

Libraries

Mount Prospect Public Library South Branch is 1.75 miles southeast at Algonquin and Busse Roads. Arlington Heights Memorial Library is 2.2 miles north of the site on Dunton Avenue, 2 blocks west of Arlington Heights Road.

Education, Pre-School, and Day Care

IllinoisReportCard.com provides the current assessment of the MA schools and districts for 2018-2019. The Arlington Heights PSH MA's school districts are CCSD 59 (K-8) and Township HSD 214 (9-12). Two schools in these are considered "Exemplary" according to the State's "summative designation", 19 (83%) are Commendable, and only 2 are Targeted. Any students who may live at the property will attend Forest View Elementary (K-5), Holmes Junior High (6-8), or Rolling Meadows High School (9-12). In the 14 adjacent suburban districts 99% of schools are Exemplary or Commendable.

Two of these schools are within 1 mile of the site. Forest View Elementary is 0.7 miles east, and Holmes Junior High is in the same vicinity. Another elementary school, Juliette Low, is nearer at 0.3 miles west. For adults, Roosevelt University – Arlington Heights is 0.8 miles southeast of the site.

The nearest preschool is The Early Learning Center 0.75 miles southeast of the site, part of CCSD 59. This is a state-of-the-art facility with grant- and special-education based offerings for eligible children in addition to typical tuition-based programming.

Health and Medical Facilities

Arlington Heights PSH residents will be near multiple medical services. Northwest Gastroenterology Group is 0.1 miles north on Arlington Heights Road. Progressive Physical Therapy, Comprehensive Pediatric Care, and Advent Neurology are 0.6 miles southeast, with Advocate Medical Group Primary Care in the same vicinity. Family Dentistry of Arlington Heights is 0.6 miles north on Arlington Heights Road.

The nearest hospital is NCH Northwest Community Hospital, which is 1 mile northwest. It has an emergency department.

Houses of Worship

The nearest house of worship is Zion Christian Church, which is just 0.2 miles southwest of the site. Schaumburg Korean Seventh-Day Adventist Church is 0.4 miles southwest, St. Cecilia's Church is 0.6 miles southeast, and The Great Love Presbyterian Church is 0.7 miles in the same direction.

Social Services and Job Training

An Illinois Division of Rehabilitation Services office is located 0.7 miles southwest of the site. This is important for people with serious disabilities. A North Suburban Cook County American Job Center is 0.9 miles southwest.

Transportation

Two public bus routes serve the Arlington Heights PSH site. Pace Bus 208 – Golf Road stops at Golf and Arlington Heights Roads 0.3 miles south of the site. It provides daily fixed route service between Evanston and Schaumburg. The Pace Arlington Heights-Rolling Meadows On Demand route stops on Arlington Heights Road at the site and provides service within the area bounded by Euclid, Arlington Heights Road, I-90/Golf Road, and US-53. Reservations can be made online or by phone at least one hour in advance. Paratransit is also available for people who qualify.

Uber and Lyft serve the area.

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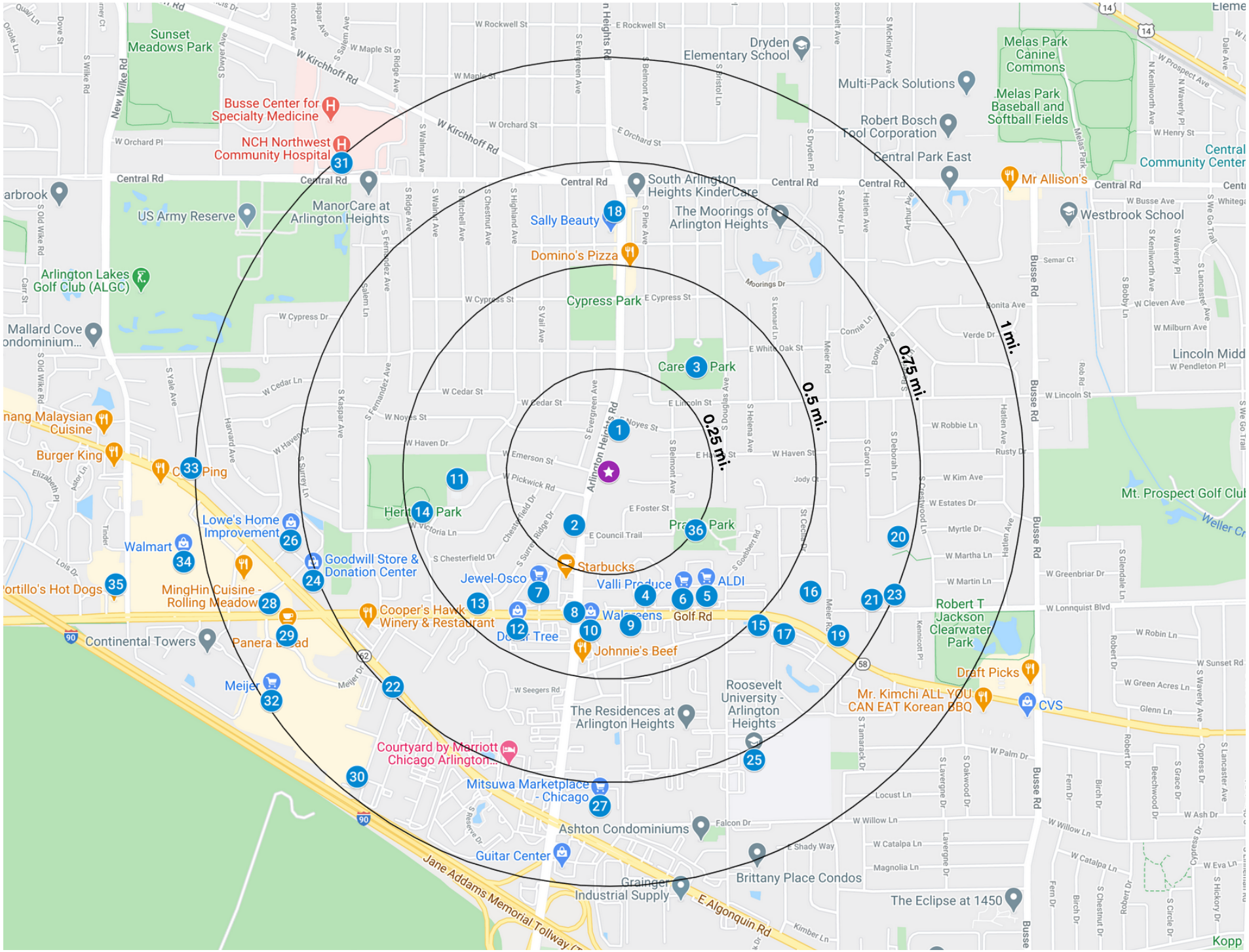
Table 2

ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING AMENITIES AND SERVICES

Pin	Name	Category	Location	Distance
At site	Pace Bus - Arlington Heights-Rolling Meadows On Demand	Transportation	Arlington Heights Rd.	At site
1	Northwest Gastroenterology Group	Medical	1415 S Arlington Heights Rd.	0.1
2	Zion Christian Church	Worship	1640 S Arlington Heights Rd.	0.2
3	Prairie Park	Park/Recreation	S Belmont Ave.	0.25
4	Curl Up & Relax Salon, Great Cuts, Studio Salons	Service	E Golf Rd.	0.3
	XSport Fitness	Park/Recreation		
	Posh Kids Resale	Retail		
	San Korean Cuisine, Burger Baron II, DoReMi Restaurant & Karaoke, CocoLunch, Elly's Pancake House	Restaurant		
5	Carefree Park	Park/Recreation	1231 S Belmont Ave.	0.3
6	Valli Produce	Grocery	450 E Golf Rd.	0.3
7	Jewel-Osco	Grocery, Pharmacy	1860 S Arlington Heights Rd.	0.3
8	Pace Bus 208 - Golf Road	Transportation	Golf Rd. at Arlington Heights Rd.	0.3
9	ALDI	Grocery	550 E Golf Rd.	0.3
10	Chase Bank	Bank	43 E Golf Rd.	0.3
11	Walgreens	Pharmacy	Golf and Arlington Heights Rds.	0.3
	PNC Bank	Bank		
12	Juliette Low Elementary School	Education	1530 S Highland Ave.	0.3
13	Dollar Tree	Retail	89 W Golf Rd.	0.4
14	Schaumburg Korean Seventh-Day Adventist Church	Worship	330 W Golf Rd.	0.4
15	Heritage Park	Park/Recreation	506 W Victoria Ln.	0.4
16	Progressive Physical Therapy, Comprehensive Pediatric Care, Advent Neurology	Medical	657 E Golf Rd.	0.6
17	St. Cecilia's Church	Worship	700 S Meier Rd.	0.6
18	Advocate Medical Group Primary Care	Medical	825 E Golf Rd.	0.6
19	Family Dentistry of Arlington Heights	Medical	1020 S Arlington Heights Rd.	0.6
20	The Great Love Presbyterian Church	Worship	2090 W Golf Rd.	0.7
21	Forest View Elementary School	Education	1901 W Estates Dr.	0.7
22	Holmes Junior High School	Education	1900 W Lonnquist Blvd.	0.7
23	Illinois Division of Rehabilitation Services	Social Service	715 W Algonquin Rd.	0.7
24	The Early Learning Center	Daycare/Preschool	1900 W Lonnquist Blvd.	0.75
25	Goodwill Store & Donation Center	Retail	900 W Algonquin Rd.	0.75
	Bank of America	Bank		
26	Roosevelt University - Arlington Heights	Education	S Goebbert Rd.	0.8
27	Lowe's Home Improvement	Retail	990 W Algonquin Rd.	0.8
28	Mitsuwa Marketplace	Grocery, Restaurant	100 E Algonquin Rd.	0.8
29	Starbucks, Panda Express, Buona Beef, MingHin Cuisine	Restaurant	1414 Golf Rd.	0.9
30	Panera Bread, Arby's, Chipotle, Noodles and Company, Jimmy John's, Pita Pita Mediterranean Grill	Restaurant	1321 Golf Rd.	0.9
31	North Suburban Cook County American Job Center	Social Service	723 W Algonquin Rd.	0.9
32	NCH Northwest Community Hospital (with ER)	Hospital	800 W Central Rd.	1
33	Meijer	Retail, Grocery, Pharmacy	1301 Meijer Dr.	1
34	Kiddy Learning Station	Daycare/Preschool	1340 W Algonquin Rd.	1
35	Walmart	Retail, Grocery, Pharmacy	1460 Golf Rd.	1.1
36	Shri Shirdi Sai Mandir devotional center	Worship	5999 New Wilke Rd.	1.2

Source: Kretchmer Associates, Google

Arlington Heights PSH Area Amenities and Services



Source: Google, Kretchmer Associates

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MARKET AREA CHARACTERISTICS

Market Area Delineation

VSKA delineated the Market Area (MA) from which the subject property will draw its residents based on the location, existing buildings serving this population, and man-made and natural barriers. The MA's borders are Lake Cook Road on the north, US Route 45 and River Road on the east, Illinois Route 72 on the south, and Illinois Route 53 on the west. It includes all or the majority of Arlington Heights, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling, as well as portions of Buffalo Grove, Elk Grove Village, and Palatine. A map in the Appendix shows the Market Area.

Comparable Properties

Kretchmer Associates conducted a review of other affordable permanent supportive housing properties in the Market Area. These do not include CILAs because they serve a population with higher acuity needs on average in a very disperse format, in houses and small buildings throughout the community. Some higher-functioning CILA residents may be able to become residents at Arlington Heights PSH, but CILAs are not comparable.

Buildings that are primarily senior independent apartments but accept a share of younger people with disabilities as part of their HUD funding are also not comparable to permanent supportive housing.

Market Area Affordable Rentals

Table 2 at the end of this section includes details for the following properties.

All 5 have financing from IHDA, including LIHTCs. Three are confirmed to have additional project based rental assistance through Section 8/811/Public Housing, so residents pay 30% of their income in rent on a sliding scale. It is possible the other two also have PBRA.

PhilHaven in Wheeling opened in 2017 and is in excellent condition. UPholdings manages this three-story brick and panel building. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent. All residents must be disabled and require supports.

Uniquely, PhilHaven offers a handful of three-bedroom units for larger households in addition to the typical complement of one- and two-bedroom apartments in its 50 total. The units include a stove, refrigerator, microwave, kitchen island with sink, and air conditioning. All utilities are included in the rent, and all apartments are fully furnished.

Common areas include a community room, fitness center, laundry, computer area, bike storage, and tenant storage. On-site supportive services are provided by the Kenneth Young Center.

As is typical for PSH buildings in the Market Area, the property is 100% occupied with a lengthy wait list that is closed.

Heart's Place in Arlington Heights opened in 2019 and is also in excellent condition. Again, UPholdings manages this two-story stone and siding building. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent. All residents must be disabled and require supports.

With 18 units (one- and two-bedrooms), the property is smaller than PhilHaven and the subject property. The units include a stove, refrigerator, microwave, and air conditioning. All utilities are included in the rent, and, again, all apartments are fully furnished. The apartments are 100% visitable.

Common areas include a community room and laundry. On-site services are coordinated by HODC.

The building is full with a closed 100+ name wait list.

Myers Place in Mount Prospect opened in 2013 and is in very good condition. UPholdings also manages this four-story brick, concrete, and panel building with ground floor commercial space. All units have Section 8/811 or other PBRA, so residents pay 30% of income in rent, as with UPholdings' other properties. All residents must be disabled and require supports.

The property has 39 studios and one-bedrooms. According to UPholdings staff, studios are not as popular, and later properties shifted away from them. The apartments include a stove, refrigerator, microwave, air conditioning, and – uniquely – dishwashers. All utilities are included in the rent, and all apartments are furnished. The complement of common areas is similar to PhilHaven's, and Kenneth Young Center provides the services. Myers Place is also full with a closed 150 name wait list.

Over The Rainbow's Midtown Crossing in downtown Des Plaines opened in 2017. An attractive contemporary 4-story brick building, it has 33 one-bedrooms for people making less than 50% AMI. The building is barrier free, and residents must have a disability. All units are fully accessible. Management has a good reputation but unfortunately did not respond to multiple inquiries, so further information is not available.

The Illinois Accessible Housing Initiative has 7 PSH units set aside for Colbert class members in a 50-unit condo building at 2226 S Goebbert Road in Arlington Heights. IHDA provided assistance for these units, which are 100% accessible, but no other information is available since the manager did not respond to inquiries. While not very comparable to the properties above, these units are included because they are likely for people with a degree of independence similar to PSH, given their location in a larger condo building, unlike CILAs.

Market Area Market-Rate Rentals

VSKA also examined unit sizes and rents for market-rate apartments in and near Arlington Heights to gauge how the proposed rents at Arlington Heights PSH compare with those in the general rental market. These are shown in Table 4. Many apartment buildings in these communities were built mid-century to the 1980s but have been renovated in the past decade to a high standard. This brings many of them to "Class A" level, with a small number of luxury rentals at the top of the market. A smaller number have instead been renovated over time and are in good, "B-B+" condition. Walk-ups are more common than elevators, so many have upper units not appropriate for people with impaired mobility. Nonetheless, these complexes have a full range of common areas and amenities including playing courts, sometimes swimming pools, parking, community and game rooms, etc. Units usually have a microwave, dishwasher, and air conditioning. Few have in-unit washers and dryers. Utilities are included in the rent at some but not at others. They do not have the same universal design considerations as Arlington Heights PSH.

The median one-bedroom rent is $1,088, higher than the 60% AMI rent at Arlington Heights PSH ($971), while the median size of 717 square feet is only somewhat larger than the subject's one-bedrooms at 668 square feet. Only 9 units the subject property will rent at this 60% AMI level. The rest are at $810 or have a deep subsidy. Market-rate one-bedrooms range from $850-$1,481. Many properties use dynamic pricing in this market, so rents change based on the leasing cycle.

The median two-bedroom market rent is $1,185, with a range of $995-1,503, similar to the 60% AMI rent at the subject property ($1,166). However, only two units at the subject property will rent at this level. The others will be $584 or have a deep subsidy. The median size is 893 square feet, slightly larger

than Arlington Heights PSH's at 825 square feet. The market-rate two-bedroom rents range from $995-1,503. These rents are not much higher than the one-bedrooms, perhaps because larger two-bedrooms with 1.5 or 2 baths are common but not reflected here. These will command the market's higher rents for this floorplan. Overall, most apartments at Arlington Heights PSH will be well below market rents, and the 60% AMI units will be moderately priced compared to upgraded older properties that are not accessible.

Planned Permanent Supportive Housing in the Market Area

We contacted planners or other relevant municipal officials in Arlington Heights, Buffalo Grove, Des Plaines, Elk Grove Village, Rolling Meadows, Mount Prospect, Palatine, Prospect Heights, and Wheeling. Multiple calls and/or emails were made when necessary, and all but Rolling Meadows could be reached. Officials in the communities reported that, to the best of their knowledge, no other non-age-restricted affordable housing, including PSH, is planned or under construction at this time except for Spruce Village in Palatine (described below and in the comparable properties table, though it is outside the MA).

HODC is currently developing Spruce Village near but outside the Market Area in Palatine. The developer will coordinate supportive services, which are optional but are available to all residents (similarly to Arlington Heights PSH). All 44 units will have PBRA. They will have a stove, refrigerator, and camera entry systems. Five will be fully accessible, and 10 will be adaptable.

While the building is not open yet, it has a wait list with 200 names. With the Task Force as a partner, as with the subject property, 191 people applied for the property within just 2 days at the end of Summer 2020.

Other Permanent Supportive Housing Properties in the Market Area

There are no other PSH properties in the Market Area. Multiple client-focused supportive service organizations coordinate housing. These include Clearbrook, CEDA, and Trinity Services.

CEDA operates a small apartment building at 1380 Jefferson Street in downtown Des Plaines, but this is an older, nondescript 8-unit apartment building in the community that is assumed to be more akin to a CILA. The organization did not respond to inquiries.

Trinity manages a small house with 4 units called Blare Terrace at 239 Park Avenue in Wheeling. They assist people with disabilities that make independent living difficult. Clearbrook does not have buildings that lease units, and the majority of people served by their supported housing division live in CILAs or their intermediate care facility. Almost all are funded through the Medicaid Waiver program, and both housing options have 24-hour support staff.

Again, these housing types are not competitive with PSH but can serve as a source of referrals when residents are able to live more independently.

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TABLE 3 - ARLINGTON HEIGHTS PERMANENT SUPPORTIVE HOUSING COMPARABLE PROPERTIES

October 2020

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy (%)	Building Details
Subject Property								
Arlington Heights PSH	Planned	31					NA	**Building:** New construction. 3-story elevator building with on-site supportive services by Anixter Center. 7 SRN and 15 untis with PBRA. **Unit features:** Stove, refrigerator, microwave, A/C. Wide doors and halls, accessible counters, roll-under sinks, and other accessbility features. 30% accessible or adaptable; rest with grab bar blocking. **Rent includes:** All utilities included. **Amenities:** Barrier-free community room, computer lab, library, and laundry room with accessible machines. **Wait list:** In partnership with North-Northwest Suburban Task Force on Supportive Housing, draws on extensive experience connecting people with needed PSH.
1519-1531 S Arlington Heights Road		13	1/1 30% AMI Sec. 8	30% of income	668	NA		
Arlington Heights		4	1/1 50% AMI	$810	668	$1.21		
		9	1/1 60% AMI	971	668	1.45		
		2	2/1 30% AMI Sec. 8	30% of income	825	NA		
		1	2/1 30% AMI	584	825	0.71		
		2	2/1 60% AMI	1,166	825	1.41		
Permanent Supportive Housing in the Market Area								
PhilHaven	2017	50					100%	**Building:** Attractive 3-story brick and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs, CDBG, and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, microwave, and kitchen island with sink. A/C. Furnishings include couch, armchair, lamp, coffee table, dining set, kitchen chairs, bed(s), dresser(s), and side table(s). Some have bath grab bars and handheld shower head. **Rent includes:** All utilities included. **Amenities:** Community room with kitchenette, fitness center, laundry, computer area with printer, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Very lengthy site-specific list administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
2418 Hintz Road		31	1/1	30% of income	726	NA		
Wheeling		13	2/1		930	NA		
224-607-3506		6	3/2		1,128	NA		
224-607-3503								
773-736-1244								

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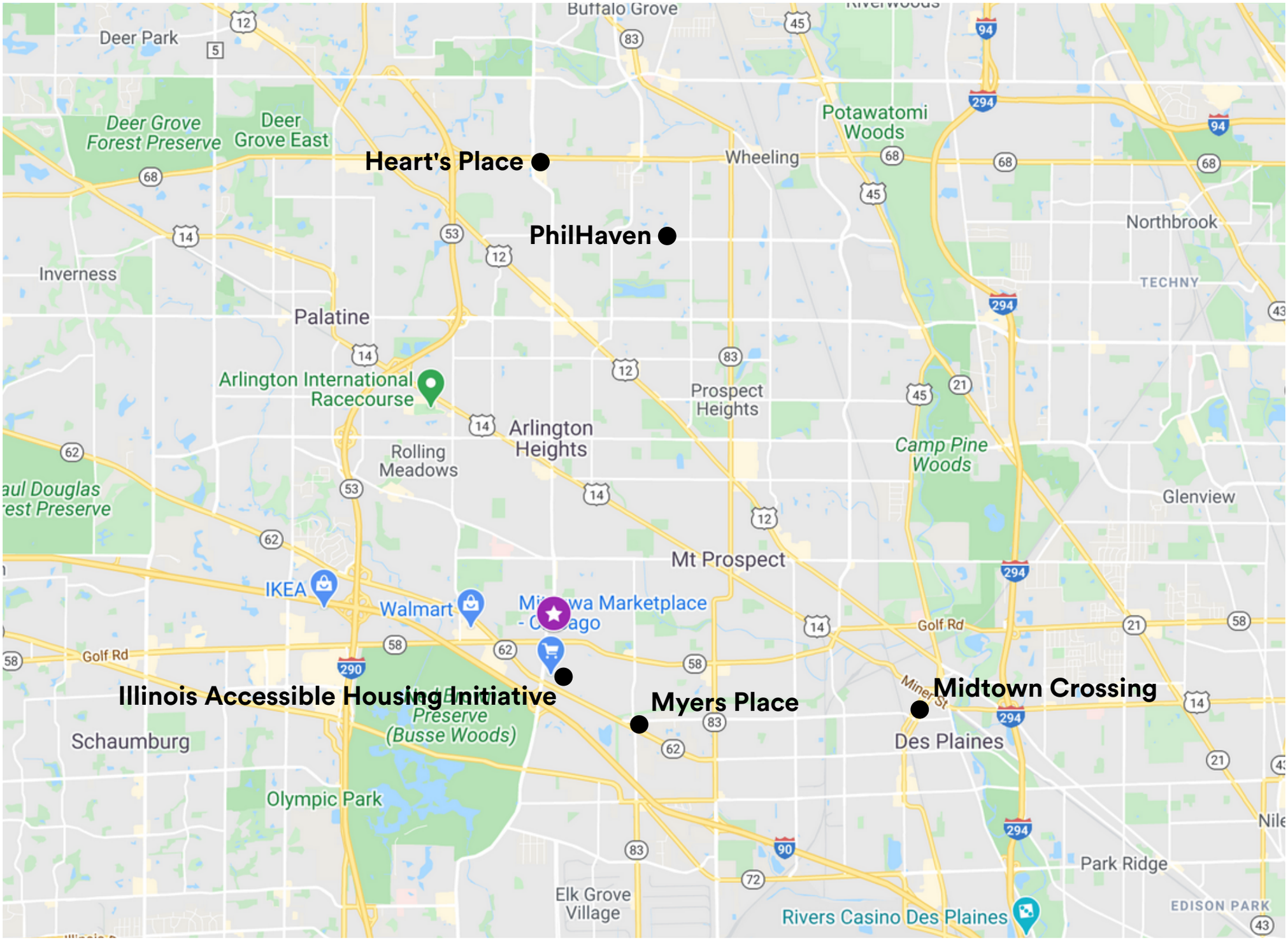
Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy (%)	Building Details
Heart's Place 120 E Boeger Drive Arlington Heights 847-258-4688 773-736-1244	2019	18 10 8	 1/1 2/1	 30% of income	 665 829	 NA NA	100%	**Building:** Attractive 2-story stone and wood siding building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. 50% AMI. Residents must be disabled and need supports. Other financing includes LIHTCs and FHLB AHP. **Unit features:** Furnished. Stove, refrigerator, and microwave. A/C. **Rent includes:** All utilities included. **Amenities:** Community room, laundry. Broadly targeted on-site services coordinated by HODC. **Wait list:** Site-specific list with 100+ names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Myers Place 1585 Dempster Street Mount Prospect 847-850-0511 773-736-1244	2013	39	 Studio 1/1	 30% of income	 530 640	 NA NA	100%	**Building:** Attractive 4-story brick, concrete, and panel building managed by UPholdings. All units have Sec. 8/811 or other deep subsidy. Residents must be disabled and need supports. Other financing includes LIHTCs and CDBG. Ground floor commercial space. **Unit features:** Furnished. Stove, refrigerator, dishwasher, microwave, and breakfast bar. A/C. **Rent includes:** All utilities included. **Amenities:** Community room with kitchen, computer area with printer, fitness center, laundry rooms, bike storage, tenant storage. Broadly targeted on-site services provided by the Kenneth Young Center. **Wait list:** Site-specific list with 150 names administered by HACC. Wait list is closed. Preference given to those with greatest benefit and applicants on HACC Housing Choice Voucher wait list.
Midtown Crossing 751 Graceland Des Plaines 847-328-6633	2017	33 7 26	 1/1 30% AMI 1/1 50% AMI	 NA NA	 650 650	 NA NA	NA	**Building:** Attractive contemporary 4-story brick and panel building managed by Over The Rainbow, which specializes in housing for people with disabilities. Barrier free. Residents must be disabled. LIHTC, possibly with additional deep subsidies. **Unit features:** All units fully accessible, including one-bedrooms designed for wheelchair users. **Rent includes:** NA (assume all utilities). **Amenities:** NA **Wait list:** Max. occupancy for one-bedrooms is two people. Management did not respond to multiple inquiries.

Name and Address	Year Opened	# of Units	Unit Type (Bed/Bath)	Rent ($)	Size (SF)	Rent/SF ($)	Occupancy (%)	Building Details
Illinois Accessible Housing Initiative 2226 S Goebbert Road Arlington Heights 773-408-9712	NA	7	NA	NA	NA	NA	NA	**Building:** Seven affordable PSH units in a 50-unit condo building set aside for Colbert class members. Access Living may have made referrals, though they do not work directly in NW suburbs. **Unit features:** 100% accessible. **Rent includes:** NA **Amenities:** NA **Wait list:** Manager did not respond to multiple inquiries.
Under Construction PSH Near but Outside the Market Area								
Spruce Village 498 Spruce Drive Palatine 847-564-2900	2020	44 17 27	Studio 1/1	30% of income	300 500	NA NA	NA Not yet open	**Building:** New construction PSH building with services coordinated by HODC (optional but available to all residents). All units have project based rental assistance. **Unit features:** Stove, refrigerator, camera entry. 5 fully accessible and 10 adaptable. **Rent includes:** All utilities included. **Amenities:** Large community room, laundry, and TV lounge. **Wait list:** Approximately 200 names.

Source: Kretchmer Associates
NA: Not available

Arlington Heights PSH Market Area Affordable Supportive Properties



Source: Kretchmer Associates

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Table 4

SUMMARY OF MARKET RENTS IN AND NEAR ARLINGTON HEIGHTS

Unit Type	Rent	Size (SF)	Rent/SF
1 Bedroom/1 Bath	$850-1,481	600-1,027	$1.11-2.05
2 Bedroom/1 Bath	$995-1,503	775-1,050	$1.05-1.62

Source: Apartments.com

Market Area Population and Household Characteristics

Table 5 below shows population and household trends in the Market Area and the village of Arlington Heights from 2000 and projected to 2025. The Market Area had a population of 275,175 in 2000 which decreased by 0.9% to 272,730 as of the 2010 Census. Estimates of the Market Area's 2020 population by Esri, a demographic data vendor, show that it continued to decline to 270,252 (a decrease of 2,478 people, or 0.9%) by 2020. By 2025, the population is projected to decrease again by 1.1% to 267,314.

The number of households in the Market Area increased slightly by 0.2% between 2000 and 2010 (164 households) to 106,680. This trend reversed by 2020, but the decrease was extremely low at -0.3%. By 2020, the household count is an estimated 106,319 and is projected to decrease by only 1.1% to 105,185 by 2025.

The population and household count also decreased in Arlington Heights by similarly low percentages during this period. The village's population decreased by 1.9% between 2000 and 2010 and by 1.1% between 2010 and 2020 to an estimated 74,378. The household count declined by 0.3% between 2000 and 2010 and another 0.3% by 2020 to an estimated 30,863. Population and households are projected to decrease by another 1.41% and 1.3% respectively by 2025. These are small declines.

As of 2020, the average household size in the Market Area was 2.52 persons, larger than that of Arlington Heights at 2.39. The median age in the MA is lower than Arlington Heights' at 41.7 years compared to 44.7. In the MA, 80.7% of residents are below age 65 (218,170), while a similar share is below age 65 in Arlington Heights (78.7%, 58,535). The older age profile in both the MA and Arlington Heights may have contributed to the population decrease.

Market Area Income Characteristics

An analysis of the estimated 2020 household income distribution for the Market Area and the village shows that 30.1% of Market Area households have incomes less than $50,000 and 12.31% have incomes under $25,000. Table 6 below shows the income distribution for the MA and village.

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Table 5

POPULATION CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS

	Market Area		Arlington Heights	
	Number	Percent	Number	Percent
Population				
2000 Census	275,175		76,676	
2010 Census	272,730		75,187	
Change, 2000-2010	-2,445	-0.9%	-1,489	-1.9%
2020 Estimated	270,252		74,378	
Change, 2010-2020	-2,478	-0.9%	-809	-1.1%
2025 Projected	267,314		73,343	
Change, 2020-2025	-2,938	-1.1%	-1,035	-1.4%
Households				
2000 Census	106,516		31,053	
2010 Census	106,680		30,966	
Change, 2000-2010	164	0.2%	-87	-0.3%
2020 Estimated	106,319		30,863	
Change, 2010-2020	-361	-0.3%	-103	-0.3%
2025 Projected	105,185		30,451	
Change, 2020-2025	-1,134	-1.1%	-412	-1.3%
Average Household Size, 2020	2.52		2.39	
Population by Age, 2020				
Under 5	14,753	5.5%	3,630	4.9%
5-14	32,321	12.0%	8,832	11.9%
15-24	29,323	10.9%	7,785	10.5%
25-34	33,636	12.4%	8,035	10.8%
35-44	36,654	13.6%	9,163	12.3%
45-54	34,772	12.9%	10,157	13.7%
55-64	36,711	13.6%	10,933	14.7%
65-74	27,662	10.2%	7,975	10.7%
75-84	15,736	5.8%	4,968	6.7%
85+	8,684	3.2%	2,900	3.9%
Median Age, 2020	41.7		44.7	

Source: Esri

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Table 6

INCOME CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS

	Market Area		Arlington Heights	
	Number	Percent	Number	Percent
2020 Household Distribution	106,318		30,861	
Under $15,000	5,905	5.6%	1,395	4.5%
$15,000-24,999	6,936	6.5%	1,617	5.2%
$25,000-34,999	8,012	7.5%	1,668	5.4%
$35,000-49,999	11,144	10.5%	2,600	8.4%
$50,000-74,999	18,302	17.2%	4,334	14.0%
$75,000 or more	56,019	52.7%	19,247	62.4%
Median Household Income	$79,149		$100,500	
2025 Household Distribution	105,187		30,450	
Under $15,000	5,485	5.2%	1,326	4.4%
$15,000-24,999	6,412	6.1%	1,487	4.9%
$25,000-34,999	7,534	7.2%	1,577	5.2%
$35,000-49,999	10,383	9.9%	2,394	7.9%
$50,000-74,999	17,363	16.5%	4,011	13.2%
$75,000 or more	58,010	55.1%	19,655	64.5%
Median Household Income	$83,927		$106,040	

Note: Numbers may not sum to given totals due to rounding.

Incomes in Arlington Heights are higher with 23.5% under $50,000 and 9.7% under $25,000. In high-income areas such as this, where people are able to pay more for housing on average, those in need of affordable apartments can have difficulty finding one, especially if supports for disability are needed.

The Market Area has a 2020 median household income of $79,149, lower than Arlington Heights' of $100,500, as shown in Table 6 below. By 2025, the median household income in the Market Area is projected to increase by 6% to $83,927 and by 5.5% to $106,040 in Arlington Heights.

One-bedroom units can house up to two adults; two-bedrooms can house up to four. In 2020, the 30% AMI maximum allowable income is $21,840 for a 2-person household and $27,300 for a 4-person household. The 50% AMI maximums are $36,400 and $45,500 for 2 and 4-person households respectively. The 60% AMI maximum is $43,680 for two people; the subject property will have no 60% AMI units that can accommodate 4 people. Most will have incomes under $50,000.

Table 7 below shows the maximum allowable incomes for the different AMI levels to be served at Arlington Heights PSH by household size.

Table 7

2020 MAXIMUM ALLOWABLE INCOMES

Household Size	30% AMI	50% AMI	60% AMI
1	$19,110	$31,850	$38,220
2	$21,840	$36,400	$43,680
3	$24,570	$40,950	$49,140
4	$27,300	$45,500	$54,600

Source: IHDA

Characteristics of Households Under Age 65

Esri estimates that there are 73,482 households in the MA with householders under age 65 in 2020, accounting for 69.1% of all households. By 2025, this share is projected to decrease to 66% as the population ages. Of the households under 65 years in 2020, 24% have incomes under $50,000, close to the upper income level target for Arlington Heights PSH. Table 8, which follows, shows these household characteristics.

Table 9 shows households by size and type in the Market Area based on the 2014-2018 American Community Survey (ACS). Approximately 61% have one or two people, the smallest sizes to live in the subject's one and two-bedroom units. Another 30% have three or four people and could also live in the subject's two-bedrooms. Overall, this means approximately 90% of households in the Market Area are an appropriate size, so the development's unit mix is suitable for the area.

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Table 8

HOUSEHOLDS UNDER 65 BY AGE AND INCOME
ARLINGTON HEIGHTS PSH MARKET AREA AND ARLINGTON HEIGHTS

	2020		2025		Change	
	Number	Percent	Number	Percent	Number	Percent
Households by Age	106,320		105,188		-1,132	-1.1%
Age 15-24	2,099	2.0%	2,099	2.0%	0	0.0%
Age 25-34	12,867	12.1%	12,307	11.7%	-560	-4.4%
Age 35-44	18,840	17.7%	18,647	17.7%	-193	-1.0%
Age 45-54	18,872	17.8%	17,824	16.9%	-1,048	-5.6%
Age 55-64	20,804	19.6%	18,496	17.6%	-2,308	-11.1%
Total Under 65	73,482	69.1%	69,373	66.0%	-4,109	-5.6%
Age 65+	32,838	30.9%	35,815	34.0%	2,977	9.1%
Household Income - Under Age 65						
$0-$14,999	3,192	4.3%	2,720	3.9%	-472	-14.8%
$15,000-$24,999	3,474	4.7%	2,913	4.2%	-561	-16.1%
$25,000-$34,999	4,486	6.1%	3,888	5.6%	-598	-13.3%
$35,000-$49,999	6,529	8.9%	5,662	8.2%	-867	-13.3%
$50,000-$74,999	11,100	15.1%	9,855	14.2%	-1,245	-11.2%
$75,000-$99,999	9,886	13.5%	8,843	12.7%	-1,043	-10.6%
$100,000-$149,999	16,130	22.0%	15,347	22.1%	-783	-4.9%
$150,000-$199,999	9,368	12.7%	9,973	14.4%	605	6.5%
$200,000+	9,317	12.7%	10,172	14.7%	855	9.2%

Source: Esri

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Table 9

HOUSEHOLD CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Households by Size	110,205	
1 Person	31,090	28.2%
2 Person	35,862	32.5%
3 Person	17,882	16.2%
4 Person	15,509	14.1%
5 Person	6,646	6.0%
6 Person	2,390	2.2%
7 + Person	826	0.7%
Households by Type		
Non-Family Households	36,290	32.9%
Family Households	73,915	67.1%

Note: Due to data availability, Market Area approximated using Census tracts.

Source: US Census, American Community Survey 2014-2018

Homelessness, Disability, and Permanent Supportive Housing Need

According to the Alliance to End Homelessness in Suburban Cook County, in 2018 there were 873 homeless persons, 781 who were sheltered and 92 who were unsheltered. Fifteen percent or 131 were chronically homeless and 50 were veterans (6%). The Alliance's 2019-2022 Strategic Plan indicates a need for 248 PSH units in suburban Cook County, including 233 for individuals, 3 for families and 12 for youth 18-24. Those tracked and served by the Alliance are among the target population for the subject property. The report states:

"Over the past three years, Suburban Cook County has significantly increased its permanent housing stock – including rapid re-housing, permanent supportive housing, and affordable housing resources. This increased capacity to house people experiencing homelessness has significantly reduced the total number of people experiencing homelessness in the County. However, there is an inadequate supply of interventions for people who are not assessed as having high needs or who do not meet the federal definition of homelessness (i.e. people who are doubled up or couch surfing). The community simply lacks adequate affordable housing options."

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Arlington Heights is listed as one of the Statewide Communities of Demand for the Statewide Referral Network, as are multiple other communities in or partially overlapping the Market Area: Buffalo Grove, Des Plaines, Elk Grove Village, Rolling Meadows, Mount Prospect, Palatine, and Wheeling. In Arlington Heights alone is a desire for 1,080 units, of which 793 are one-bedrooms and 275 are two-bedrooms. The 7 SRN units at the property will be able to serve this need. Residents of the SRN units will come from the State SRN list. PSH residents may move from region to region within the Chicago area, especially single adults and couples.

The PAIR wait list includes 183 names in Arlington Heights alone. Other communities entirely or mostly inside the MA and their wait list counts are: Des Plaines (251), Mount Prospect (160), Prospect Heights (94), Rolling Meadows (122), and Wheeling (135). These total 945 names for a ratio of 6.4 names for each existing SRN unit (not including wait lists from Buffalo Grove, Elk Grove Village, or Palatine, which have smaller portions in the MA). The ratio of the 183 names on the list for Arlington Heights to the 31 units proposed at Arlington Heights PSH is 5.9:1, which is well above IHDA's desired ratio.

An UPholdings representative reports “epic” waiting lists at all area PSH. The Progress Center reports approximately 100 people in Suburban Cook County waiting for housing currently, with 30%-40% in the north and northwest suburbs. And a Clearbrook representative says there is a great need for individuals to live more independently who have the ability, so the agency would be interested in discussing PSH.

Full Circle partner the Anixter Center is aware of these needs. Founded in 1919, the Center provides an array of services and supports for individuals with disabilities and behavioral health challenges to live, learn, work, and play in the community. The organization also advocates for the rights of people with disabilities to be full and equal members of society.

The Anixter Center will provide direct services and referrals for additional services from an on-site office. Again, services will be voluntary and not a condition of living at the development. Services offered to residents will include:

- Social and recreational events
- Case management
- Mental and behavioral health with individual service plans, on- or off-site
- Tenancy support
- Therapy and counseling
- Advocacy and benefits assistance, including insurance market enrollment and entitlement programs, VA programs, transportation, and nutrition
- Information and referrals
- Medication management

Frequently, Anixter Center receives calls for housing, and some individuals in need may be willing to relocate to a suburban location. The organization is also part of mental health provider groups and behavior health networks serving the area.

Response to other recent PSH in the area indicates a great need for supportive housing. According to the North-Northwest Suburban Task Force on Supportive Housing, within a 2-day application window earlier this year, 191 residents applied for the 44 units being built at Spruce Village in Palatine, near but outside the Market Area. Response was similar for PhilHaven in Wheeling, inside the MA. For the one-day application window, prospective residents began waiting outside two days in advance and spent the night in line. By the end, approximately 200 people had applied.

PSH also serves people experiencing chronic homelessness. According to the Executive Director of the Alliance to End Homelessness in Suburban Cook County, some clients call the Alliance or agencies on the Continuum of Care because they need rent assistance, while others have been homeless for a long time. The Continuum includes access points, among them shelters and street outreach. This allows client details to be tracked including name, status, interactions, time homeless, whether they have a disability, and the scale of need/vulnerability. These details enable agencies to connect clients with resources. Rather than entering a wait list, they are matched to appropriate resources over time if their needs change.

Permanent Supportive Housing like Arlington Heights PSH is prioritized by the Alliance for chronically homeless people – those who have been homeless the longest – while other options are for those with more moderate needs. Therefore, on-site supportive services are very important.

Disability Characteristics

Disability characteristics are available from the US Census in the American Community Survey, but the margins of error are too poor at local levels of geographic detail to be descriptive. Therefore, we applied disability rates for Cook County to Esri's population estimates.

The Market Area had 161,508 people age 18-64 in 2020. Using a disability rate of 7.8%, 12,589 of these individuals had a disability of any kind. Of these, 57.5% (7,241) were not in the labor force. While this can occur for many reasons, some may have given up searching for work or have special employment needs that are not satisfied on the open labor market. Of those in the labor force with a disability, an estimated 857 are unemployed (16%) and more likely to either have trouble affording housing or may not have the income to live independently. Among those with a disability, 28.8% (3,631) are below the poverty line. While these numbers are expected to decrease somewhat by 2025, they will still be sizable. Table 10 details these statistics.

Of the population 18-64, 6,187 have an ambulatory disability (3.8%). These are perhaps the most likely to benefit from the accessibility features of Arlington Heights PSH's units and common areas. However, others also may benefit. While individuals may have multiple disabilities, 3.2% or 5,232 people, have a cognitive disability. Due to the presence of supportive services, a variety of individuals will have access to personalized assistance within a community that helps prevent them from becoming isolated and losing their housing. Table 11 gives further details.

According to an advocate for people with disabilities with Access Living, when it comes to apartments, besides integration into the community, they look for a high level of accessibility with services provided on-site, but with the flexibility not to require participation in the services for residency. Ultimately, clients determine where they want to live and the level of accessibility they want, but some do need a higher level of accessibility than can be provided everywhere. Reportedly, housing is the number one need of clients contacting Access Living, and likely the other Centers for Independent Living (CILs), in the Chicago region.

While Access does not serve this location, these comments concord with those of other service providers and advocacy organizations. The North-Northwest Suburban Task Force for Supportive Housing receives weekly inquiries from people seeking mental illness supportive housing for a family member.

A representative of the Task Force reports that contacts in local National Alliance for Mental Illness (NAMI) chapter field similar inquiries. According to the National Institute of Mental Health, 4.5% of all U.S. adults reported "serious mental illness" as of 2017, a group that may overlap with Census disability statistics but is not co-contiguous.

A representative of the Progress Center, which does serve the northwest suburbs, reports that it is difficult for people with disabilities to find suitable, affordable housing throughout suburban Cook County, especially in safe areas near transportation and points of interest like stores and recreation. Abetting this difficulty are communities resisting affordable housing and landlords reluctant to make accessibility modifications to buildings or fearing that housing someone with a disability amount to increased liability risk

Furthermore, a representative of AMITA Health/Alexian Brothers Center for Mental Health expresses excitement at the prospect for another PSH project in the area. Arlington Heights has been the Center's location for 59 years, and they know "this is a need in our community."

The Center has a "steady wait list" for their transitional living program, which currently has 21 clients waiting. The program helps people build independent living skills. Reportedly, "one of the biggest struggles for clients as they approach graduation is finding affordable housing in this area. [They] want to stay close to family and to their treatment team and options...are limited." They also say that PSH projects opened in recent years have filled quickly, sometimes within hours of opening the application window. The representative felt confident this would happen again for Arlington Heights PSH.

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Table 10

2020 EMPLOYMENT AND POVERTY STATUS*
POPULATION AGE 18-64 IN THE ARLINGTON HEIGHTS PSH MARKET AREA

	2020		2025	
	Number	Percent	Number	Percent
Total Population 18-64	161,508		155,089	
Population with any disability	12,589	7.8%	12,089	7.8%
With a disability and in the labor force	5,348	42.5%	5,136	42.5%
With a disability and not in the labor force	7,241	57.5%	6,953	57.5%
With a disability and in the labor force				
Employed	4,491	84.0%	4,313	84.0%
Unemployed	857	16.0%	823	16.0%
Poverty Status for Population with a Disability				
Income below poverty	3,631	28.8%	3,486	28.8%
Income at or above poverty	8,958	71.2%	8,602	71.2%

*Estimated by using Cook County percentages with superior margins of error and Market Area population.

Sources: Esri, U.S. Census ACS 2018 (disability statistics)

Table 11

POPULATION AGE 18-64 WITH DISABILITIES IN THE ARLINGTON HEIGHTS PSH MARKET AREA*

	2020		2025	
	Number	% of Total	Number	% of Total
Total Population 18-64	161,508		155,089	
Population with any disability	12,589	7.8%	12,089	7.8%
with hearing difficulty	1,884	1.2%	1,809	1.2%
with vision difficulty	2,721	1.7%	2,613	1.7%
with cognitive difficulty	5,232	3.2%	5,024	3.2%
with ambulatory difficulty	6,187	3.8%	5,941	3.8%
with self-care disability	2,257	1.4%	2,167	1.4%
with independent living difficulty	4,604	2.9%	4,421	2.9%
with 2+ disabilities	3,587	2.2%	3,444	2.2%

*Estimated by using Cook County percentages with superior margins of error and Market Area

Sources: Esri, U.S. Census ACS 2018 (disability statistics)

Area Employment Characteristics

Table 12, below, shows major employers located in the Market Area. The largest employers are Northwest Community Healthcare in Arlington Heights with 3,500 employees, Arthur J Gallagher insurance in Rolling Meadows with 2,000 workers, Arlington Heights High School District with 1,700, Honeywell in Des Plaines with 1,550, and HSBC Bank in Arlington Heights with 1,500. Others with 800 or more employees include AMITA Health medical center, LSG SkyChefs, CVS Caremark, Des Plaines School District 62, and Lutheran Home.

Table 13 presents information on at-place employment trends for the Market Area. The data cover the period from 2013-2017 and are provided by the U.S. Census Bureau's Longitudinal Employer Household Dynamics Program. The Market Area had a total of 154,734 employees in 2017. Economic conditions improved nationwide during this period and in the Market Area. The MA on net gained more than 4,600 jobs (3.1%). Losses in some industries were more than offset by gains in others.

The largest employment sectors are Health Care and Social Assistance (19,103 jobs), Manufacturing (17,465), Administrative and Support and Waste Management and Remediation Services (15,858), Retail Trade (15,178), and Wholesale Trade (12,299). These five categories together account for more than 50% of all jobs, but some other sectors account for more than 11,000 jobs each, in addition. This area has a diversified economy.

Table 12

MAJOR EMPLOYERS
ARLINGTON HEIGHTS PSH MARKET AREA

Employer	Municipality	Industry	Employees
Northwest Community Healthcare	Arlington Heights	Healthcare	3,600
Arthur J Gallagher	Rolling Meadows	Insurance	2,000
Arlington Heights High School District #214	Arlington Heights	Education	1,700
Honeywell UOP (Universal Oil Products)	Des Plaines	Petroleum	1,550
HSBC	Arlington Heights	Banking	1,500
AMITA Health Holy Family Medical Center	Des Plaines	Healthcare	1,036
LSG SkyChefs	Des Plaines	Hospitality	1,000
CVS Caremark	Mount Prospect	Pharmacy	1,000
School District 62	Des Plaines	Education	962
Lutheran Home	Arlington Heights	Senior Living	800

Note: Efforts were made to show the largest employers, but this list may not be comprehensive.

Source: Comprehensive Annual Financial Reports, ESRI Business Analyst

The largest growth sector in absolute terms was Accommodations and Food Services, which added 2,647 jobs. The next largest was Construction, which grew by 2,067, Health Care and Social Assistance by 2,002, and Finance and Insurance by 1,704. The greatest losses over this period were in Administrative and Support and Waste Management and Remediation Services (-2,839) and Retail Trade (-2,371).

As of August 2020, the non-seasonally adjusted unemployment rate in Arlington Heights was 8.7%, slightly higher than the national rate of 8.5% but substantially lower than Cook County's (13.7%), the Chicago-Naperville-Elgin MSA's (11.7%), and Illinois' (10.9%). Due to the COVID-19 pandemic, unemployment increased massively since August 2019, when Arlington Heights had a 2.8% unemployment rate and the U.S. rate was 3.8%. This is the result of the national and worldwide recession brought on by the pandemic. The diversity of the Market Area's employment mix and its relatively low unemployment compared to its region remain positive indicators.

According to the Illinois Department of Commerce and Economic Opportunity, there were several WARN notices for mass layoffs in the MA in the past 12 months, most of them due to the COVID-19 pandemic. These total 1,659 impacted workers. Of these layoffs, 953 were reported as permanent, with the remaining 706 as temporary. The permanent job losses included a screen printing company, catering and dining services, a hotel, and a ticket seller, among others. The Arlington Heights area is not unique in this situation.

The Market Area has fewer working residents than jobs located there, making it an employment center. As of 2017, there were 141,455 employed residents, a 3.1% increase since 2013. Table 14 shows estimated employment by industry for the Market Area's residents regardless of where they work. The largest employment sectors for residents in the MA are Health Care and Social Assistance (12.8%), Retail Trade (10.5%), Professional, Scientific, and Technical Services (9.6%), Manufacturing (9.5%), and Accommodations and Food Services (7.9%).

Restaurant and grocery jobs are located within 1 mile of the site. Retail jobs are located approximately 1 mile away at the large stores to the west, such as Meijer. These jobs tend to have low wages, and Arlington Heights PSH would provide an accessible and affordable home for those able to work. Manufacturing jobs are located northwest near the intersection of IL-53 and US-14, approximately 4 miles away and south along Busse Road in Elk Grove Village, also 4 miles from the site. Jobs in this sector have the potential for higher pay. Healthcare jobs are nearby at NCH Northwest Community Hospital and southwest at AMITA Health Alexian Brothers Medical Center Elk Grove Village, 1 mile and 3.6 miles away, respectively. These also tend to pay higher wages. People working such jobs could still fall within the income limits at Arlington Heights PSH.

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Table 13

AT-PLACE EMPLOYMENT
ARLINGTON HEIGHTS PSH MARKET AREA

NAICS	Industry	2013	2014	2015	2016	2017		Change	
						Number	Percent	Number	Percent
	All	150,107	158,918	155,969	161,236	154,734	100.0%	4,627	3.1%
11	Agriculture, Forestry, Fishing, and Hunting	4	3	3	0	0	0.0%	-4	-100.0%
21	Mining	17	3	6	4	14	0.0%	-3	-17.6%
22	Utilities	56	65	77	82	85	0.1%	29	51.8%
23	Construction	6,773	7,399	8,309	8,543	8,840	5.7%	2,067	30.5%
31-33	Manufacturing	17,674	17,924	18,110	17,411	17,465	11.3%	-209	-1.2%
42	Wholesale Trade	11,842	11,921	12,014	12,331	12,299	7.9%	457	3.9%
44-45	Retail Trade	17,549	22,746	24,935	19,130	15,178	9.8%	-2,371	-13.5%
48-49	Transportation and Warehousing	5,059	5,160	5,491	5,935	5,448	3.5%	389	7.7%
51	Information	4,161	4,204	4,546	5,661	4,718	3.0%	557	13.4%
52	Finance and Insurance	4,581	5,249	5,170	6,568	6,285	4.1%	1,704	37.2%
53	Real Estate Rental and Leasing	1,901	1,906	2,120	1,928	2,293	1.5%	392	20.6%
54	Professional, Scientific, and Technical Services	11,960	12,130	12,370	12,200	11,735	7.6%	-225	-1.9%
55	Management of Companies and Enterprises	4,574	4,923	4,743	4,409	4,189	2.7%	-385	-8.4%
56	Administrative and Support and Waste Management and Remediation Services	18,697	19,209	13,340	17,291	15,858	10.2%	-2,839	-15.2%
61	Educational Services	8,989	8,739	8,622	9,076	8,996	5.8%	7	0.1%
62	Health Care and Social Assistance	17,101	17,669	15,510	19,382	19,103	12.3%	2,002	11.7%
71	Arts, Entertainment, and Recreation	2,925	2,505	3,022	3,162	3,355	2.2%	430	14.7%
72	Accommodations and Food Services	8,599	9,284	9,796	10,462	11,246	7.3%	2,647	30.8%
81	Other Services (except Public Administration)	5,366	5,581	5,435	5,429	5,434	3.5%	68	1.3%
92	Public Administration	2,279	2,298	2,350	2,232	2,193	1.4%	-86	-3.8%

Source: U.S. Census, Longitudinal Employer Household Dynamics Program

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Table 14

RESIDENT EMPLOYMENT
ARLINGTON HEIGHTS PSH MARKET AREA

NAICS	Industry	2013	2014	2015	2016	2017		Change	
						Number	Percent	Number	Percent
	All	137,251	138,836	140,347	142,666	141,455	100.0%	4,204	3.1%
11	Agriculture, Forestry, Fishing, and Hunting	93	90	84	91	104	0.1%	11	11.8%
21	Mining	34	21	26	27	34	0.0%	0	0.0%
22	Utilities	331	314	339	320	303	0.2%	-28	-8.5%
23	Construction	4,219	4,553	4,788	5,086	5,151	3.6%	932	22.1%
31-33	Manufacturing	13,348	13,763	13,807	13,693	13,391	9.5%	43	0.3%
42	Wholesale Trade	8,962	9,182	9,305	9,160	8,993	6.4%	31	0.3%
44-45	Retail Trade	14,762	14,884	15,049	14,947	14,797	10.5%	35	0.2%
48-49	Transportation and Warehousing	5,738	5,695	5,712	5,810	5,779	4.1%	41	0.7%
51	Information	3,279	3,113	3,212	3,196	2,995	2.1%	-284	-8.7%
52	Finance and Insurance	7,552	7,129	7,561	7,607	7,434	5.3%	-118	-1.6%
53	Real Estate Rental and Leasing	1,982	1,981	2,126	2,074	2,204	1.6%	222	11.2%
54	Professional, Scientific, and Technical Services	11,917	12,221	12,779	13,633	13,531	9.6%	1,614	13.5%
55	Management of Companies and Enterprises	4,795	4,609	4,806	4,698	4,529	3.2%	-266	-5.5%
56	Administrative and Support and Waste Management and Remediation Services	9,690	10,036	9,725	9,788	9,609	6.8%	-81	-0.8%
61	Educational Services	11,755	11,760	11,711	11,812	11,761	8.3%	6	0.1%
62	Health Care and Social Assistance	16,756	17,537	16,922	17,996	18,167	12.8%	1,411	8.4%
71	Arts, Entertainment, and Recreation	3,571	3,560	3,697	3,867	3,926	2.8%	355	9.9%
72	Accommodations and Food Services	10,490	10,453	10,710	11,212	11,215	7.9%	725	6.9%
81	Other Services (except Public Administration)	4,797	4,825	4,973	4,885	4,876	3.4%	79	1.6%
92	Public Administration	3,180	3,110	3,015	2,764	2,656	1.9%	-524	-16.5%

Source: U.S. Census, Longitudinal Employer Household Dynamics Program

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HOUSING MARKET CHARACTERISTICS

General Housing Characteristics

VSKA used data from the Census Bureau's 2014-2018 American Community Survey (ACS) for the Market Area to identify housing stock and occupancy characteristics, as well as rent levels. The ACS estimates have a margin of error because they are based on a sample of homes in the Market Area (not a 100% count, as with the decennial Census). The margin of error differs for each data item; some ACS estimates are more reliable than others. Those with larger values, such as the number of buildings with 10+ units, are likely to be more accurate than those with smaller values, such as the number of people paying less than $250 in gross rent. Table 15 provides details from the ACS for the Market Area regarding the housing stock, building sizes and age of structure.

Census tract boundaries do not match up precisely with the Market Area's, but we approximate the MA as closely as possible. As of 2014-2018, these Market Area tracts had an estimated 115,534 total housing units. The area has a mix of densities with a plurality of single-family homes (just under 50%) but a sizable number of multifamily buildings, especially larger ones with 10+ units (nearly 25%). This range of housing options is more diverse than in many suburban communities.

The Market Area's housing mostly developed in the 1950s-80s. Only 7.1% of buildings were built before 1950, with about 40% built from 1950-1970 and 38% in the 1970s and 80s.

Table 16, which follows, shows occupancy and tenure characteristics for the Market Area, also based on the ACS of 2014-2018. Slightly more than 70% of housing units are owner-occupied, though there are almost 32,500 renter households. A larger portion of households with a householder under 65 rents (almost 35%) than of those 65+ (16%). Especially outside of dense cities, older residents are more likely to own their homes.

The overall housing vacancy rate was a low 4.6%, with the rental vacancy rate an even lower 3.5%. Judged in terms of a building, occupancy of 93% is often considered stabilized or leased up, and this rental occupancy exceeds this. At these levels, finding an apartment can be difficult, especially for households that can't afford market rents without vacancies exerting downward rent pressure.

Market Area Rental Market

VSKA used rent estimates from the 2014-2018 American Community Survey (ACS) shown in Table 17, following. Despite the limitations of the ACS data referred to earlier, it provides the most recent overall information on rents paid in the Market Area.

The median gross rent (contract rent plus any tenant-paid utilities) was $1,208 between 2014 and 2018. The rent breaks shown are those provided by the Census. Only 7.6% of renters were paying less than $750 a month, and a plurality (48.4%) paid $750-1,250. Most renters pay moderate to high rents, but the majority can afford those rents given the area's high incomes. However, 31.7% of renter households paid 35% or more of their income in rent – more than 10,000 households – which is unaffordable. In a high-income area, those who cannot afford to pay are often left with few options, especially if they require supports to remain housed. Affordable housing such as that being proposed helps meet this need.

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Table 15

HOUSING CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Total Units	115,534	
Single-Family Detached	57,213	49.5%
Single-Family Attached	8,641	7.5%
2-4 Units	6,496	5.6%
5-9 Units	12,056	10.4%
10+ Units	28,780	24.9%
Mobile Home, Other	2,348	2.0%
Year Structure Built		
2014 and later	419	0.4%
2010-2013	683	0.6%
2000-2009	6,671	5.8%
1990-1999	9,170	7.9%
1980-1989	16,966	14.7%
1970-1979	26,862	23.3%
1960-1969	25,544	22.1%
1950-1959	21,017	18.2%
1940-1949	3,650	3.2%
1939 or earlier	4,552	3.9%

Note: Due to data availability, Market Area approximated using Census tracts.

Source: US Census, American Community Survey 2014-2018

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Table 16

HOUSING OCCUPANCY AND TENURE
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Housing Occupancy/Vacancy		
Total housing units	115,534	
Vacant units	5,329	4.6%
Vacant units for rent	1,169	3.5%
Housing Tenure		
Occupied housing units	110,205	
Owner-occupied units	77,737	70.5%
Renter-occupied units	32,468	29.5%
Occupied Units (Households 15-64)	79,623	
Owner Occupied	52,082	65.4%
Renter Occupied	27,541	34.6%
Occupied Units (Households 65+)	30,582	
Owner Occupied	25,655	83.9%
Renter Occupied	4,927	16.1%

Note: Due to data availability, Market Area approximated using Census tracts.
Source: US Census, American Community Survey, 2014-2018

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Table 17

RENTAL CHARACTERISTICS
ARLINGTON HEIGHTS PSH MARKET AREA

	Number	Percent
Total Renter-Occupied Housing Units	32,468	
Gross Rent		
Less than $250	407	1.3%
$250-$499	1,089	3.4%
$500-$749	946	2.9%
$750-$999	7,405	22.8%
$1,000-$1,249	8,321	25.6%
$1,250-$1,499	5,489	16.9%
$1,500-$1,999	5,426	16.7%
$2,000+	2,228	6.9%
No Cash Rent	1,157	3.6%
Median Gross Rent	$1,208	
Gross Rent as Percent of Income		
Less than 15%	4,263	13.1%
15-19.9%	5,562	17.1%
20-24.9%	4,310	13.3%
25-29.9%	3,579	11.0%
30-34.9%	2,898	8.9%
35% or more	10,285	31.7%
Not computed	1,571	4.8%

Note: Due to data availability, Market Area approximated using Census tracts.
Source: US Census, American Community Survey 2014-2018

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Market Area Rental Totals

There are 1,899 total affordable units in the Market Area of any kind in 19 properties and one scattered site program. This total includes 147 permanent supportive housing units, 1,073 general non-age-restrict/family units, 383 units for seniors, 44 assisted units for people of any age (a higher level of assistance than PSH), and 252 senior supportive living (SLF) units. These properties are shown in Table 18 below.

Comparison of Market Area Rental Market

As the most recently constructed properties, Heart's Place and PhilHaven are the most comparable. Both have one- and two-bedroom units (though PhilHaven also has three-bedrooms). The subject property falls between the two in size. While Myers Place is nearest in size, it is several years older and has studios, which are less popular, in addition to its one-bedrooms. It also has dishwashers, which are not present at the other two or planned for Arlington Heights PSH.

Common area amenities and unit features are comparable among these properties and the planned development, as will the look and design be on a basic level and the on-site services provided.

The subject's units are smaller than PhilHaven's, and similar to Heart's Place's and Myers Place's.

The main difference between these properties and Arlington Heights PSH is that all units at the UPholdings buildings have some form of project based rental assistance, primarily Section 8/811, while the subject property will have a project-based deep subsidy for about half its units.

While the planned development's apartments will still meet IHDA's affordability guidelines, so they will be equally affordable to households who qualify, they are less affordable from one viewpoint since most units without PBRA cannot serve people with the lowest incomes.

At the same time, people needing PSH may bring Money Follows the Person (MFP) funding and other subsidies attached to the individual to effectively add a deep subsidy. Other rental assistance may be available. So the affordability standard will likely be similar in practice.

Accordingly, units without project-based rental assistance will be marketed to people who have a Housing Choice Voucher. Full Circle Communities is speaking with the Housing Authority of Cook County, the suburban continuum of care, and DCFS to refer such individuals.

Foreclosed, Vacant, and Abandoned Properties

Foreclosure filings in the MA peaked in 2010 and steadily declined in the following years on average, with a large drop from 2012-2013 according to Woodstock Institute data. During this 10+ year period, Arlington Heights had a total of 2,647 foreclosure filings, 750 fewer than Des Plaines and a similar number to Wheeling despite being a larger community. In general, foreclosure activity here has been similar in trend and scale to most surrounding communities. There is no visible evidence of residential foreclosure near the subject site. Table 19 below shows trends for these and other MA municipalities.

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Table 18

ARLINGTON HEIGHTS PSH MARKET AREA - ALL AFFORDABLE HOUSING

Name and Location	Affordable Units	Housing Type
PhilHaven	50	Supportive
Heart's Place	18	Supportive
Myers Place	39	Supportive
Midtown Crossing	33	Supportive
Illinois Accessible Housing Initiative	7	Supportive
Subtotal	147	
Parkview	45	Family
Heinrich House	127	Family
Williamsburg Apartments	329	Family
Centennial Apartments (North + South)	197	Family
Arrowhead Village	81	Family
Cedar Village of Arlington Heights	80	Family
Huntington Towers	214	Family
Subtotal	1,073	
Albert Goedke House	118	Senior
Linden Place	190	Senior
Frances Manor	75	Senior
Subtotal	383	
Blare Terrace	4	Assisted
Clearbrook	32	Assisted
CEDA Jefferson Program	8	Assisted
Subtotal	44	
Asbury Court	150	Senior SLF
Plum Creek	102	Senior SLF
Subtotal	252	
Total	1,899	

Sources: IHDA, HUD, Affordable Assisted Living Coalition (AALC)

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Table 19

FORECLOSURE FILINGS
MUNICIPALITIES IN THE ARLINGTON HEIGHTS PSH MARKET AREA

	Arlington Heights	Buffalo Grove	Des Plaines	Mount Prospect	Prospect Heights	Rolling Meadows	Wheeling
Foreclosure Filings							
2008	265	206	345	243	109	120	256
2009	454	303	488	322	142	192	418
2010	497	319	602	384	174	244	491
2011	382	343	508	284	179	180	389
2012	363	308	458	266	143	220	412
2013	211	182	264	151	89	110	210
2014	126	94	176	102	46	68	136
2015	90	70	131	80	30	70	107
2016	95	77	152	60	19	40	73
2017	91	67	156	72	27	54	64
2018	73	50	118	55	19	36	64
Total	2,647	2,019	3,398	2,019	977	1,334	2,620

Source: Woodstock Institute

Kretchmer Associates

AFFORDABILITY, PENETRATION AND DEMAND

Affordable Rent Analysis

IHDA requires that proposed gross rents be at or below maximums permitted under programmatic guidelines and not exceed 35% of household income to ensure affordability. All 31 units at Arlington Heights PSH will be affordable based on the 2020 maximums. Table 20 summarizes this on the following page.

Residents of Arlington Heights PSH will not be required to pay for any of their utilities so there are no utility allowances to be added to the rents.

The 15 units that will have project-based rental assistance will be affordable, since residents will pay not more than 30% of their income in rent. The other proposed rents are at 95% of the maximums permitted under the 2020 guidelines. The two-bedroom 30% AMI units at $584 will require single-person households at the maximum allowable income to pay 32.1% of income, while a four-person household will pay 25.7%. The one-bedroom 50% AMI units at $810 will require paying 26.7% to 30.5% of income for households with 1-2 people at the maximum allowable incomes. The rent for the 60% AMI one-bedroom unit at $971 also ranges from 26.7%-30.5% of income for 1-2 person households, while the two-bedroom rent of $1,166 ranges from 25.6%-32% for 2-4 person households.

The necessary minimum income range overall at Arlington Heights PSH will be $0 for those with project-based rental assistance to $39,977. The maximum allowable income will be $54,600 for the 60% AMI two-bedroom units.

Project Capture and Market Penetration

The project capture and penetration rates are based on the estimated number of households under age 65 who meet the income guidelines and have a member with a disability (using the disability rate by age from the American Community Survey). The analysis results in the capture rates shown below. All are reasonable rates for a property of any kind and very low for a PSH property, which is more specialized so can expect to capture a higher share of potential residents than "standard" apartments.

As of 2025, the units at the subject property will need to capture the following percentages of households under age 65 with a disabled household member:

- 2.3% of households with incomes less than $55,000 for all 31 units
- 4.9% of households with income less than $20,000 for the 30% AMI units
- 1.0% of households with income $20,000-$34,999 for the 50% AMI units
- 1.8% of households with income $35,000-$54,999 for the 60% AMI units.

There are only 147 affordable PSH units as of 2020 in the MA. With the subject property, this will rise to 178 units by 2025. The existing units excluding Arlington Heights PSH currently penetrate 9.5% of households under 60% AMI with a disability. With Arlington Heights PSH, the rate will increase to 13.3% by 2025. These are low rates, especially for PSH, which can expect higher supportable market penetration since standard apartment buildings are often not able to meet residents' needs.

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Table 20

GROSS RENT AS A PERCENT OF INCOME
ARLINGTON HEIGHTS PSH

	1 Person Household	2 Person Household	3 Person Household	4 Person Household
Extremely Low-Income (30% of Median)	$19,110	$21,840	$24,570	$27,300
2 Bedroom Units				
Proposed Gross Rent		$584	$584	$584
Rent as % of Maximum Income		32.1%	28.5%	25.7%
Minimum Income Needed for Affordability		$20,023	$20,023	$20,023
Maximum Allowable Rent (LIHTC)		$614	$614	$614
Extremely Low-Income (50% of Median)	$31,850	$36,400	$40,950	$45,500
1 Bedroom Units				
Proposed Gross Rent	$810	$810		
Rent as % of Maximum Income	30.5%	26.7%		
Minimum Income Needed for Affordability	$27,771	$27,771		
Maximum Allowable Rent (LIHTC)	$853	$853		
Low-Income (60% of Median)	$38,220	$43,680	$49,140	$54,600
1 Bedroom Units				
Proposed Gross Rent	$971	$971		
Rent as % of Maximum Income	30.5%	26.7%		
Minimum Income Needed for Affordability	$33,291	$33,291		
Maximum Allowable Rent (LIHTC)	$1,023	$1,023		
2 Bedroom Units				
Proposed Gross Rent		$1,166	$1,166	$1,166
Rent as % of Maximum Income		32.0%	28.5%	25.6%
Minimum Income Needed for Affordability		$39,977	$39,977	$39,977
Maximum Allowable Rent (LIHTC)		$1,228	$1,228	$1,228

Note: Gross rents include utilities, all of which will be paid by the owner. Minimum income for affordability assumes 35% of income for rent. All units covered by PBRA will be affordable so are not included above.

Source: Kretchmer Associates

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Table 21

ARLINGTON HEIGHTS PSH CAPTURE AND PENETRATION ANALYSIS

	2020	2025
Percent of MA Population 18-64 with a Disability	7.8%	7.8%
Arlington Heights PSH Proposed Units		31
Units with Project Based Rental Assistance or at 30% AMI		16
Units at 50% AMI		4
Units at 60% AMI		11
PMA Households < Age 65 by Income with a Disabled HH Member and Income < $55,000	1,551	1,337
...With Income < $20,000	384	326
...$20,000-$34,999	485	417
...$35,000-$44,999	339	294
...$45,000-$54,999	343	301
Project Capture Rate of MA Population < 65 with a Disability and Income < $55,000		2.3%
Project Based Subsidy and 30% AMI Units Capture Rate of Households < $20,000		4.9%
50% AMI Units Capture Rate of Households $20,000-$34,999		1.0%
60% AMI Units Capture Rate of Households $35,000-$54,999		1.8%
Number of Market Area Permanent Supportive Units	147	178
Penetration Rate of Market Area Permanent Supportive Housing Units and Arlington Heights PSH of Households < 65 with a Disability	9.5%	13.3%

Note: All subject property's units will be PSH targeting people with a disability, but this is a not a residency requirement, so effective market penetration is flexible.

Source: Kretchmer Associates based on projections from Esri and disability estimates for persons ages 18-64 in the 2014-2018 American Community Survey

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Demand

Multiple metrics point to large pent-up demand in the Market Area for Permanent Supportive Housing. The three primary comparable properties are all 100% occupied with long site-specific wait lists of 100-150 people each. When these lists open, demand is such that they close again very quickly under a deluge of applications. Spruce Village also has a 200-person wait list. Based on this response, it is reasonable to conservatively assume at least 100 people would have strong interest in Arlington Heights PSH, possibly 150-200.

Add to this interest the strong story of unmet demand told by the SRN Communities of Demand listing, on which Arlington Heights alone shows a desire for 1,080 units. In addition, 3,559 SRN units are desired in Des Plaines, Mount Prospect, Rolling Meadows, and Wheeling in total. The PAIR wait list tells a similar story, with 183 on the list in Arlington Heights and 762 more in surrounding communities that are entirely or mostly within the Market Area.

Especially when taken together, these metrics indicate demand for far more additional supportive housing than the 31 units proposed at Arlington Heights PSH, which will help fill this gap.

Absorption Rate

Full Circle Management, Full Circle's in-house property management team, will handle all leasing. Full Circle educates referral partners as early as possible regarding the application timeline so they can generate an early interest list. This mitigates any delays that can occur in receiving supportive referrals.

Their project completed in Brainerd Park is analogous to Arlington Heights PSH in leasing terms as integrated PSH. It fully leased within 4 months, with 800 applicants for 36 units. This occurred solely through word of mouth, people seeing the building, and referrals, including those directly from service providers.

As noted elsewhere, other recent PSH in the Market Area saw an extremely large number of applications within days of opening their interest lists. These are now full with long, closed wait lists.

According to HODC, Heart's Place leased up in 6 months with no significant pre-leasing and many residents coming from the HACC wait list. The response to the developer's upcoming Spruce Village suggests the same will occur there, leading them to think there is high PSH demand in this area.

A representative of UPholdings agrees with this assessment, saying that market demand is not a limiting factor here for PSH, but rather that the administrative process involved can take "a few months."

Strong interest continues even after the initial leasing period at area PSH. According to a Task Force representative, the waiting list opened for Myers Place briefly approximately 3 years ago with a requirement that applicants again apply in person. A "huge" line developed, prompting Kenneth Young Center, which was managing the process, to tell them only 50 people could be added to the wait list. Reportedly, this left more than half the people waiting unable to join the list because they would effectively never be called. This indicates great excess demand.

These experiences tell a consistent story. Therefore, we expect Arlington Heights PSH will reach 95% occupancy (approx. 30 units) in 4-6 months, a rate of about 5-8 units per month.

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IMPACT ON OTHER AFFORDABLE AND MARKET-RATE HOUSING

Impact on Other IHDA Properties

All 5 comparable PSH properties in the Market Area have financing from IHDA in some form. Two did not respond to multiple inquiries, so information on their occupancy is not available. However, the other three are full with extremely long wait lists that are closed and stay full. Multiple area developers have talked about strong demand for PSH. Therefore, there should be no impact on other IHDA properties.

Impact on Other Affordable Housing

While anyone meeting the income requirements can live there, Arlington Heights PSH is targeted toward a broad range of populations in need of supportive services to remain housed. Full Circle will employ a significant outreach effort internally and in concert with partners and the local Continuum of Care. By all accounts, the interest garnered from this approach results in a deluge of PSH applications. Accordingly, while the market overlaps that for traditional affordable housing, PSH primarily serves a different population with additional needs. To the extent a portion of the proposed development is comprised of people who could also live successfully in traditional affordable housing, Arlington Heights PSH is small and will not be able to draw many residents from existing affordable buildings, which tend to be larger.

Impact on Market-Rate Housing

None of the units at Arlington Heights PSH will be market-rate. The 60% AMI units may be able to draw some residents from market rate housing; however, the impact will be minimal to non-existent given the small number of units. At the same time, the units at the subject would be more appropriate for many people and are needed in the rental inventory.

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CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The proposed development is located on the east side of Arlington Heights Road, the major north-south arterial through the village. It will be a 31-unit building designed for extremely-, very-, and low-income households. Seven units will be set aside for the Statewide Referral Network. Fifteen total units will have Project Based Rental Assistance like Section 811 or LTOS. There will be no age restrictions. The apartments will be Permanent Supportive Housing with a high standard of accessibility, including fully accessible and adaptable units. There will be on-site supportive services provided by the Anixter Center, which has a long history serving the intended population.

The unit mix and sizes at Arlington Heights PSH will be well-suited to the targeted tenant base and to the Permanent Supportive Housing need in northwest suburban Cook County. Most units at other affordable PSH properties in the Market Area are one- and two-bedrooms. Studios are reported to be less desirable, so it is positive for marketability that the subject property avoids them. Overall, the unit mix is comparable to the market.

The site is in an established residential and commercial area with nearby neighborhood amenities. It is served by Pace and is highly visible.

VSKA delineated the Market Area (MA) from which the proposed development will draw to include all or the majority of Arlington Heights, Des Plaines, Mount Prospect, Prospect Heights, Rolling Meadows, and Wheeling, as well as portions of Buffalo Grove, Elk Grove Village, and Palatine.

Esri estimates that there are 73,482 households in the MA with householders under age 65 in 2020, accounting for 69.1% of all households. By 2025, this share is projected to decrease to 66% due to the aging of the population. Of the households under 65 years in 2020, 24% have incomes under $50,000, near the upper income level for Arlington Heights PSH.

Specific to the need for PSH, an estimated 7.8% of the population under 65 or almost 12,600 people have a disability, and almost 29% live below poverty. These are target renters at Arlington Heights PSH.

The Market Area had a total of 154,734 employees in 2017. Economic conditions improved nationwide during this period and in the Market Area. During this period, the MA on net gained more than 4,600 jobs (3.1%). Losses in some industries were more than offset by gains in others. Though this year's pandemic reduced employment, the area has a diversified economy that should help it recover.

There are only 147 affordable PSH units in the Market Area as of 2020. Most are also deeply subsidized. The most recently built, Heart's Place and PhilHaven, are the most comparable. Common area amenities and unit features are similar at these properties and the planned development, and they are fairly new. The subject's units are smaller than PhilHaven's but similar to Heart's Place and the other most comparable property, Myers Place. These are all good options for people needing PSH, and all are full with long, closed wait lists. The market has unmet demand for more like this that Arlington Heights PSH can help provide.

The 31 affordable units at the subject property will need to capture 2.3% of MA households under 65 years with incomes less than $55,000 (60% AMI) in 2025. By income category, the capture rates will be 1% to 4.9%, all low to acceptable rates. As of 2025, the market penetration rate of all existing and planned non age-restricted affordable units of households under age 65 with a disability and

incomes less than $55,000 will be just 13.3%. This is a very reasonable rate that suggests ample room for additional affordable PSH.

Based on these calculations, strong occupancies and long wait lists at existing properties, high numbers of need on Illinois' SRN and PAIR lists, and statements of need from other developers actively opening other PSH properties, we determine that more than enough demand exists to support the proposed development.

We expect Arlington Heights PSH will reach 95% occupancy (approx. 30 units) in 4-6 months, a rate of 5-8 units per month. The lease-up will be affected more by administrative processing rather than demand for the units.

Arlington Heights PSH is not expected to have a negative impact on any of the other affordable properties in the MA.

Recommendations

Based on the need for permanent supportive housing described above, the high level of disability features, the accessible location, and reasonable project capture and market penetration rates, we recommend that Arlington Heights PSH be approved as is.

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APPENDIX

A. Regional and Site Location Maps

B. Market Area Map

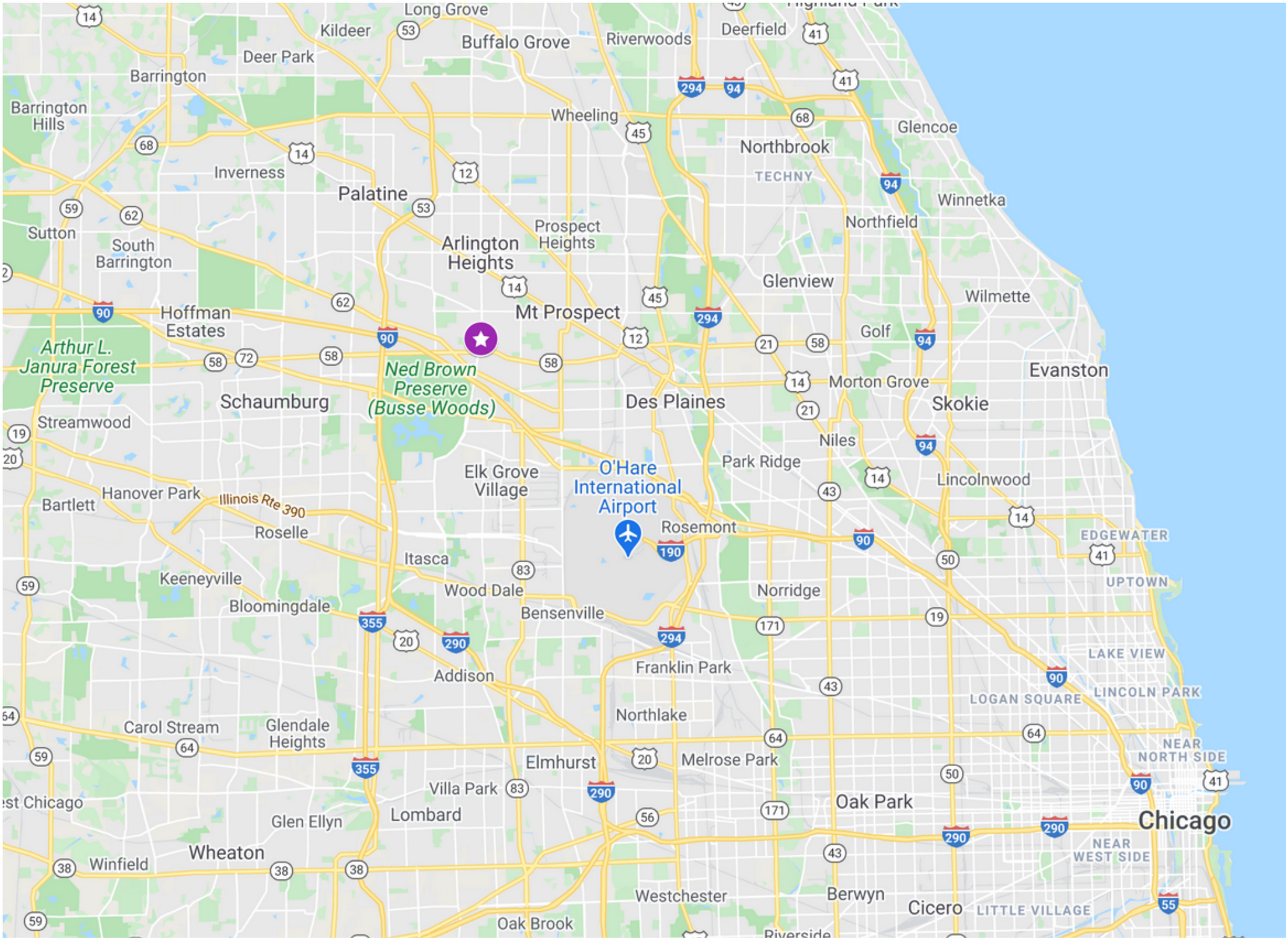
C. Property and Surroundings Photographs

D. Photographs of Competitive Properties

E. NCHMA Membership

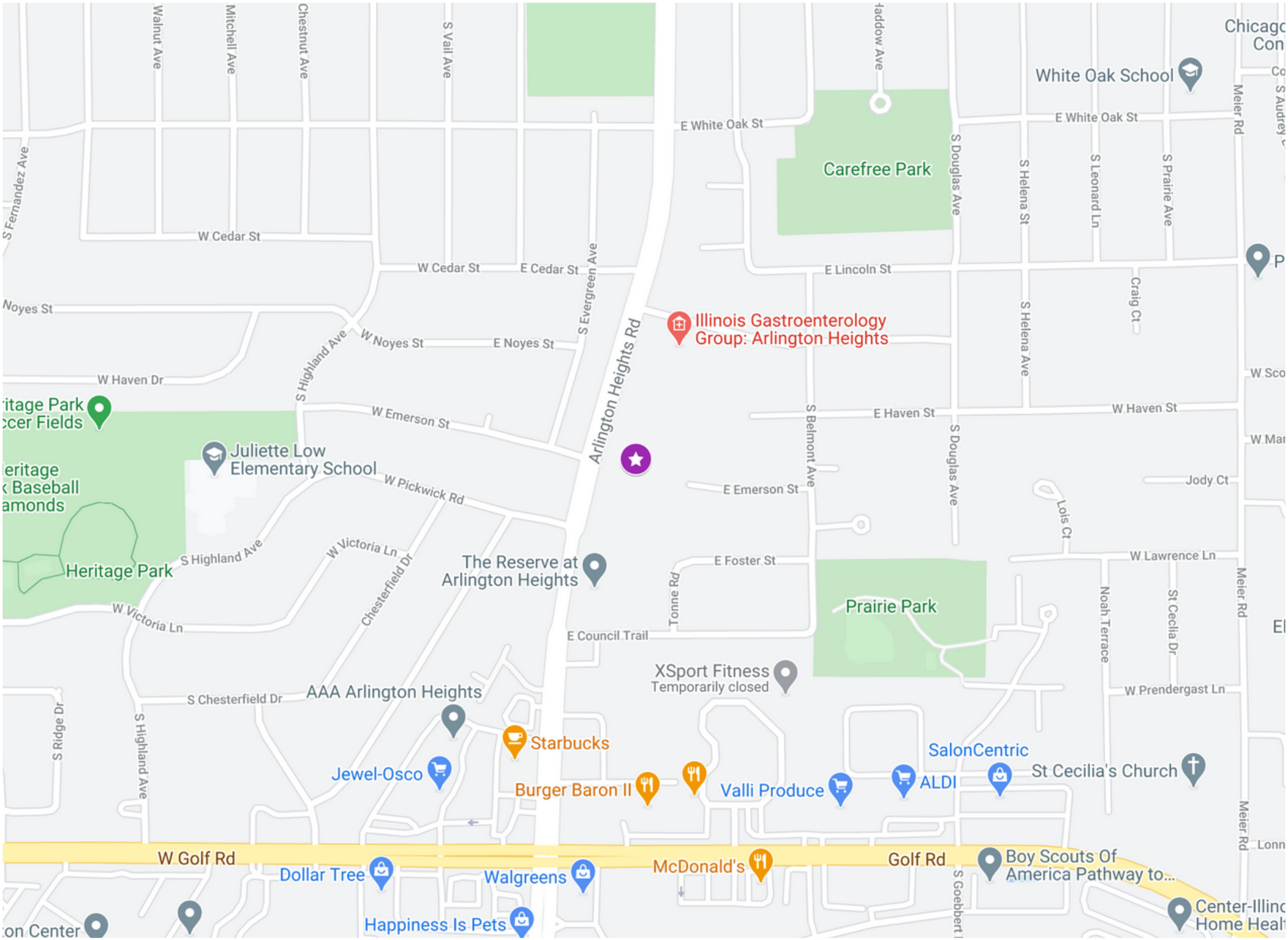
F. Certificate of Insurance

Arlington Heights PSH Regional Location Map



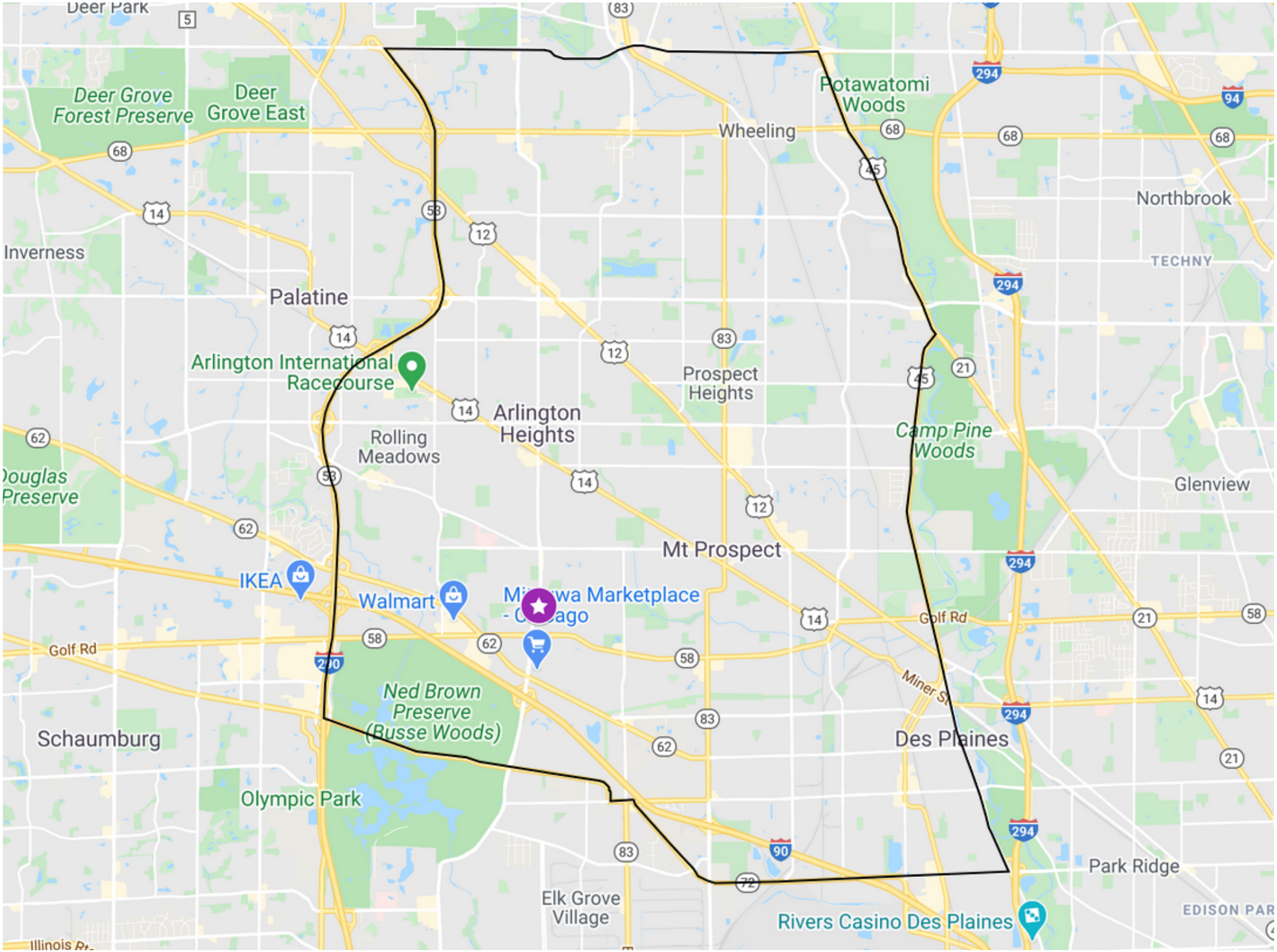
Source: Kretchmer Associates

Arlington Heights PSH Location



Source: Kretchmer Associates

Arlington Heights PSH Market Area



Source: Kretchmer Associates

Site

Facing west at east end of site from Emerson

Facing north at site

Facing south toward site

Facing east at site from Arlington Heights Road

Surroundings

Vacant lot for sale north of site

Home on Pickwick west of site

Church south of Pickwick

Rear of house on Emerson directly east of site

Surroundings

Home on Emerson east of site

Homes on Emerson across from site to west

Reserve at Arlington Heights south of site

Competitive Properties

PhilHaven

Heart's Place

Midtown Crossing

Competitive Properties

Midtown Crossing

Illinois Accessible Housing Intitative – Goebbert Road

Certificate of Professional Designation

This certificate verifies that

Valerie S. Kretchmer

Valerie S. Kretchmer Associates, Inc.

Has completed NCHMA's Professional Designation Requirements and is hence an approved member in good standing of:

NCHMA MEMBER®

Formerly known as NCAHMA

National Council of Housing Market Analysts
1400 16th St. NW
Suite 420
Washington, DC 20036
202-939-1750

Membership Term
1/1/2020 to 12/31/2020

Thomas Amdur
President, NCHMA

VALESKR-01 MWOODMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/27/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Mary Woodman
Associated 1701 Golf Road #3-700 Rolling Meadows, IL 60008	PHONE (A/C, No, Ext): (847) 427-3452 FAX (A/C, No): (847) 427-3430 E-MAIL ADDRESS: mwoodman@associated.cc

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Hartford Casualty Insurance Co	29424
INSURER B : Twin City Fire Insurance Company	29459
INSURER C : New Hampshire Insurance Group	23841
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Valerie S. Kretchmer Assoc Inc
807 Davis Street, Suite 2004
Evanston, IL 60201

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			83SBAPJ4228	4/15/2020	4/15/2021	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS			83SBAPJ4228	4/15/2020	4/15/2021	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH)	N / A		83WECGM2425	4/15/2020	4/15/2021	E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
C	Professional Liab			064991810	4/15/2020	4/15/2021	Limit	1,000,000
C	Professional Liab			064991810	4/15/2020	4/15/2021	Deductible	5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Arlington Heights Permanent Supportive Housing

CERTIFICATE HOLDER

Full Circle Development
Jordan Bartle
310 S. Peoria
Chicago, IL 60607

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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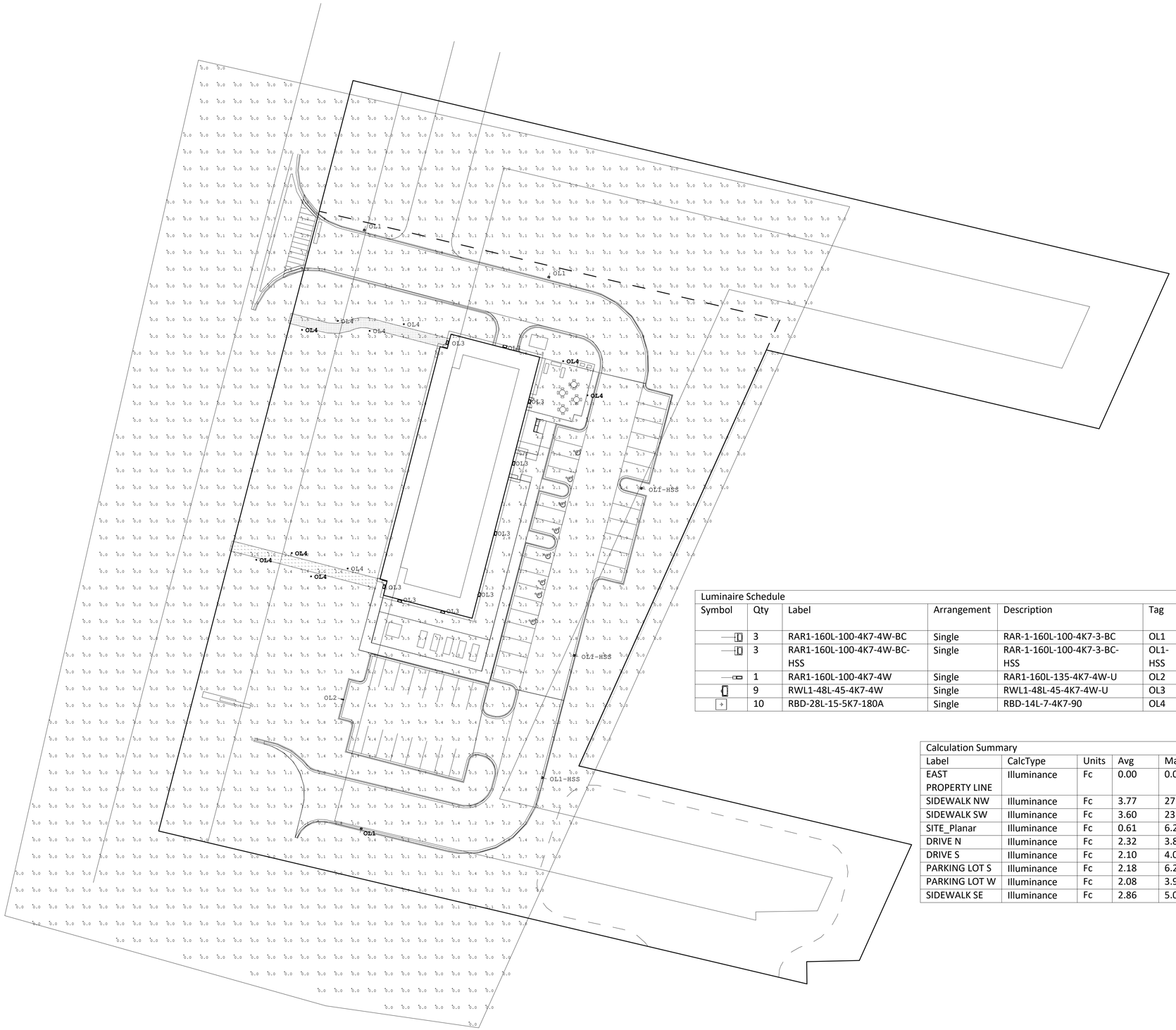
IX. 2018 Site and Market Study Summary Form

(Please complete all highlighted (in yellow) sections of this form. Failure to do so will be grounds for automatic denial of your application)

Required Information:	Information Requested on this form:	Mark appropriate box / Include required information:	Other information / Page Number Where information can be found in Site and Market Study:
Name of Development:		Arlington Heights PSH	
Location of the Proposed (City/County):		Arlington Heights/Cook	
Targeted Tenant Type:	**Family**	x	If Other please indicate targeted population:
	Elderly		
	Other	x	PSH, disabled
Other affordable units that target the same tenant type in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	**Number of Units**	147	Page number: 35-36, 38, 40
Total Number of other affordable units in the PMA: (should include IHDA, HUD, Rural Housing, Chicago Tax Credits, etc.)	**Number of Units**	1,752	Page number: 35-36
Rent Schedule (including unit sizes) for Proposed Development:	**Included**	x	Page number:
	Not Included		3
Occupancy levels for existing affordable properties in PMA:	Included	x	Page number:
	Not Included		9-14
Rent Schedule for Comparable Properties:	Included	x	Page number:
	Not Included		12-14
Evaluation of the proposed rents to comparable properties in the PMA:	Lower		Evaluation and Explanation found on page:
	Comparable	x - those with PBRA	
	Higher	x - flat rents only	35
Demographic (population) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:
	Stable		
	Decrease	x	16-17, 19-20, 23-25
Demographic (households) trending for PMA and for targeted tenant population:	Increase		Evaluation and Explanation found on page:
	Stable		
	Decrease	x	16-17, 19-20
Evaluation of the proposed unit mix to the PMA standard:	Superior		Evaluation found on page:
	Meets	x	
	Inferior		1, 35
Evaluation of the proposed unit sizes (sq. ft.) to the PMA standard:	Superior		Evaluation found on page:
	Meets	x	
	Inferior		1, 35
List of Proposed Development Amenities:	Included	x	Page number:
	Not Included		2
Evaluation of proposed amenities to PMA standard:	Superior		Evaluation and Explanation found on page:
	Equal	x	
	Inferior		2

Estimated absorption period:	Units per month	5-8	Explanation of absorption estimate found on page:
	Number of months	4-6	41
Marketability/Visibility of the Site:	Good	x	Explanation found on page:
	Average		
	Poor		4
Affordable units market penetration including the proposed in the PMA (use ALL income qualified households for PMA ONLY)**:**	Rate	13.3%	Page number:
			38, 40
Proposed projects' required rate of capture within the PMA (use ALL income qualified households for PMA ONLY)**:**	Rate	2.3%	Page number:
			38, 40
Overall Market Demand (the additional number of units needed within the market area to meet demand from targeted populations. The analysis should determine if there is sufficient demand to support the proposed project)**:**	Units needed	1,000+	Page number:
	Sufficent Demand (y/n)?	Y	41
Public Safety Issues (Provide an analysis of public safety issues including information or statistics on crime in the PMA. Address any local perceptions of crime or safety issues in the PMA)**:**	Included	x	Page number:
	Not Included		4
List of major employers in PMA (not required of some projects, see requirements)**:**	Included	x	Page number:
	Not Included		27
Economic Stability Analysis / Evaluation of PMA employment (not required of some projects, see requirements)**:**	Growth	x - prior to COVID-19	Analysis found on page:
	Stability		
	Decline		26-30



1 SITE PHOTOMETRIC

OL1/OL2 - (OL1 HSS WITH SHIELD NOT SHOWN)

OL3

OL4

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	3	RAR1-160L-100-4K7-4W-BC	Single	RAR-1-160L-100-4K7-3-BC	OL1	0.950	8269	90	270	23
	3	RAR1-160L-100-4K7-4W-BC-HSS	Single	RAR-1-160L-100-4K7-3-BC-HSS	OL1-HSS	0.950	8269	90	270	23
	1	RAR1-160L-100-4K7-4W	Single	RAR1-160L-135-4K7-4W-U	OL2	0.950	17568	133.5	133.5	20
	9	RWL1-48L-45-4K7-4W	Single	RWL1-48L-45-4K7-4W-U	OL3	0.950	5704	46.5	418.5	17
	10	RBD-28L-15-5K7-180A	Single	RBD-14L-7-4K7-90	OL4	0.950	735	9.39	93.9	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SIDEWALK NW	Illuminance	Fc	3.77	27.6	0.2	18.85	138.00
SIDEWALK SW	Illuminance	Fc	3.60	23.3	0.0	N.A.	N.A.
SITE_Planar	Illuminance	Fc	0.61	6.2	0.0	N.A.	N.A.
DRIVE N	Illuminance	Fc	2.32	3.8	0.5	4.64	7.60
DRIVE S	Illuminance	Fc	2.10	4.0	0.1	21.00	40.00
PARKING LOT S	Illuminance	Fc	2.18	6.2	0.2	10.90	31.00
PARKING LOT W	Illuminance	Fc	2.08	3.9	0.1	20.80	39.00
SIDEWALK SE	Illuminance	Fc	2.86	5.0	1.2	2.38	4.17

CORDOGAN CLARK
Chicago
714 North Wells Street, Chicago, IL 60654
tel 312.943.7500 Fax 312.943.4771
Aurora
4600 Fox Valley Center Avenue, Aurora, IL 60504
tel 630.896.4678 Fax 630.896.4987

FULL CIRCLE communities

GRACE TERRACE
1519-1625 ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005

ELECTRICAL SITE LIGHTING PHOTOMETRICS

JOB NUMBER 20-410

DATE 10.31.2023

REVISIONS:

ZONING SUBMITTAL - 10.31.23

E5.2

10/31/2023 1:34:47 PM
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Grace Terrace
Weis Builders Phasing Plan
Last updated: August 23, 2023

Anticipated Phases

- Phase 1: Sitework & Foundations
  April 2024 - July 2024
- Phase 2: Framing, Enclosure, MEP Rough
  July 2024 - December 2024
- Phase 3: Interior Finishes & Site Finishes
  October 2024 - April 2025

Anticipated Manpower (per phase)

- Phase 1: Avg. 20 workers onsite
- Phase 2: Avg. 50 workers onsite
- Phase 3: Avg. 75 workers onsite

Weis Builders Field Office

Temporary Stone Parking Areas to be used until paved parking stalls are available

Parking area indicated in green will be used for dumpsters, temp toilets, and loading/unloading deliveries

Onsite Parking stalls for:
- Arlington Heights Officials and Visitors
- Owner
- Weis Builders
- Subcontractor Foreperson Vehicles
- Trade parking (only allowed if space if available)*

* See Trade parking overflow parking map (this page)

PRELIMINARY PLAT OF SUBDIVISION
OF
GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

LOT AREA

157,479 SQUARE FEET (3.615 AC±)

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
- XXX.XX = MEASURED INFORMATION
- (XXX.XX) = RECORD INFORMATION
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- B.L. = BUILDING LINE
- S.D.E. = STORMWATER DETENTION AREA EASEMENT
- E.P.U. = EASEMENT FOR PUBLIC UTILITIES
- = FOUND IRON ROD/PIPE
- = FOUND CUT CROSS
- =FOUND PK NAIL

- = CROSS ACCESS, SANITARY & PUBLIC SIDEWALK EASEMENT GRANTED PER DOC. 1403429027
- = ACCESS & EMERGENCY ACCESS EASEMENT GRANTED PER DOC 1632342089
- = PUBLIC UTILITY EASEMENT GRANTED PER DOC 1632342089
- = SANITARY SEWER EASEMENT GRANTED PER DOC 1632342089

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'
1" = 40' (HORIZONTAL)

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 10, THAT IS 15.41 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHWESTERLY IN A STRAIGHT LINE THAT FORMS AN ANGLE OF 76 DEGREES 00 MINUTES 00 SECONDS (MEASURED FROM NORTH TO WEST) WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 442.50 FEET TO THE CENTER LINE OF ARLINGTON HEIGHTS ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD, 95.20 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE FIRST DESCRIBED COURSE, A DISTANCE OF 465.83 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT NUMBER 9225797; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 96.95 FEET TO A POINT ON A LINE FIRST COURSE EXTENDED; THENCE NORTHWESTERLY ALONG SAID LINE 6.67 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE WESTERLY 30 FEET FALLING WITHIN ARLINGTON HEIGHTS ROAD AND ALSO EXCEPT THEREFROM THAT PART DEDICATED FOR ROADWAY PURPOSES PURSUANT TO THE PLAT OF DEDICATION RECORDED OCTOBER 9, 2014 AS DOCUMENT NUMBER 1428234037, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST, A DISTANCE OF 384.30 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 85.35 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 527.24 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 83.81 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 512.57 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 16 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, SAID LINE BEING ALSO DESCRIBED AS RUNNING NORTH 20 DEGREES EAST A DISTANCE OF 469.65 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID LINE 396.32 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 79 DEGREES, 03 MINUTES, 20 SECONDS MEASURED FROM THE SOUTHWEST TO THE NORTHWEST WITH THE LAST DESCRIBED COURSE A DISTANCE OF 595.30 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 389.18 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 527.24 FEET TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 20 FEET THEREOF DEDICATED FOR ROAD), IN COOK COUNTY, ILLINOIS.

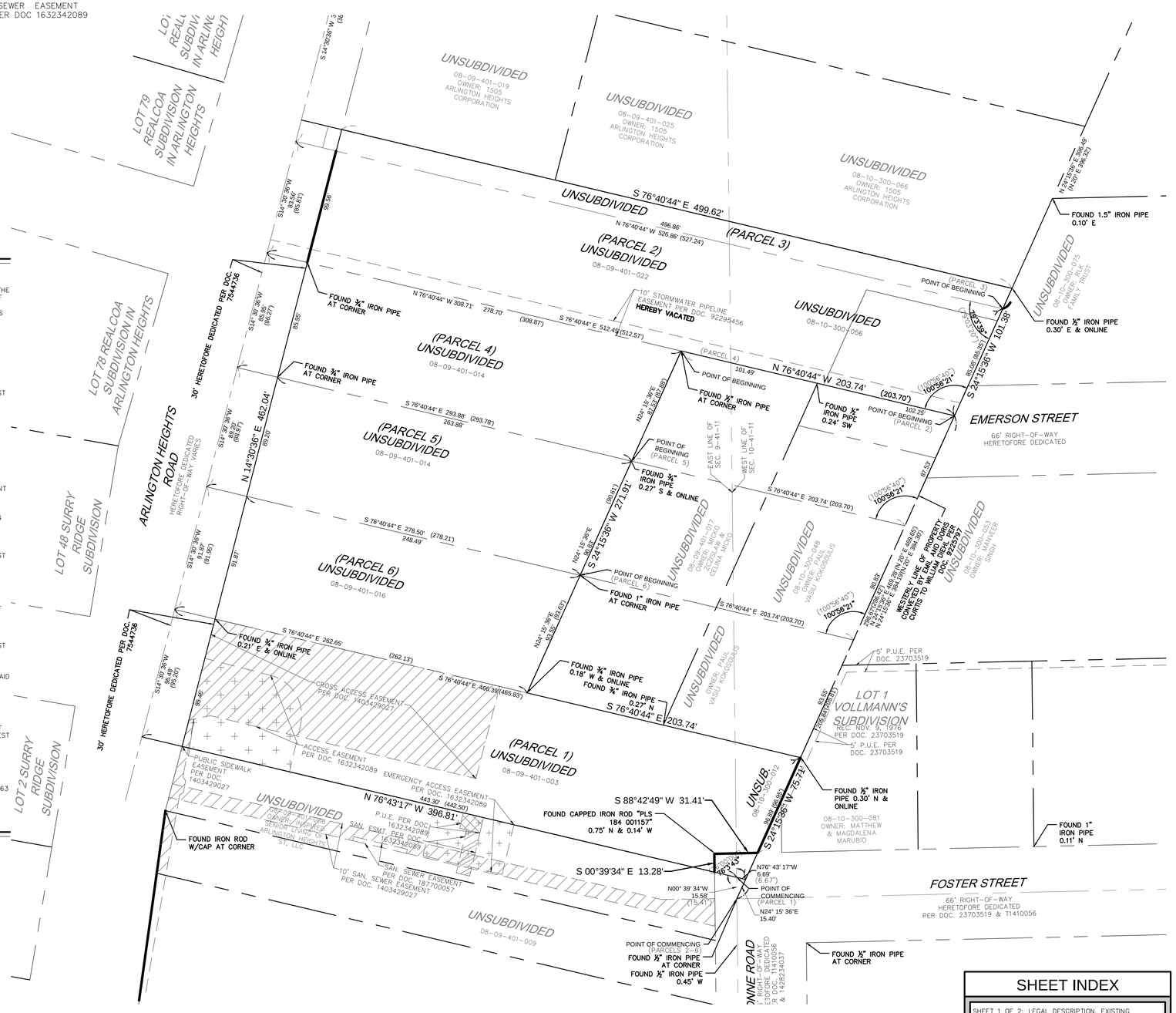
PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 384.30 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 308.87 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 86.27 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 293.78 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT NUMBER 9225797 A DISTANCE OF 87.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797 A DISTANCE OF 296.42 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 293.78 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 88.97 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 278.21 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY CONVEYED BY DEED DOCUMENT 9225797 A DISTANCE OF 90.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 AND RUNNING THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF PROPERTY CONVEYED BY EMIL CURTIS AND DORIS CURTIS TO WILLIAM DIEHL AND RECORDED AS DOCUMENT 9225797, A DISTANCE OF 205.81 FEET; THENCE NORTHWESTERLY IN A LINE THAT FORMS AN ANGLE OF 100 DEGREES 56 MINUTES 40 SECONDS (MEASURED FROM NORTHEAST TO NORTHWEST) WITH THE LAST DESCRIBED COURSE A DISTANCE OF 203.70 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID LINE 278.21 FEET TO THE CENTER OF ARLINGTON HEIGHTS ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ROAD 91.95 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE ABOVE DESCRIBED COURSE WHICH FORMS THE NORTHERLY BOUNDARY OF THIS TRACT 262.13 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE AFORESAID WESTERLY LINE OF PROPERTY BY DEED RECORDED AS DOCUMENT 9225797, A DISTANCE OF 93.63 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
8. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEE DISCLOSED BY THE TITLE COMMITMENT.
9. THE SURVEY PROPERTY IS CURRENTLY ZONED: I "INSTITUTIONAL DISTRICT", R-1 "ONE FAMILY DWELLING DISTRICT" AND O-T "OFFICE TRANSITIONAL DISTRICT" . INFORMATION OBTAINED FROM THE VILLAGE OF ARLINGTON HEIGHTS INTERACTIVE MAP. (TABLE A, ITEM 6A)



SHEET INDEX

SHEET 1 OF 2: LEGAL DESCRIPTION, EXISTING BOUNDARY, EASEMENT AND LOT DETAILS

SHEET 2 OF 2: PROPOSED LOT DETAILS, SETBACKS AND EASEMENTS

2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM

CAGE CIVIL ENGINEERING

REVISIONS △
REV. PER VILLAGE COMM. 10/08/23

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GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ.NO: 220019
PM: SJP
DATE: 08/24/23
SCALE: 1" = 40'

SHEET NUMBER
1 OF 2

PRELIMINARY PLAT OF SUBDIVISION
OF
GRACE TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER/CLIENT

FULL CIRCLE COMMUNITIES, INC
310 SOUTH PEORIA STREET #500
CHICAGO, ILLINOIS

PREPARED BY:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL

CURRENT P.I.N.:

08-10-300-012
08-10-300-056
08-09-401-003
08-09-401-014
08-09-401-015
08-09-401-016
08-09-401-022

LOT AREA

LOT 1: 113,955 SQUARE FEET (2.616 AC±)
LOT 2: 36,286 SQUARE FEET (0.833 AC±)
ROW DED: 7,237 SQUARE FEET (0.166 AC±)
TOTAL: 157,479 SQUARE FEET (3.615 AC±)

LEGEND

- = EX. BOUNDARY LINE
- = EX. LOT LINE
- = EX. EASEMENT LINE
- = EX. CENTERLINE
- = PROP. LOT LINE
- = PROP. EASEMENT LINE
- = PROP. SETBACK LINE
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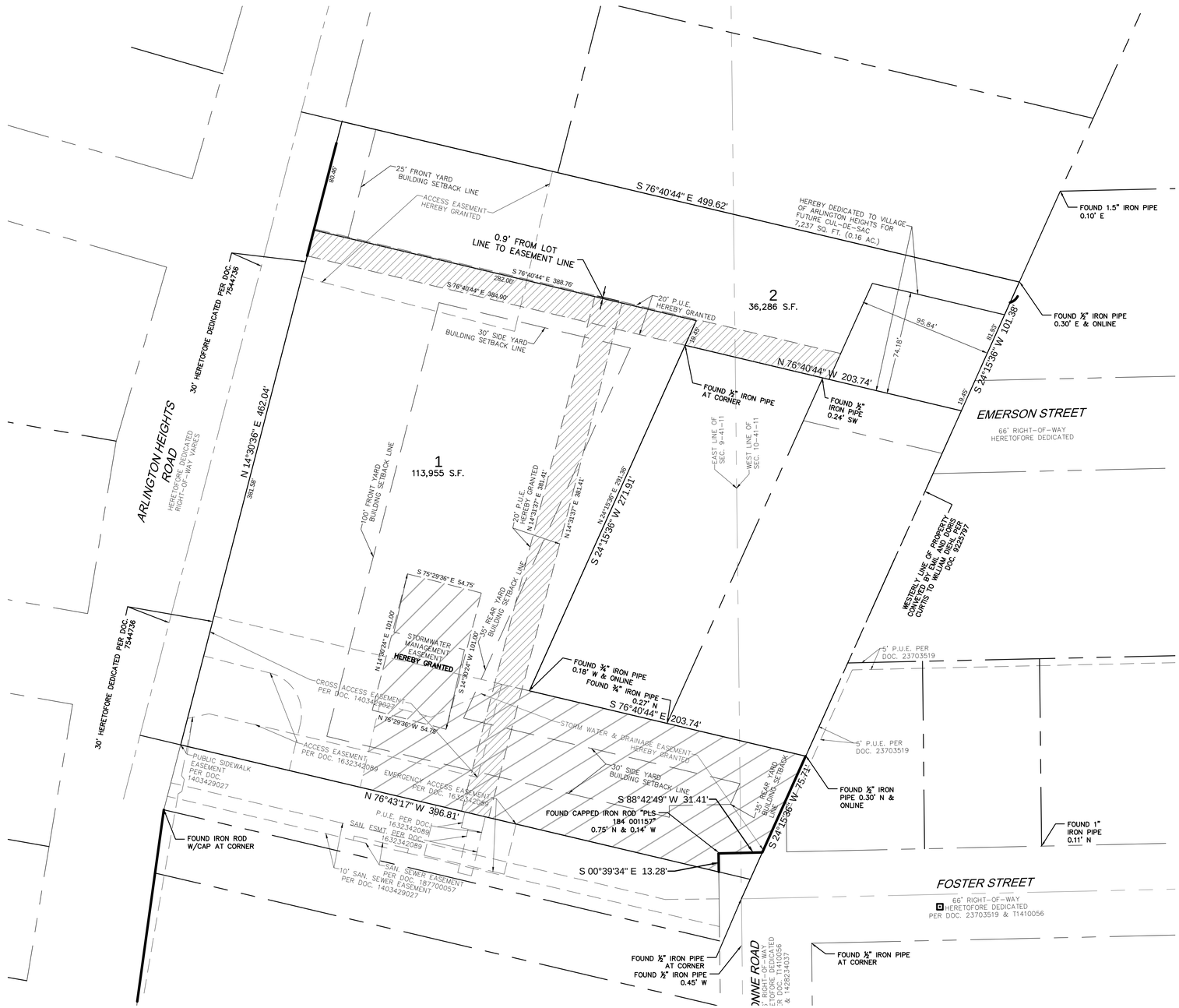
BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 40' 80'
1" = 40' (HORIZONTAL)



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REVISIONS

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GRACE TERRACE SUBDIVISION
ARLINGTON HEIGHTS, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ NO: 220019
PM: SJP
DATE: 08/24/23
SCALE: 1" = 40'

SHEET NUMBER
2 OF 2

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Tom Petermann, P.E.
Cage Civil Engineering

FROM: Kelly Pachowicz
Consultant

Luay R. Aboona, P.E., PTOE
Principal

DATE: May 19, 2023

SUBJECT: Traffic and Parking Study
Grace Terrace
Arlington Heights, Illinois

This memorandum summarizes the results and findings of a traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Grace Terrace affordable housing development to be located at 1519-1625 Arlington Heights Road in Arlington Heights, Illinois. As proposed, the site, which is currently vacant, will be developed to provide an apartment development containing 25 units and 41 parking spaces. Access to the site will be provided off Arlington Heights Road via an existing access drive that aligns with Pickwick Road and via a second access drive in alignment with Emerson Street. **Figure 1** shows an aerial view of the site. The purpose of this traffic study is to determine the trip generation characteristics of the proposed development, any necessary recommendations with respect to external roadway improvements and/or traffic control modifications, and the adequacy of the proposed parking supply for the proposed development.

Existing Traffic Conditions

The site is located on the east side of Arlington Heights Road at its intersection with Pickwick Road. The site is located south of downtown Arlington Heights and is approximately one mile north of Arlington Heights Road's interchange with I-90. Land uses in the vicinity of the site include residential to the west, north, and east and The Gardens at Arlington Heights, an assisted living facility, to the south. The primary roadways serving the site include the following:

Arlington Heights Road is a north-south minor arterial roadway that provides two lanes in each direction in the vicinity of the site. At its unsignalized intersection with Pickwick Road and The Gardens of Arlington Heights access drive, Arlington Heights Road provides a left-turn lane, a through lane, and a combined through/right-turn lane on the northbound and southbound approaches. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), carries an Annual Average Daily Traffic (AADT) volume of approximately 30,400 vehicles (IDOT 2018), and has a posted speed limit of 35 miles per hour.

Aerial View of Site **Figure 1**

Pickwick Road is an east-west local roadway that provides one lane in each direction. At its unsignalized intersection with Arlington Heights Road, Pickwick Road provides a combined left-turn/through/right-turn lane that is stop sign-controlled. A standard-style crosswalk is provided on the west leg of the intersection. Pickwick Road is under the jurisdiction of the Village of Arlington Heights and has a posted speed limit of 25 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. performed peak period traffic counts on Thursday, September 22, 2022, at the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington Heights access drive and on Tuesday April 25, 2023 at the intersection of Arlington Heights Road with Emerson Street.

The traffic counts were performed during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 to 8:45 A.M. and the weekday evening peak hour of traffic occurs from 4:15 to 5:15 P.M. To ensure the traffic counts reflect normal traffic conditions, the traffic volumes along Arlington Heights Road were compared with the two-way traffic volumes from 2018 available on the IDOT Traffic Count Database System (TCDS) website adjusted to 2022 utilizing an annual growth rate to be discussed later. The comparison results showed that the existing volumes were higher than the IDOT volumes adjusted to 2022 and, as such, the existing volumes were not adjusted.

Figure 2 illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Traffic Characteristics of the Proposed Grace Terrace Development

The site, which is currently vacant, will be developed to contain an affordable housing development with 25 apartment units consisting of 20 one-bedroom units and five two-bedroom units. A parking lot with 41 parking spaces, eight of which are accessible, will also be provided. Access to the proposed development will be provided off Arlington Heights Road via an existing access drive serving The Gardens of Arlington Heights and via a proposed access drive that will be in alignment with Emerson Street. Outbound movements from the site should be under stop sign control. Southbound left turns can be accommodated by the existing left-turn lane at the Gardens of Arlington Heights access drive and via restriping the existing median to provide a left-turn lane at the proposed site access drive opposite Emerson Street.

A copy of the proposed site plan is included in the Appendix.

Grace Terrace
Arlington Heights, Illinois

Existing Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 22-331

Figure: 2

Development Traffic Generation

The estimates of traffic to be generated by the proposed Grace Terrace affordable housing development were based upon the proposed land use type and size using data published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition. However, to provide a conservative analysis, Land-Use Code 220 ("Multifamily Housing Low-Rise") which reflects traditional multifamily housing was utilized for the proposed development. **Table 1** shows the vehicle trips estimated to be generated by the development during the weekday morning and weekday evening peak hours. A copy of the ITE trip generation sheets is included in the Appendix.

Figure 3 illustrates the directional distribution of traffic along Arlington Heights Road. **Figure 4** illustrates the site-generated traffic volumes, assigned according to the directional distribution.

Table 1
PROJECTED SITE-GENERATED TRAFFIC VOLUMES

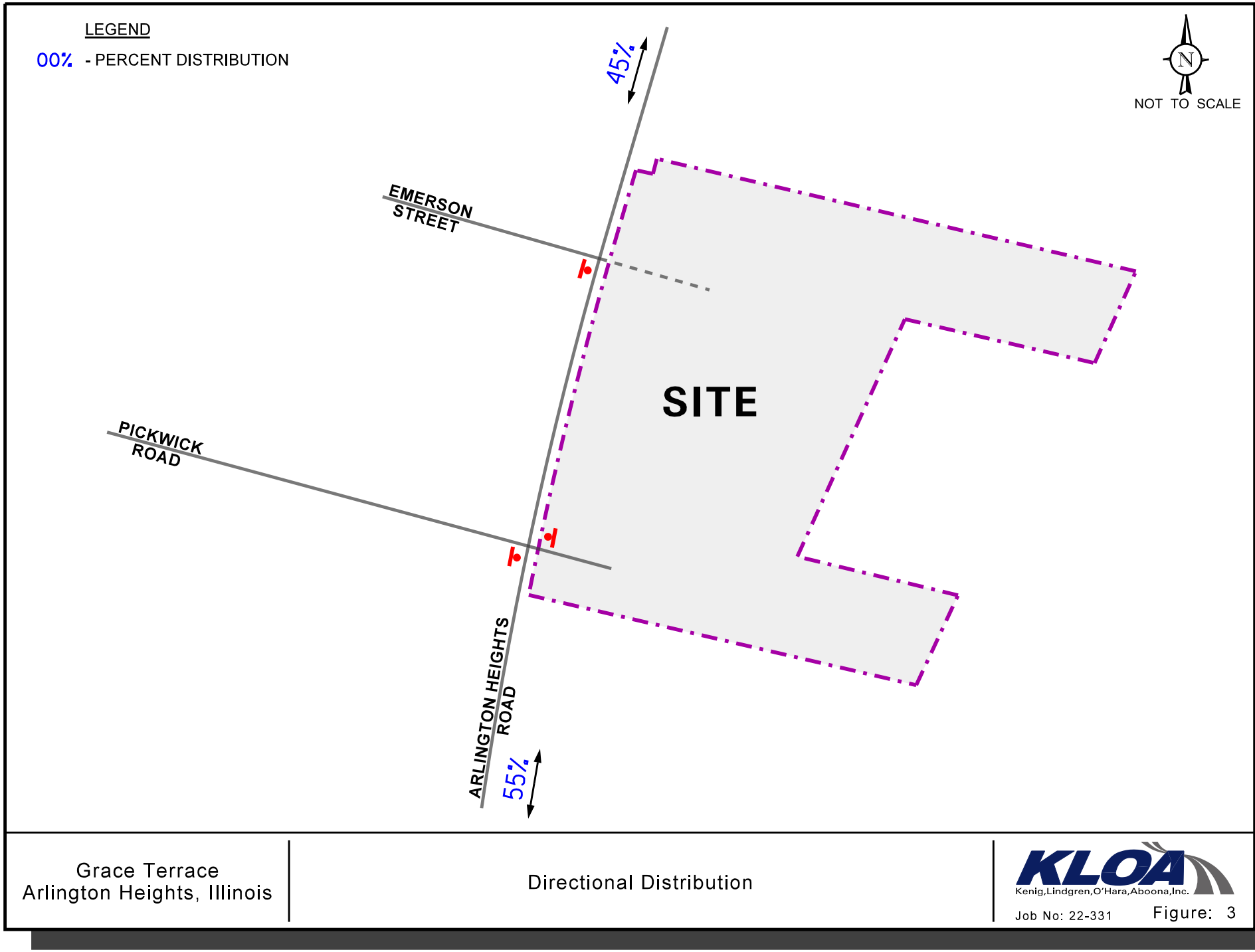
ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	
220	Multifamily Housing (Low-Rise) (25 Units)	7	24	31	19	12	31	236

Total Projected Traffic Volumes

To project Year 2028 conditions, the Year 2022 existing volumes were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated November 3, 2022, the existing traffic volumes were increased by an annually compounded growth rate of 0.4 percent for six years (one-year buildout plus five years) totaling three percent. A copy of the CMAP 2050 projections letter is included in the Appendix.

Other developments in the area include a senior housing development on Arlington Heights Road with Seegers Road, a mixed-use development at Arlington Heights Road with Algonquin Road, and a self-storage facility on Golf Road west of Arlington Heights Road.

The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system and were combined with the existing traffic volumes increased by the regional growth factor of three percent and any traffic estimated to be generated by other developments in the area to determine Year 2028 total projected traffic volumes, as illustrated in **Figure 5**.



Grace Terrace
Arlington Heights, Illinois

Directional Distribution

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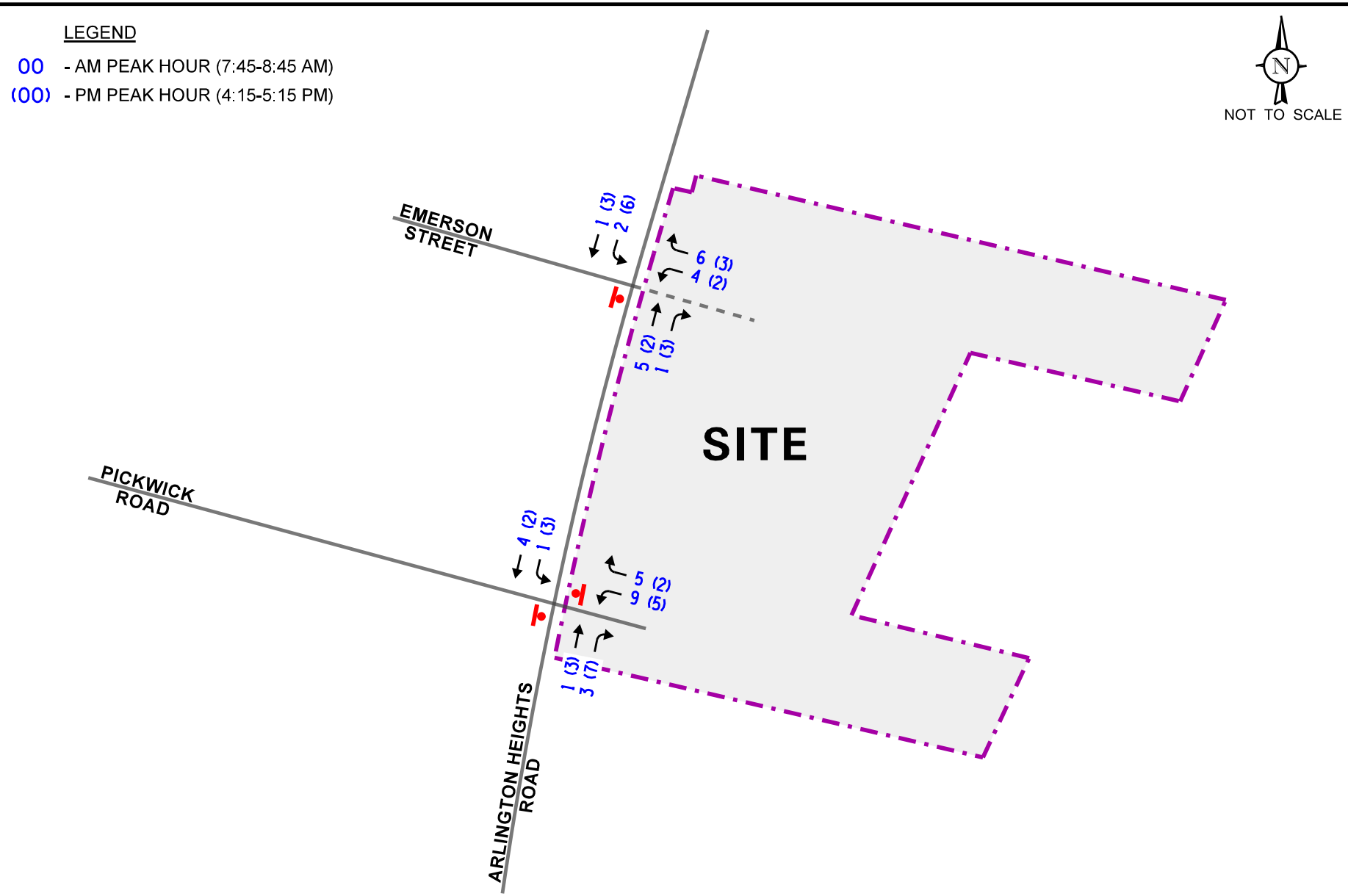
Figure: 3



Grace Terrace
Arlington Heights, Illinois

Site-Generated Traffic Volumes

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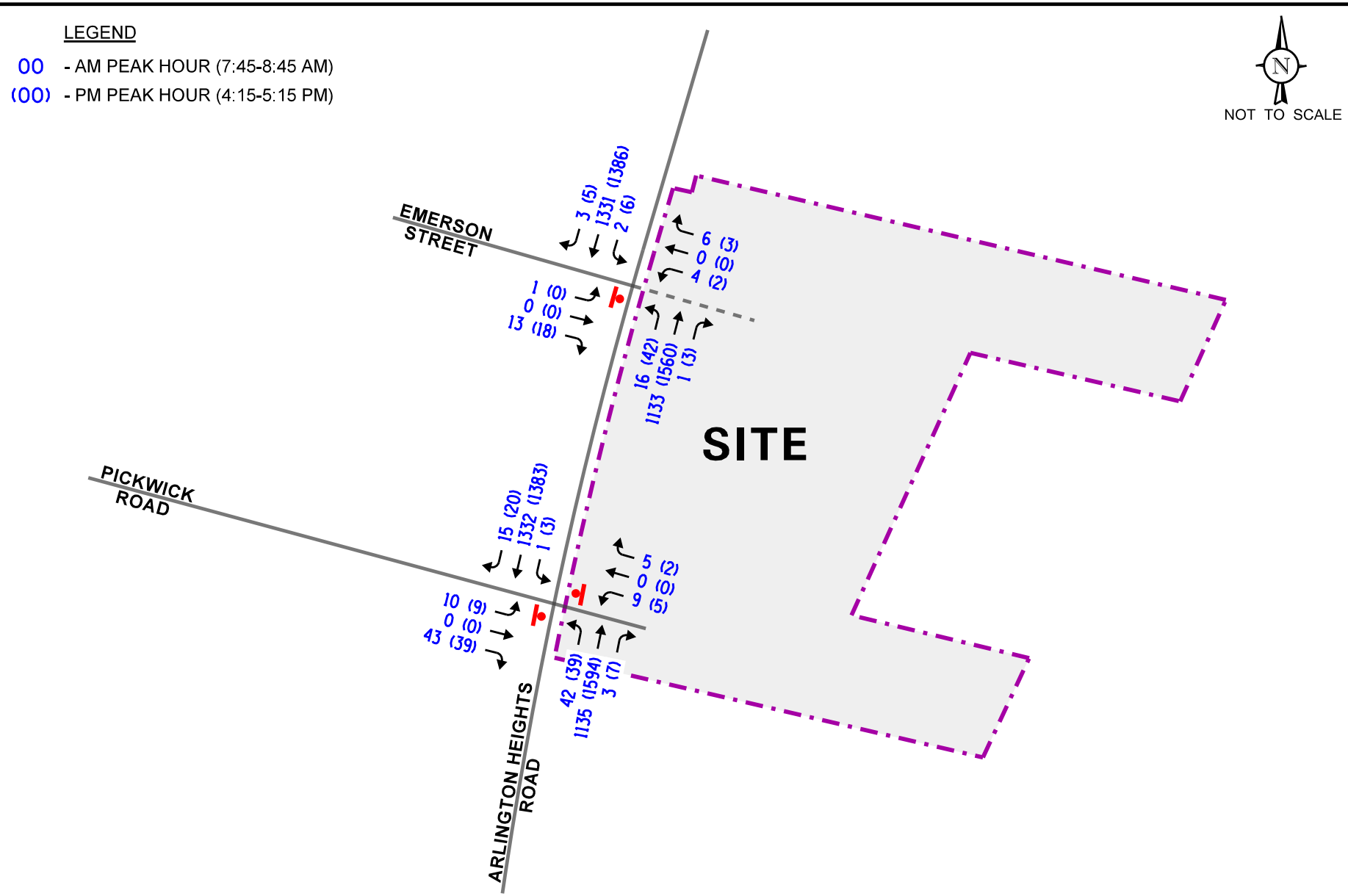
Job No: 22-331

Figure: 4



Grace Terrace
Arlington Heights, Illinois

Year 2028 Total Traffic Volumes

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Job No: 22-331

Figure: 5

Traffic Evaluation

The total projected traffic volumes include the existing traffic volumes increased by background traffic due to growth, other developments in the area, and the traffic estimated to be generated by the proposed development. Traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 11 computer software. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report. The capacity analysis was performed on the existing intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive. **Tables 2** and **3** summarize the results of the capacity analysis for existing and Year 2028 projected conditions, respectively. Copies of the capacity analysis summary sheets are included in the Appendix.

Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive

The results of the capacity analysis indicate that the eastbound approach from Pickwick Road currently operates at Level of Service (LOS) C during the weekday morning and weekday evening peak hours. The westbound approach from The Gardens of Arlington access drive currently operates at LOS A during the weekday morning peak hour and LOS C during the weekday evening peak hour. The northbound and southbound left turns currently operate at LOS B or better during both peak hours.

Under Year 2028 total projected conditions, the eastbound and westbound approaches are projected to operate at LOS E or better during the weekday morning and weekday evening peak hours. The northbound and southbound left turns are projected to operate at LOS B during both peak hours. Further, the proposed development is only projected to increase the volume of traffic traversing the intersection of Arlington Heights Road with Pickwick Road/The Gardens of Arlington access drive by approximately one percent during the peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, given the minimal increase in traffic to be generated by the proposed development, the existing traffic control and area roadway system will be adequate in accommodating the Year 2028 total projected traffic volumes.

Table 2
CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]				
• Eastbound Approach	C	23.6	C	24.5
• Westbound Approach	A	0.0	C	18.2
• Northbound Left Turn	B	13.8	B	13.1
• Southbound Left Turn	A	0.0	B	13.9
Arlington Heights Road with Emerson Street[1]				
• Eastbound Approach	C	15.5	B	14.8
• Northbound Left Turn	B	12.2	B	12.9

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Table 3
CAPACITY ANALYSIS RESULTS – YEAR 2028 PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Arlington Heights Road with Pickwick Road/The Gardens of Arlington Access Drive[1]				
• Eastbound Approach	D	25.3	D	26.8
• Westbound Approach	D	32.7	E	43.2
• Northbound Left Turn	B	14.3	B	13.7
• Southbound Left Turn	B	11.3	B	14.6
Arlington Heights Road with Emerson Street/Proposed Access Drive[1]				
• Eastbound Approach	C	16.6	C	15.3
• Westbound Approach	C	21.9	E	35.6
• Northbound Left Turn	B	12.6	B	13.5
• Southbound Left Turn	B	11.1	B	14.2

LOS = Level of Service
Delay is measured in seconds.
1 – Two-way stop control

Arlington Heights Road with Emerson Street/Proposed Access Drive

The results of the capacity analysis indicate that the eastbound approach from Emerson Street currently operates at Level of Service (LOS) C during the weekday morning peak hour and at LOS B during the weekday evening peak hour. The northbound left turn currently operates at LOS B during both peak hours.

Under Year 2028 total projected conditions, the eastbound approach is projected to operate at LOS C during the weekday morning and weekday evening peak hours. The westbound approach from the site is projected to operate at LOS C during the weekday morning peak hour and at LOS E during the weekday evening peak hour. 95th percentile queues are projected to be one to two vehicles during the peak hours. Additionally, gaps in the traffic flow due to the traffic signals to the north and south along Arlington Heights Road can allow for vehicles to exit from the site. The northbound and southbound left turns are projected to operate at LOS B during both peak hours.

While left-turn lanes on Arlington Heights Road are provided, there is currently no right-turn lane on the northbound approach. The projected volumes were compared with the right-turn lane warrant provided within Chapter 36 of the IDOT *Bureau of Design and Environment Manual*. The comparison showed that a northbound right-turn lane is not warranted at the intersection. A copy of the warrant is included in the Appendix.

As such, the access drive is projected to provide flexible and efficient access to the site.

Parking Evaluation

As previously indicated, the proposed development will have approximately 25 apartment units and an approximate 41-space surface parking lot at a ratio of 1.64 spaces per unit. In order to determine the adequacy of the parking supply, the parking requirement was estimated based on the Village of Arlington Heights code, parking rates published by the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 5th Edition, and comparison with other similar developments. Based on the three methodologies, the parking demand for the proposed development is as follows:

Village of Arlington Heights Zoning Code

The Village of Arlington Heights Zoning Code parking requirements are as follows:

- Multifamily Housing (25 units) in Zoning Districts R-5 and R-6
    - 50 parking spaces (ratio of 2.0 parking spaces per dwelling unit)

- Multifamily Housing (25 units) in Zoning District R-7
    - 38 parking spaces (ratio of 1.5 parking spaces per dwelling unit)

Based on the above and the requirements of the Village of Arlington Heights, the site being zoned to Districts R-5 or R-6 would result in a deficit of nine parking spaces, while the site being zoned to District R-7 would result in a surplus of three parking spaces.

ITE *Parking Generation Manual*

The ITE *Parking Generation Manual* requirement for "Multifamily Housing Low-Rise (no nearby rail transit)" (Land Use Code 220) is 30 parking spaces (ratio of 1.21 spaces per dwelling unit). Based on this ratio, the proposed development will have a surplus of 11 parking spaces. Therefore, the proposed parking supply of 41 parking spaces exceeds ITE's requirements of 30 parking spaces.

Parking Ratios of Similar Developments

Parking occupancy surveys were conducted at two similar developments in Lake in the Hills and Orland Hills:

- Villas of Lake in the Hills in Lake in the Hills, which includes 60 units (six one-bedroom units, 40 two-bedroom units, and 14 three-bedroom units)
- Pheasant Ridge Hunter Apartments in Orland Hills, which includes 177 units (60 one-bedroom units, 72 two-bedroom units, and 45 three-bedroom units)

The surveys were conducted on Friday, March 19, 2021 and on Saturday, March 20, 2021 in one-hour intervals from 6:00 A.M. to 10:00 A.M. and from 2:00 P.M. to 10:00 P.M. The parking occupancy surveys are summarized in a table included in the Appendix.

Villas of Lake in the Hills – Lake in the Hills

The results of the parking occupancy surveys at the Villas of Lake in the Hills indicated the following:

- Villas of Lake in the Hills provides approximately 132 parking spaces, resulting in a ratio of 2.2 parking spaces per unit.
- The parking occupancy on Friday ranged from 43 to 67 vehicles (33 to 51 percent occupied).
- The parking occupancy on Saturday ranged from 46 to 66 vehicles (35 to 50 percent occupied).
- Peak occupancy on Friday was 67 vehicles (51 percent) occurring at 6:00 A.M., resulting in a surplus of 65 parking spaces.
- Peak occupancy on Saturday was 66 vehicles (50 percent) occurring at 6:00 A.M., resulting in a surplus of 66 parking spaces.

As such, the observed peak parking demand was 67 spaces, resulting in a parking ratio of 1.12 parking spaces per unit.

Pheasant Ridge Hunter Apartments in Orland Hills

The results of the parking occupancy surveys at Pheasant Ridge Hunter Apartments indicated the following:

- Pheasant Ridge Hunter Apartments provides approximately 282 parking spaces, resulting in a ratio of 1.59 parking spaces per unit.
- The parking occupancy on Friday ranged from 85 to 166 vehicles (30 to 59 percent occupied).
- The parking occupancy on Saturday ranged from 85 to 149 vehicles (30 to 53 percent occupied).
- Peak occupancy on Friday was 166 vehicles (59 percent) occurring at 6:00 A.M., resulting in a surplus of 116 parking spaces.
- Peak occupancy on Saturday was 149 vehicles (53 percent) occurring at 10:00 P.M., resulting in a surplus of 83 parking spaces.

As such, the observed peak parking demand was 166 spaces, resulting in a parking ratio of 0.94 parking spaces per unit.

Based on the above analysis, the proposed parking ratio of 1.64 spaces per unit at the proposed Grace Terrace development will be adequate in accommodating the projected parking demand.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed Grace Terrace development will be a low traffic generator and will not significantly increase traffic on the adjacent roadway system.
- Given the low estimated traffic to be generated by the proposed Grace Terrace development, the existing traffic control and area roadway system will be adequate in accommodating the future traffic volumes.
- The existing access drive serving The Gardens of Arlington Heights off Arlington Heights Road in alignment with Pickwick Road as well as the second proposed access drive in alignment with Emerson Street will be adequate in accommodating the traffic that will be generated by the proposed development.
- The proposed parking supply will be adequate in accommodating the parking needs of the proposed development.

Appendix

Appendix

Traffic Count Summary Sheets
Site Plan
ITE Trip Generation Sheets
CMAP 2050 Projections Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
Right Turn Lane Warrants
Parking Occupancy Surveys

Traffic Count Summary Sheets

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Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Data

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	4	0	6	0	10	0	0	0	0	0	0	0	0	187	1	0	188	0	0	249	1	0	250	448
7:15 AM	0	5	0	9	0	14	0	0	0	1	0	1	0	1	210	0	0	211	0	0	296	1	0	297	523
7:30 AM	0	3	0	11	0	14	0	0	0	0	0	0	0	4	253	0	0	257	0	0	296	1	0	297	568
7:45 AM	0	3	0	8	0	11	0	0	0	0	0	0	0	3	303	0	0	306	0	0	338	1	0	339	656
Hourly Total	0	15	0	34	0	49	0	0	0	1	0	1	0	8	953	1	0	962	0	0	1179	4	0	1183	2195
8:00 AM	0	2	0	10	0	12	0	0	0	0	0	0	0	6	260	0	0	266	0	0	305	4	0	309	587
8:15 AM	0	4	0	10	0	14	0	0	0	0	0	0	0	16	273	0	1	289	0	0	300	7	0	307	610
8:30 AM	0	1	0	15	0	16	0	0	0	0	0	0	0	17	246	0	0	263	0	0	336	3	0	339	618
8:45 AM	0	5	0	10	0	15	0	0	0	0	0	0	0	6	238	1	0	245	0	1	272	4	0	277	537
Hourly Total	0	12	0	45	0	57	0	0	0	0	0	0	0	45	1017	1	1	1063	0	1	1213	18	0	1232	2352
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	2	0	9	1	11	0	0	0	0	0	0	1	4	355	0	0	360	0	1	326	3	0	330	701
4:15 PM	0	1	0	8	0	9	0	0	0	0	0	0	0	3	373	1	0	377	0	0	319	4	0	323	709
4:30 PM	0	2	0	14	1	16	0	0	0	2	1	2	1	7	360	0	0	368	0	0	328	1	0	329	715
4:45 PM	0	3	0	12	0	15	0	0	0	0	0	0	1	15	400	0	0	416	0	0	351	8	0	359	790
Hourly Total	0	8	0	43	2	51	0	0	0	2	1	2	3	29	1488	1	0	1521	0	1	1324	16	0	1341	2915
5:00 PM	0	3	0	5	1	8	0	0	0	2	0	2	0	12	392	0	0	404	0	1	320	7	0	328	742
5:15 PM	0	0	0	8	0	8	0	0	0	0	0	0	0	8	397	0	0	405	0	0	277	1	0	278	691
5:30 PM	0	3	0	4	0	7	0	0	0	0	0	0	0	5	368	0	0	373	0	0	299	4	0	303	683
5:45 PM	0	4	0	9	2	13	0	0	0	0	0	0	1	14	392	1	0	408	0	0	286	4	0	290	711
Hourly Total	0	10	0	26	3	36	0	0	0	2	0	2	1	39	1549	1	0	1590	0	1	1182	16	0	1199	2827
Grand Total	0	45	0	148	5	193	0	0	0	5	1	5	4	121	5007	4	1	5136	0	3	4898	54	0	4955	10289
Approach %	0.0	23.3	0.0	76.7	-	-	0.0	0.0	0.0	100.0	-	-	0.1	2.4	97.5	0.1	-	-	0.0	0.1	98.8	1.1	-	-	-
Total %	0.0	0.4	0.0	1.4	-	1.9	0.0	0.0	0.0	0.0	-	0.0	0.0	1.2	48.7	0.0	-	49.9	0.0	0.0	47.6	0.5	-	48.2	-
Lights	0	44	0	141	-	185	0	0	0	4	-	4	4	117	4894	4	-	5019	0	2	4773	52	-	4827	10035
% Lights	-	97.8	-	95.3	-	95.9	-	-	-	80.0	-	80.0	100.0	96.7	97.7	100.0	-	97.7	-	66.7	97.4	96.3	-	97.4	97.5
Buses	0	0	0	5	-	5	0	0	0	0	-	0	0	4	25	0	-	29	0	0	39	0	-	39	73
% Buses	-	0.0	-	3.4	-	2.6	-	-	-	0.0	-	0.0	0.0	3.3	0.5	0.0	-	0.6	-	0.0	0.8	0.0	-	0.8	0.7
Single-Unit Trucks	0	1	0	1	-	2	0	0	0	1	-	1	0	0	73	0	-	73	0	1	66	2	-	69	145
% Single-Unit Trucks	-	2.2	-	0.7	-	1.0	-	-	-	20.0	-	20.0	0.0	0.0	1.5	0.0	-	1.4	-	33.3	1.3	3.7	-	1.4	1.4
Articulated Trucks	0	0	0	1	-	1	0	0	0	0	-	0	0	0	15	0	-	15	0	0	20	0	-	20	36
% Articulated Trucks	-	0.0	-	0.7	-	0.5	-	-	-	0.0	-	0.0	0.0	0.0	0.3	0.0	-	0.3	-	0.0	0.4	0.0	-	0.4	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0

% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	5	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-

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7:45 AM	0	3	0	8	0	11	0	0	0	0	0	0	0	3	303	0	0	306	0	0	338	1	0	339	656
8:00 AM	0	2	0	10	0	12	0	0	0	0	0	0	0	6	260	0	0	266	0	0	305	4	0	309	587
8:15 AM	0	4	0	10	0	14	0	0	0	0	0	0	0	16	273	0	1	289	0	0	300	7	0	307	610
8:30 AM	0	1	0	15	0	16	0	0	0	0	0	0	0	17	246	0	0	263	0	0	336	3	0	339	618
Total	0	10	0	43	0	53	0	0	0	0	0	0	0	42	1082	0	1	1124	0	0	1279	15	0	1294	2471
Approach %	0.0	18.9	0.0	81.1	-	-	0.0	0.0	0.0	0.0	-	-	0.0	3.7	96.3	0.0	-	-	0.0	0.0	98.8	1.2	-	-	-
Total %	0.0	0.4	0.0	1.7	-	2.1	0.0	0.0	0.0	0.0	-	0.0	0.0	1.7	43.8	0.0	-	45.5	0.0	0.0	51.8	0.6	-	52.4	-
PHF	0.000	0.625	0.000	0.717	-	0.828	0.000	0.000	0.000	0.000	-	0.000	0.000	0.618	0.893	0.000	-	0.918	0.000	0.000	0.946	0.536	-	0.954	0.942
Lights	0	10	0	38	-	48	0	0	0	0	-	0	0	38	1048	0	-	1086	0	0	1229	15	-	1244	2378
% Lights	-	100.0	-	88.4	-	90.6	-	-	-	-	-	-	-	90.5	96.9	-	-	96.6	-	-	96.1	100.0	-	96.1	96.2
Buses	0	0	0	5	-	5	0	0	0	0	-	0	0	4	6	0	-	10	0	0	14	0	-	14	29
% Buses	-	0.0	-	11.6	-	9.4	-	-	-	-	-	-	-	9.5	0.6	-	-	0.9	-	-	1.1	0.0	-	1.1	1.2
Single-Unit Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	23	0	-	23	0	0	26	0	-	26	49
% Single-Unit Trucks	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	2.1	-	-	2.0	-	-	2.0	0.0	-	2.0	2.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	5	0	-	5	0	0	10	0	-	10	15
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	0.5	-	-	0.4	-	-	0.8	0.0	-	0.8	0.6
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	-	-	-	-	0.0	0.0	-	-	0.0	-	-	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	1	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-

Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

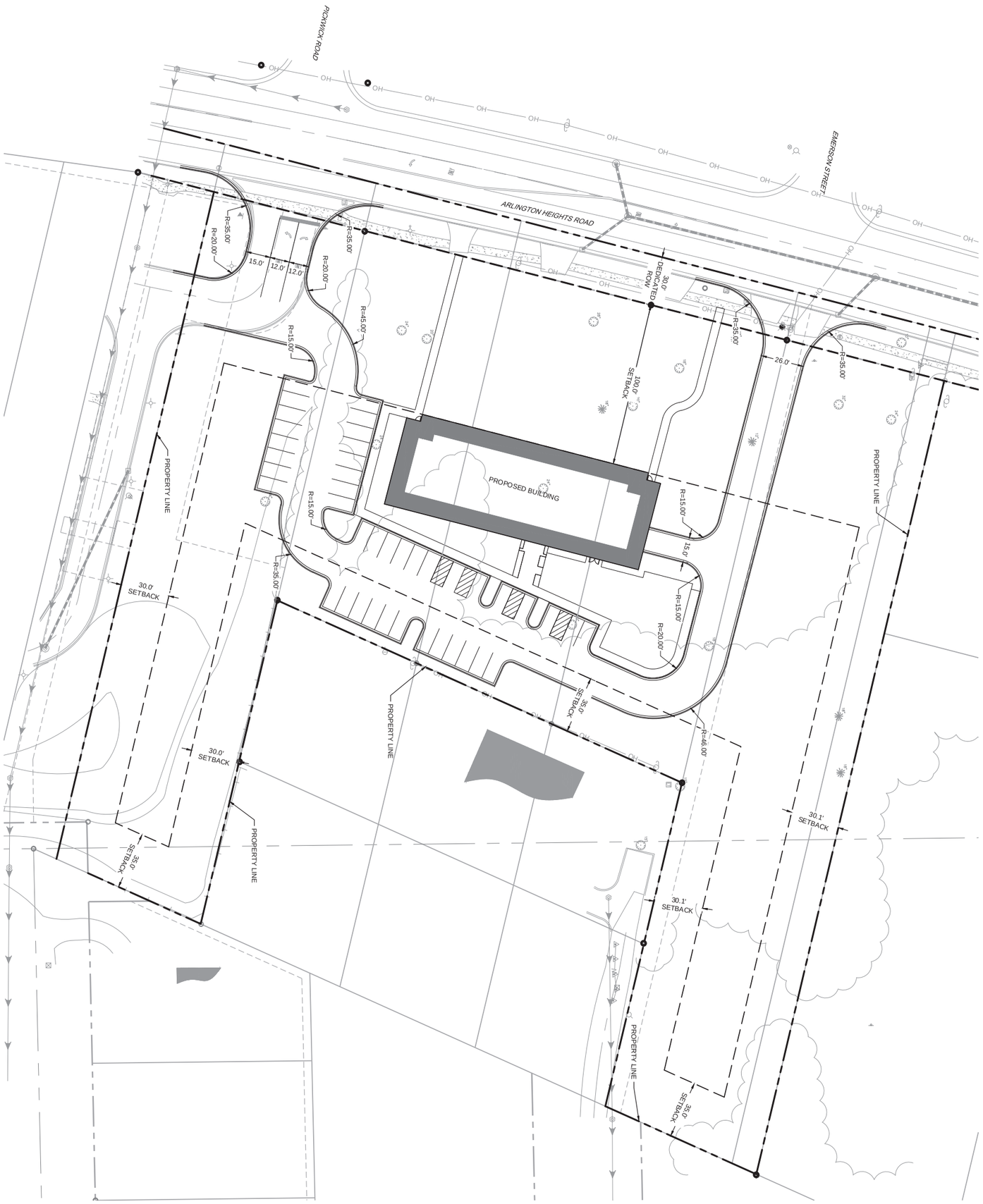
Rosemont, Illinois, United States 60018
(847)518-9990 kpachowicz@kloainc.com

Count Name: Arlington Heights Rd with Pickwick Rd
Site Code:
Start Date: 09/22/2022

Turning Movement Peak Hour Data (4:15 PM)

Start Time	Pickwick Rd Eastbound						Access Dr Westbound						Arlington Heights Northbound						Arlington Heights Rd Southbound						Int. Total
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	
4:15 PM	0	1	0	8	0	9	0	0	0	0	0	0	0	3	373	1	0	377	0	0	319	4	0	323	709
4:30 PM	0	2	0	14	1	16	0	0	0	2	1	2	1	7	360	0	0	368	0	0	328	1	0	329	715
4:45 PM	0	3	0	12	0	15	0	0	0	0	0	0	1	15	400	0	0	416	0	0	351	8	0	359	790
5:00 PM	0	3	0	5	1	8	0	0	0	2	0	2	0	12	392	0	0	404	0	1	320	7	0	328	742
Total	0	9	0	39	2	48	0	0	0	4	1	4	2	37	1525	1	0	1565	0	1	1318	20	0	1339	2956
Approach %	0.0	18.8	0.0	81.3	-	-	0.0	0.0	0.0	100.0	-	-	0.1	2.4	97.4	0.1	-	-	0.0	0.1	98.4	1.5	-	-	-
Total %	0.0	0.3	0.0	1.3	-	1.6	0.0	0.0	0.0	0.1	-	0.1	0.1	1.3	51.6	0.0	-	52.9	0.0	0.0	44.6	0.7	-	45.3	-
PHF	0.000	0.750	0.000	0.696	-	0.750	0.000	0.000	0.000	0.500	-	0.500	0.500	0.617	0.953	0.250	-	0.941	0.000	0.250	0.939	0.625	-	0.932	0.935
Lights	0	9	0	38	-	47	0	0	0	3	-	3	2	37	1511	1	-	1551	0	1	1293	20	-	1314	2915
% Lights	-	100.0	-	97.4	-	97.9	-	-	-	75.0	-	75.0	100.0	100.0	99.1	100.0	-	99.1	-	100.0	98.1	100.0	-	98.1	98.6
Buses	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	3	0	0	5	0	-	5	8
% Buses	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.2	0.0	-	0.2	-	0.0	0.4	0.0	-	0.4	0.3
Single-Unit Trucks	0	0	0	1	-	1	0	0	0	1	-	1	0	0	9	0	-	9	0	0	19	0	-	19	30
% Single-Unit Trucks	-	0.0	-	2.6	-	2.1	-	-	-	25.0	-	25.0	0.0	0.0	0.6	0.0	-	0.6	-	0.0	1.4	0.0	-	1.4	1.0
Articulated Trucks	0	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	2	0	0	1	0	-	1	3
% Articulated Trucks	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.1	0.0	-	0.1	-	0.0	0.1	0.0	-	0.1	0.1
Bicycles on Road	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	-	0.0	-	0.0	-	-	-	0.0	-	0.0	0.0	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	2	-	-	-	-	-	1	-	-	-	-	-	0	-	-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	100.0	-	-	-	-	-	100.0	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Site Plan



0 30' 60'
1" = 30' (HORIZONTAL)

SHEET NUMBER SK-1
1 OF 1

SITE LAYOUT CONCEPT

SHEET TITLE

PROJ NO: 220019
ENG: LES
DATE: 05/10/2023

GRACE TERRACE

1519 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

REVISIONS

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ITE Trip Generation Sheets

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

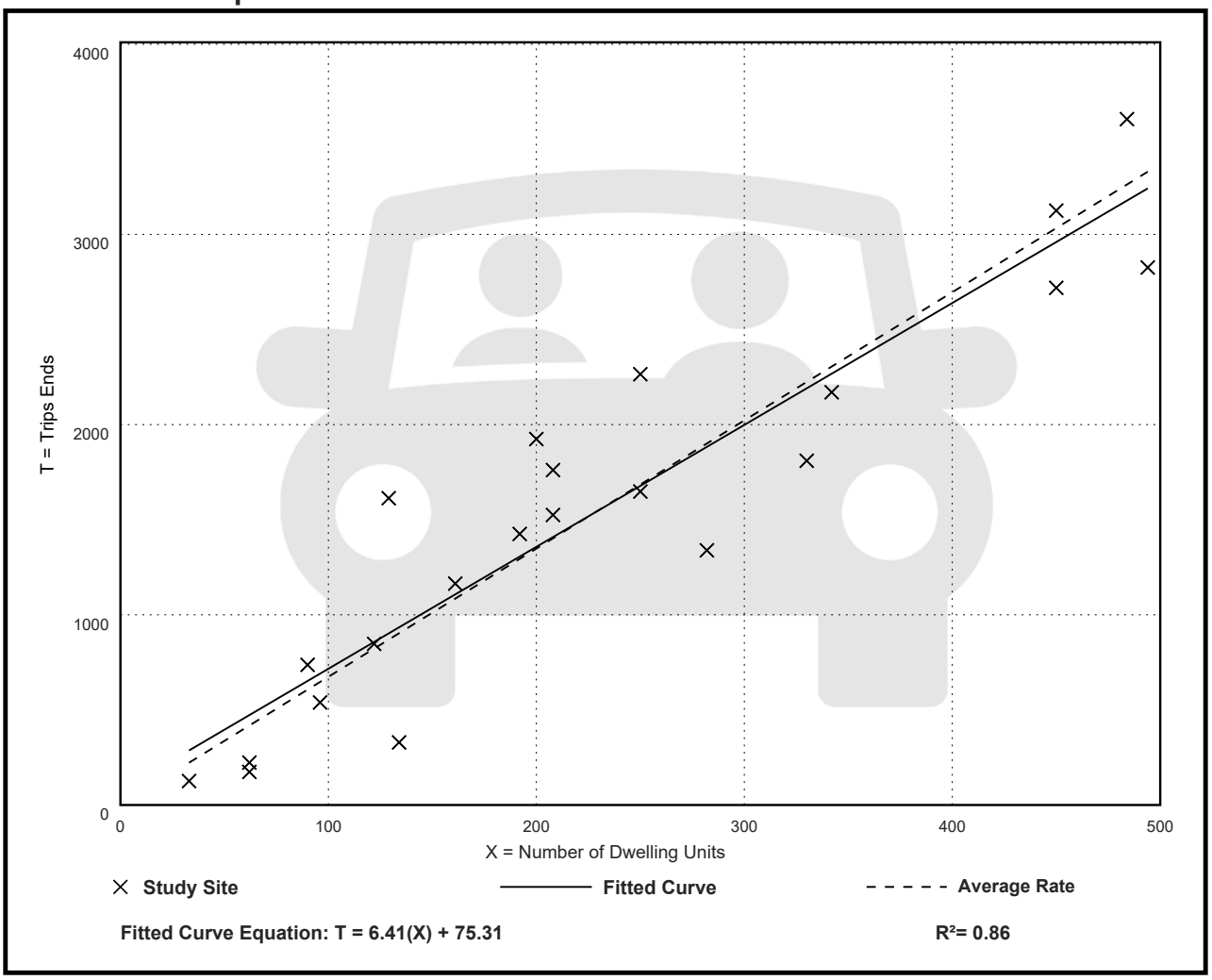
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

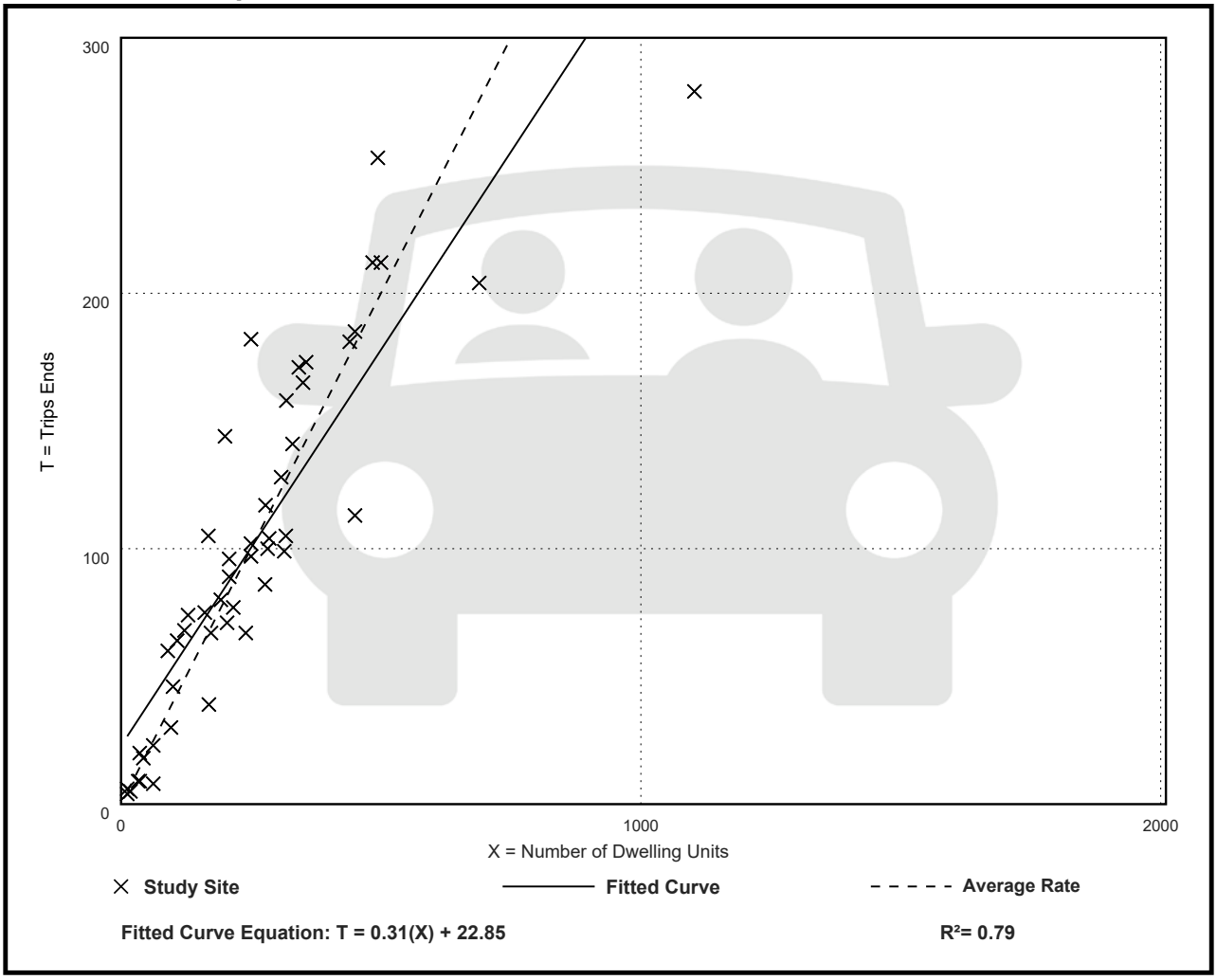
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



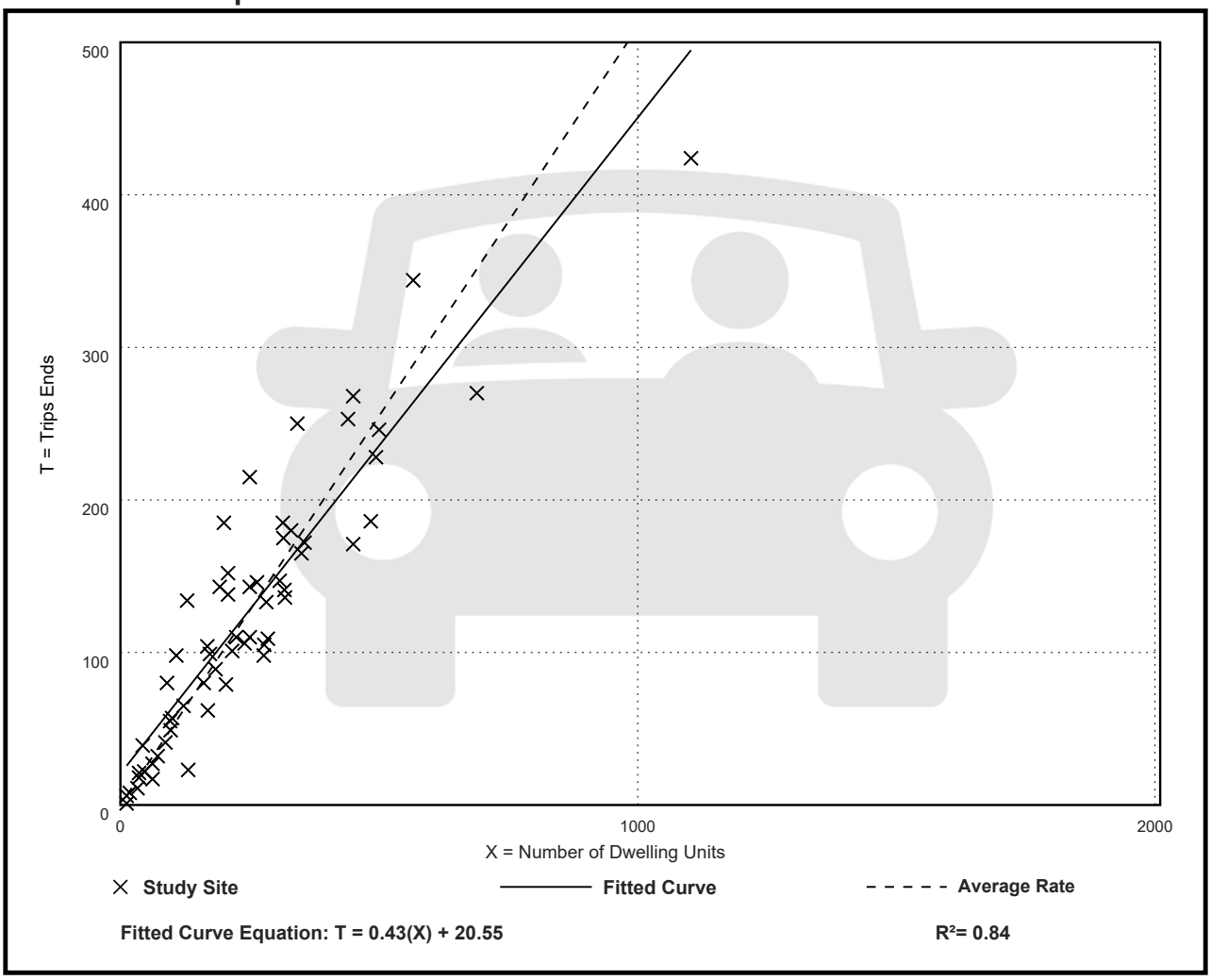
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



CMAP 2050 Projections Letter

Chicago Metropolitan Agency for Planning

433 West Van Buren Street
Suite 450
Chicago, IL 60607

312-454-0400
cmap.illinois.gov

November 3, 2022

Kelly Pachowicz
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: ***Arlington Height Road north of Golf Road***
IDOT

Dear Ms. Pachowicz:

In response to a request made on your behalf and dated November 2, 2022, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Arlington Heights Rd N of Golf Rd	30,400	34,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2022 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806.

Sincerely,

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2022_ForecastTraffic\ArlingtonHeights\ck-139-22\ck-139-22.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	**Interpretation**	**Average Control Delay (seconds per vehicle)**
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	> 10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	> 35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	> 55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Unsignalized Intersections	
Level of Service	**Average Total Delay (sec/veh)**
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 6th Edition.

Capacity Analysis Summary Sheets

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	43	0	0	0	42	1082	0	0	1279	15
Future Vol, veh/h	10	0	43	0	0	0	42	1082	0	0	1279	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	12	2	2	2	10	3	2	2	4	0
Mvmt Flow	11	0	46	0	0	0	45	1151	0	0	1361	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2035	2610	689	1922	-	576	1377	0	0	1151	0	0
Stage 1	1369	1369	-	1241	-	-	-	-	-	-	-	-
Stage 2	666	1241	-	681	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	7.14	7.54	-	6.94	4.3	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.42	3.52	-	3.32	2.3	-	-	2.22	-	-
Pot Cap-1 Maneuver	34	24	366	40	0	460	454	-	-	603	-	-
Stage 1	157	213	-	185	0	-	-	-	-	-	-	-
Stage 2	420	245	-	407	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	31	22	366	32	-	460	454	-	-	603	-	-
Mov Cap-2 Maneuver	105	109	-	112	-	-	-	-	-	-	-	-
Stage 1	141	213	-	167	-	-	-	-	-	-	-	-
Stage 2	378	221	-	356	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.6	0	0.5	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	454	-	-	249	-	-	603	-	-
HCM Lane V/C Ratio	0.098	-	-	0.226	-	-	-	-	-
HCM Control Delay (s)	13.8	-	-	23.6	0	0	0	-	-
HCM Lane LOS	B	-	-	C	A	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.8	-	-	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	13	16	1076	1281	3
Future Vol, veh/h	1	13	16	1076	1281	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	75	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	3	4	0
Mvmt Flow	1	14	17	1133	1348	3

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1951	676	1351	0	-	0
Stage 1	1350	-	-	-	-	-
Stage 2	601	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	58	401	516	-	-	-
Stage 1	210	-	-	-	-	-
Stage 2	516	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	56	401	516	-	-	-
Mov Cap-2 Maneuver	153	-	-	-	-	-
Stage 1	203	-	-	-	-	-
Stage 2	516	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.5	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	516	-	359	-	-
HCM Lane V/C Ratio	0.033	-	0.041	-	-
HCM Control Delay (s)	12.2	-	15.5	-	-
HCM Lane LOS	B	-	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	0	43	9	0	5	42	1135	0	1	1332	15
Future Vol, veh/h	10	0	43	9	0	5	42	1135	0	1	1332	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	12	2	2	2	10	3	2	2	4	0
Mvmt Flow	11	0	46	10	0	5	45	1207	0	1	1417	16

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2121	2724	717	2008	-	604	1433	0	0	1207	0	0
Stage 1	1427	1427	-	1297	-	-	-	-	-	-	-	-
Stage 2	694	1297	-	711	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	7.14	7.54	-	6.94	4.3	-	-	4.14	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.42	3.52	-	3.32	2.3	-	-	2.22	-	-
Pot Cap-1 Maneuver	29	20	350	35	0	441	431	-	-	574	-	-
Stage 1	145	199	-	171	0	-	-	-	-	-	-	-
Stage 2	404	230	-	390	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	26	18	350	28	-	441	431	-	-	574	-	-
Mov Cap-2 Maneuver	96	100	-	103	-	-	-	-	-	-	-	-
Stage 1	130	199	-	153	-	-	-	-	-	-	-	-
Stage 2	357	206	-	338	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.3	32.7	0.5	0
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	431	-	-	233	103	441	574	-	-
HCM Lane V/C Ratio	0.104	-	-	0.242	0.093	0.012	0.002	-	-
HCM Control Delay (s)	14.3	-	-	25.3	43.5	13.3	11.3	-	-
HCM Lane LOS	B	-	-	D	E	B	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.9	0.3	0	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	13	4	0	6	16	1133	1	2	1331	3
Future Vol, veh/h	1	0	13	4	0	6	16	1133	1	2	1331	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	75	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	3	0	0	4	0
Mvmt Flow	1	0	14	4	0	6	17	1193	1	2	1401	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2038	2635	702	1933	2636	597	1404	0	0	1194	0	0
Stage 1	1407	1407	-	1228	1228	-	-	-	-	-	-	-
Stage 2	631	1228	-	705	1408	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	34	24	385	41	24	451	493	-	-	592	-	-
Stage 1	149	207	-	192	253	-	-	-	-	-	-	-
Stage 2	440	253	-	398	207	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	33	23	385	38	23	451	493	-	-	592	-	-
Mov Cap-2 Maneuver	109	112	-	127	108	-	-	-	-	-	-	-
Stage 1	144	206	-	185	244	-	-	-	-	-	-	-
Stage 2	419	244	-	383	206	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.6	21.9	0.2	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	493	-	-	326	223	592	-	-
HCM Lane V/C Ratio	0.034	-	-	0.045	0.047	0.004	-	-
HCM Control Delay (s)	12.6	-	-	16.6	21.9	11.1	-	-
HCM Lane LOS	B	-	-	C	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	39	0	0	4	39	1525	1	1	1318	20
Future Vol, veh/h	9	0	39	0	0	4	39	1525	1	1	1318	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	2	2	25	0	1	0	0	2	0
Mvmt Flow	10	0	41	0	0	4	41	1622	1	1	1402	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2308	3120	712	2408	-	812	1423	0	0	1623	0	0
Stage 1	1415	1415	-	1705	-	-	-	-	-	-	-	-
Stage 2	893	1705	-	703	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	6.96	7.54	-	7.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.33	3.52	-	3.55	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	21	11	373	17	0	278	484	-	-	406	-	-
Stage 1	147	202	-	95	0	-	-	-	-	-	-	-
Stage 2	307	145	-	394	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	19	10	373	14	-	278	484	-	-	406	-	-
Mov Cap-2 Maneuver	90	77	-	66	-	-	-	-	-	-	-	-
Stage 1	135	202	-	87	-	-	-	-	-	-	-	-
Stage 2	277	133	-	349	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.5	18.2	0.3	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	484	-	-	235	-	278	406	-	-
HCM Lane V/C Ratio	0.086	-	-	0.217	-	0.015	0.003	-	-
HCM Control Delay (s)	13.1	-	-	24.5	0	18.2	13.9	-	-
HCM Lane LOS	B	-	-	C	A	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.8	-	0	0	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	18	42	1492	1320	5
Future Vol, veh/h	0	18	42	1492	1320	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	75	-	-	-
Veh in Median Storage, #	1	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	1	2	0
Mvmt Flow	0	19	44	1571	1389	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2266	697	1394	0	-	0
Stage 1	1392	-	-	-	-	-
Stage 2	874	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.1	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	35	388	497	-	-	-
Stage 1	199	-	-	-	-	-
Stage 2	373	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	32	388	497	-	-	-
Mov Cap-2 Maneuver	124	-	-	-	-	-
Stage 1	181	-	-	-	-	-
Stage 2	373	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.8	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	497	-	388	-	-
HCM Lane V/C Ratio	0.089	-	0.049	-	-
HCM Control Delay (s)	12.9	-	14.8	-	-
HCM Lane LOS	B	-	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	0	39	5	0	6	39	1594	8	4	1383	20
Future Vol, veh/h	9	0	39	5	0	6	39	1594	8	4	1383	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	0	150	-	-	80	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	2	3	2	2	25	0	1	0	0	2	0
Mvmt Flow	10	0	41	5	0	6	41	1696	9	4	1471	21

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2420	3277	746	2527	-	853	1492	0	0	1705	0	0
Stage 1	1490	1490	-	1783	-	-	-	-	-	-	-	-
Stage 2	930	1787	-	744	-	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.54	6.96	7.54	-	7.4	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.54	-	6.54	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4.02	3.33	3.52	-	3.55	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	17	9	354	14	0	260	456	-	-	378	-	-
Stage 1	132	186	-	85	0	-	-	-	-	-	-	-
Stage 2	291	132	-	373	0	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	15	8	354	11	-	260	456	-	-	378	-	-
Mov Cap-2 Maneuver	80	68	-	59	-	-	-	-	-	-	-	-
Stage 1	120	184	-	77	-	-	-	-	-	-	-	-
Stage 2	258	120	-	326	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.8	43.2	0.3	0
HCM LOS	D	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	456	-	-	216	59	260	378	-	-
HCM Lane V/C Ratio	0.091	-	-	0.236	0.09	0.025	0.011	-	-
HCM Control Delay (s)	13.7	-	-	26.8	72	19.2	14.6	-	-
HCM Lane LOS	B	-	-	D	F	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.9	0.3	0.1	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	18	2	0	3	42	1564	3	6	1387	5
Future Vol, veh/h	0	0	18	2	0	3	42	1564	3	6	1387	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	75	-	-	75	-	-
Veh in Median Storage, #	-	1	-	-	1	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	2	0
Mvmt Flow	0	0	19	2	0	3	44	1646	3	6	1460	5

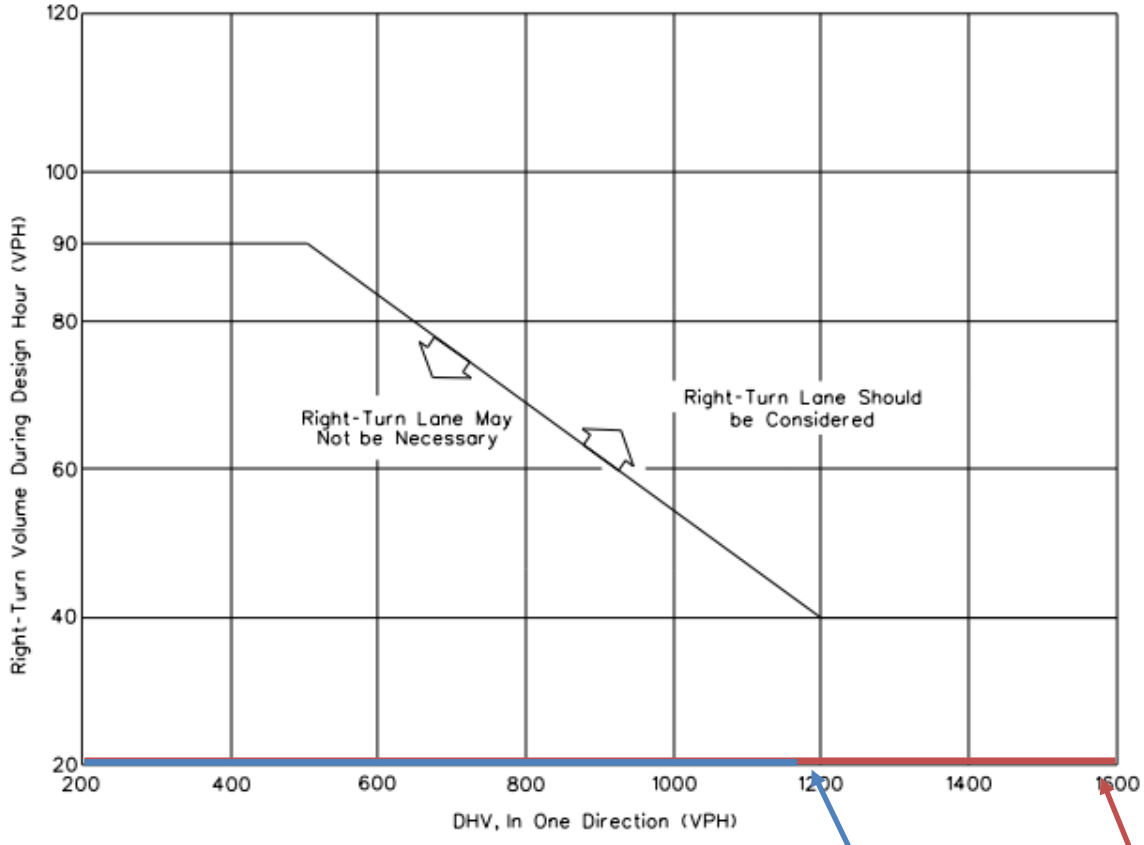
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2386	3212	733	2478	3213	825	1465	0	0	1649	0	0
Stage 1	1475	1475	-	1736	1736	-	-	-	-	-	-	-
Stage 2	911	1737	-	742	1477	-	-	-	-	-	-	-
Critical Hdwy	7.5	6.5	6.9	7.5	6.5	6.9	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.5	5.5	-	6.5	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	18	10	368	16	10	320	467	-	-	397	-	-
Stage 1	135	192	-	93	143	-	-	-	-	-	-	-
Stage 2	299	143	-	378	192	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	16	9	368	14	9	320	467	-	-	397	-	-
Mov Cap-2 Maneuver	82	72	-	64	67	-	-	-	-	-	-	-
Stage 1	122	189	-	84	130	-	-	-	-	-	-	-
Stage 2	268	130	-	353	189	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.3	35.6	0.4	0.1
HCM LOS	C	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	467	-	-	368	123	397	-	-
HCM Lane V/C Ratio	0.095	-	-	0.051	0.043	0.016	-	-
HCM Control Delay (s)	13.5	-	-	15.3	35.6	14.2	-	-
HCM Lane LOS	B	-	-	C	E	B	-	-
HCM 95th %tile Q(veh)	0.3	-	-	0.2	0.1	0	-	-

Right Turn Lane Warrants

Figure A – Arlington Heights Road with Pickwick Road



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

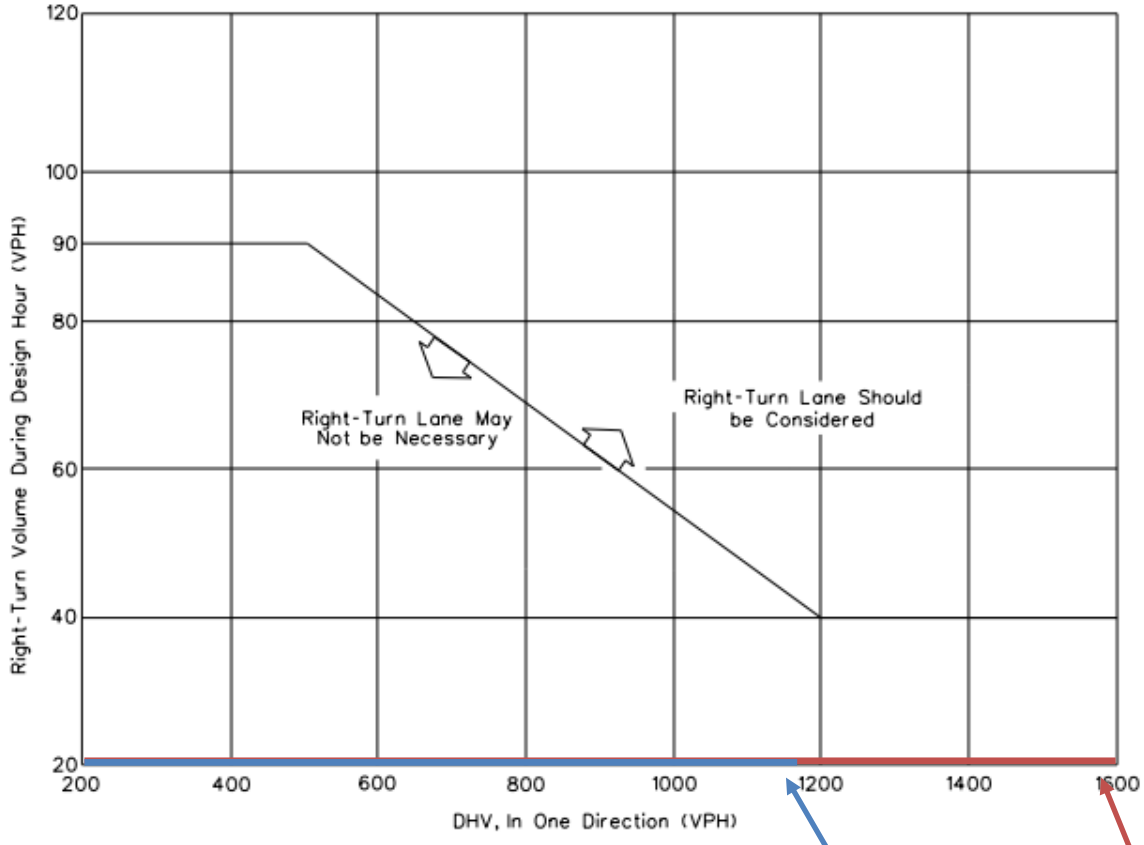
PM Peak Hour
(1,641, 8)

AM Peak Hour
(1,177, 0)

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

Figure B – Arlington Heights Road with Emerson Street



Note: For speeds less than 50 mph (80 km/hr), see Section 36-3.01(a).

PM Peak Hour
(1,609, 3)

AM Peak Hour
(1,150, 1)

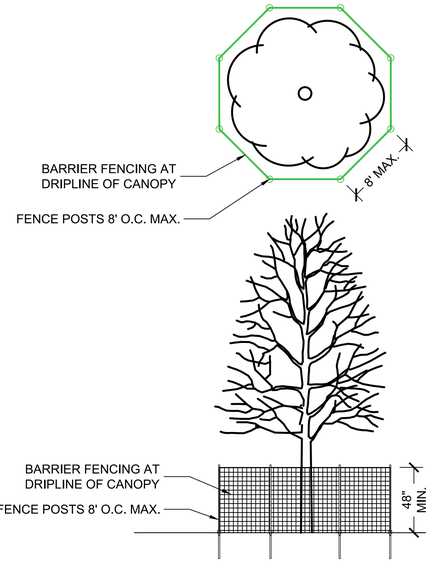
GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTION ON FOUR-LANE HIGHWAYS
(Design Speed of 50 mph (80 km/hr) or Greater)

Figure 36-3.B

Parking Occupancy Surveys

PARKING OCCUPANCY SURVEYS

Time	Villas of Lake in the Hills (Lake in the Hills)		Pheasant Ridge Hunter Apartments (Orland Hills)	
	Friday	Saturday	Friday	Saturday
6:00 AM	67	66	166	148
7:00 AM	65	64	142	145
8:00 AM	55	63	142	138
9:00 AM	52	62	138	131
10:00 AM	51	55	130	123
2:00 PM	44	48	109	94
3:00 PM	43	46	108	94
4:00 PM	43	54	109	85
5:00 PM	43	50	85	87
6:00 PM	55	57	97	88
7:00 PM	55	58	98	110
8:00 PM	55	61	93	122
9:00 PM	61	63	123	139
10:00 PM	63	56	148	149
Inventory	**132**	**132**	**282**	**282**



2 TREE PRESERVATION FENCING DETAIL — NOT TO SCALE

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. NUMEROUS LARGE MATURE TREES EXIST ON SITE. 55 TREES WILL BE REMOVED AS PART OF THIS CONTRACT. ALMOST ALL TREES FOR REMOVAL ARE WEED SPECIES.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

TREE PROTECTION & REMOVAL LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN — N — SCALE 1"=30' — 0' 15' 30' 60' 90'

LG Workshop, LLC
Landscape Architecture
Site Planning
Illustration
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT — LARRY C. GLASSCOCK JR. 157-001000 — STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised	08/23/2023
2.	Revised	10/31/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2306034

DATE
08-22-2023

DRAWN BY:	APPROVED BY:
LCG	LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN

SHEET NUMBER
L1.1

Proj ID: Grace Terrace
Date: 8/23/2023
Address: Arlington Heights Rd. and Emerson Rd, Arlington Hts.

Number	Tag	Size	Common Name	Scientific Name	Best 5 Condition 1-5	Best 5 Form 1-5	Notes
101		10	Common Hackberry	Celtis occidentalis	5	5	Parkway
102		24	Silver Maple	Acer sacharrinum	4	4	
103	1967	32	Silver Maple	Acer sacharrinum	2	2	Missing Limbs
104		18	White Pine	Pinus strobus	3	3	
105			missing				
106	1904	10	Norway spruce	Picea abies	4	4	Remove
107	5489	24	Siberian Elm	Ulmus pumila	4	4	Remove
108		32	Cottonwood	Populus deltoides	3	3	Remove
126		18	Boxelder	Acer negundo	3	3	remove
127		8	Siberian Elm	Ulmus pumila			Remove
129		6	Boxelder	Acer negundo	3	3	Remove
130		12	Siberian Elm	Ulmus pumila	3	4	Remove
131		12	Siberian Elm	Ulmus pumila	4	2	Remove
132	5492	8	Common Hackberry	Celtis occidentalis	4	3	Remove
133		8	Boxelder	Acer negundo	4	3	Remove
134		4	European Buckthorn	Rhamnus cathartica2	1	1	Remove
135		8	Boxelder	Acer negundo	3	3	
136		6	Cottonwood	Populus deltoides	3	4	Remove
137		15	Silver Maple	Acer saccharinum	4	4	Off-site
138		15	Silver Maple	Acer saccharinum	4	4	Off-site
139		6	Boxelder	Acer negundo	3	4	Off-site
140		6	Boxelder	Acer negundo	3	4	
141		3	European Buckthorn	Rhamnus cathartica	1	1	remove
142		10	Silver Maple	Acer saccharinum	4	4	
143		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
144		8	Boxelder	Acer negundo	3	2	
145		8	Boxelder	Acer negundo	3	2	remove
146		6	European Buckthorn	Rhamnus cathartica	1	1	
147		4	European Buckthorn	Rhamnus cathartica	1	1	remove
148		6	Boxelder	Acer negundo	4	3	Off-site
149		12	Silver Maple	Acer saccharinum	4	3	Off-site
150		8	Common Hackberry	Celtis occidentalis	4	4	Off-site
151		6	European Buckthorn	Rhamnus cathartica	1	1	Off-site
152		28	Silver Maple	Acer saccharinum	3	2	Off-site
153		12	Ulmus pumila	Siberian elm	2	2	Off-site
154		24	Silver Maple	Acer saccharinum	4	3	Remove
155		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
156		8	Boxelder	Acer saccharinum	3	3	Remove
157		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
158		6	Boxelder	Acer saccharinum	3	3	Remove
159	5442	4	Boxelder	Acer saccharinum	3	3	Remove
160	5443	6	Boxelder	Acer saccharinum	3	3	Remove
161	5444	10	Boxelder	Acer saccharinum	3	3	Remove
162		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
163		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
164		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
165		6	Silver Maple	Acer saccharinum	4	3	Remove
166		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
167		4	Boxelder	Acer negundo	3	2	crowded, Remove
168		20	Silver Maple	Acer saccharinum	4	2	Remove
169		12	Cottonwood	Populus deltoides	4	3	Remove
170		6	Boxelder	Acer negundo	4	3	Remove
173		6	European Buckthorn	Rhamnus cathartica	1	1	remove
174		6	European Buckthorn	Rhamnus cathartica	1	1	remove
175		4	European Buckthorn	Rhamnus cathartica	1	1	remove
176		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
177		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
178		6	Boxelder	Acer negundo	4	3	Remove
179		6	Silver Maple	Acer saccharinum	3	2	Remove
180	5461	8	Boxelder	Acer negundo	3	3	Remove
181		10	Silver Maple	Acer saccharinum	4	2	Remove
182		7	Cottonwood	Populus deltoides	4	4	Remove
183		9	European Buckthorn	Rhamnus cathartica	1	1	Remove
184		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
185		3	European Buckthorn	Rhamnus cathartica	1	1	Off-site
186		8	Silver Maple	Acer saccharinum	4	3	Off-site
187		3	European Buckthorn	Rhamnus cathartica	1	1	remove
188		3	European Buckthorn	Rhamnus cathartica	1	1	remove
189		16	Cottonwood	Populus deltoides	4	3	Remove
190		17	Silver Maple	Acer saccharinum	4	3	Remove
191		26	Silver Maple	Acer saccharinum	3	3	Remove
192		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
193		6	Green spruce	Picea pungens	4	4	Off-site
194		8	Cottonwood	Populus deltoides	4	3	Off-site
195		18	Silver Maple	Acer saccharinum	3	3	Remove
196		14	Silver Maple	Acer saccharinum	3	3	Remove
197		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
198		13	Boxelder	Acer negundo	3	2	Remove
199		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
200		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
201		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
202		32	Cottonwood	Populus deltoides	1	1	Remove
203		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
204		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
205		12	Cottonwood	Populus deltoides	4	2	Crowded, Remove
206		12	Siberian Elm	Ulmus pumila	4	2	Crowded, Remove
207		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
208		25	Cottonwood	Populus deltoides	2	2	Remove
209		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
210		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
211		12	Common Hackberry	Celtis occidentalis	3	2	Remove
212		12	Boxelder	Acer negundo	4	2	Remove
213		4	Common Hackberry	Celtis occidentalis	4	4	Remove
214		3	Boxelder	Acer negundo	3	3	Remove
215		5	Boxelder	Acer negundo	3	3	Remove
216		14	Silver Maple	Acer saccharinum	4	3	Remove
217		6	Boxelder	Acer negundo	3	4	Remove
218		10	Silver Maple	Acer saccharinum	4	3	Remove
219		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
220		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
221		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
222		4	European Buckthorn	Rhamnus cathartica	1	1	Off-site
223		7	Boxelder	Acer negundo	3	3	Off-site
224		16	Ulmus pumila	Siberian Elm	4	3	Off-site
225		6	European Buckthorn	Rhamnus cathartica	1	1	Remove
226		7	Boxelder	Acer negundo	3	3	
227		24	Silver Maple	Acer saccharinum	4	3	Remove
228		15	Cottonwood	Populus deltoides	3	2	Off-site
229		8	Cottonwood	Populus deltoides	3	3	Off-site
230		9	Cottonwood	Populus deltoides	4	3	Off-site
231		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
232		18	Cottonwood	Populus deltoides	4	3	
233		24	Cottonwood	Populus deltoides	3	2	Remove
234		5	European Buckthorn	Rhamnus cathartica	1	1	Remove
235		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
236		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
237		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
238		12	Silver Maple	Acer saccharinum	3	2	Remove
239		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
240		17	Cottonwood	Populus deltoides	3	3	
241		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
242		18	Cottonwood	Populus deltoides	3	2	
243		3	European Buckthorn	Rhamnus cathartica	1	1	Remove
244		18	Silver Maple	Acer saccharinum	3	3	
245			missing				
246		24	Cottonwood	Populus deltoides	4	4	
247		4	Siberian Elm	Ulmus pumila	3	3	
248		10	Cottonwood	Populus deltoides	3	2	Vine Covered
249		8	Yew	Taxus cuspidata	2	4	Vine covered
250		8	Yew	Taxus cuspidata	2	4	Vine covered
251		8	Cottonwood	Populus deltoides	2	2	Remove
253		10	Cottonwood	Populus deltoides	3	2	
254		4	European Buckthorn	Rhamnus cathartica	1	1	Remove
255		5	Cottonwood	Populus deltoides	4	2	
256		6	Black cherry	Prunus serotina	3	3	Remove
257		8	Cottonwood	Populus deltoides	3	2	
258		10	Dead		0	0	Remove
259		3	Crabapple	Malus ssp.	5	5	
260		6	Norway maple	Acer platanoides	5	5	
262		7	Norway maple	Acer platanoides	5	5	
263		6	Norway maple	Acer platanoides	5	5	
264		17	Cottonwood	Populus deltoides	3	2	
265		7	Green Spruce	Picea pungens	5	5	Remove
266			missing				
267		6	Blue Spruce	Picea pungens glauca	5	3	Remove
268			missing				
269		5	Blue Spruce	Picea pungens glauca	4	4	Remove
270			missing				
271		6	Common Hackberry	Celtis occidentalis	5	5	Remove
272			missing				
273		24	Silver Maple	Acer saccharinum	4	3	
274		6	Common Hackberry	Celtis occidentalis	5	5	Remove
275		8	Common Hackberry	Celtis occidentalis	5	5	Remove
276		8	Blue Spruce	Picea pungens glauca	3	3	Remove
277		8	Green Spruce	Picea pungens	4	4	Remove
278		6	Boxelder	Acer negundo	3	3	
279		12	Pinus strobus	White Pine	3	3	crowded, remove
280		10	Boxelder	Acer negundo	2	2	remove
281		30	Boxelder	Acer negundo	3	2	remove
282		10	Norway spruce	Picea abies	3	3	crowded, remove
283		15	Pinus strobus	White Pine	2	2	
283A		18	Norway spruce	Picea abies	4	4	Remove
284		18	Honeylocust	Gleditsia triacan.	4	4	
285		20	Dead				Remove
286		18	Norway spruce	Picea abies	4	4	
287		28	Dead				Remove
288		12	Norway spruce	Picea abies	3	3	Remove
289		30	Silver Maple	Acer saccharinum	3	3	Remove
290		16	Ulmus americana	American Elm	4	3	Remove
291		24	Silver Maple	Acer saccharinum	4	3	Remove
292		20	Silver Maple	Acer saccharinum	4	3	Remove
293		20	Silver Maple	Acer saccharinum	3	3	
294		24	Silver Maple	Acer saccharinum	3	3	
295		24	Silver Maple	Acer saccharinum	4	4	Remove
296		8	Green Spruce	Picea pungens	2	4	Remove
297		8	Green Spruce	Picea pungens	4	4	Remove
298		2	Common Hackberry	Celtis occidentalis	4	5	Remove
299		2	Common Hackberry	Celtis occidentalis	4	5	Remove
300		2	Swamp White Oak	Quercus alba bicolor	4	4	Remove
301		3	Swamp White Oak	Quercus alba bicolor	4	4	Remove
302		2	Common Hackberry	Celtis occidentalis	4	5	Remove
303		2	Common Hackberry	Celtis occidentalis	4	5	Remove
304		8	Thuja occidentalis	Arborvitae	4	4	Remove
305		8	Thuja occidentalis	Arborvitae	4	4	Remove
306		8	Thuja occidentalis	Arborvitae	4	4	Remove
307		8	Thuja occidentalis	Arborvitae	4	4	Remove
308		8	Thuja occidentalis	Arborvitae	4	5	Remove
309		8	Thuja occidentalis	Arborvitae	5	5	Remove
310		8	Thuja occidentalis	Arborvitae	5	5	Remove
311		8	Thuja occidentalis	Arborvitae	5	5	Remove
312		8	Thuja occidentalis	Arborvitae	4	4	Remove
313		8	Pinus strobus	White Pine	5	4	Remove
314		8	Pinus strobus	White Pine	5	5	Remove
315		8	Thuja occidentalis	Arborvitae	5	5	Remove
316		8	Pinus strobus	White Pine	5	5	Remove
317		8	Pinus strobus	White Pine	4	4	Remove
318		8	Thuja occidentalis	Arborvitae	4	5	Remove
319		3	Acer rubrum	Red Maple	5	5	
320		3	Acer rubrum	Red Maple	5	4	Remove
	126		Total quantity of trees to be removed (not including buckthorn)				
		968	Total Caliper Inches Removed (not including buckthorn)				

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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK, JR.
157-001000
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

CAGE CIVIL ENGINEERING

PROJECT NAME

Grace Terrace Apartments

Arlington Heights Rd.
Arlington Heights, IL

DRAWING ISSUED

NO.	TITLE	DATE
1.	Revised	08/23/2023
2.	Revised	10/31/2023

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2306034

DATE
08-22-2023
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE SURVEY

SHEET NUMBER
L1.2

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jorge Torres, Director of Building & Life Safety**

From: **Elliot Eldridge, Assistant Building Official**

Subject: **1519-1625 S Arlington Heights Rd – PUD to Allow 25-unit Supportive Living Facility**

PC: **23-007**

Date: **June 12, 2023**

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. The design and construction of the facility shall comply with the following adopted codes:
    a. 2018 International Building Code with amendments
    b. 2018 International Fire Code with amendments
    c. 2018 International Fuel Gas Code with amendments
    d. 2018 International Mechanical Code with amendments
    e. 2018 International Swimming Pool and Spa Code with amendments
    f. 2018 Illinois Accessibility Code
    g. 2018 ILLINOIS Energy Conservation Code with state amendments
    h. 2017 National Electrical Code with amendments
    i. 2014 Illinois Plumbing Code with amendments

    Submittal is missing this information.

2. This facility will be reviewed as an I-1. Provide information on which condition (1 or 2) as shown in the 2018 IBC 308.2. There are varying requirements based on the condition. Submittal is missing this information.

3. Provide a more in-depth summary of what supportive services are included. Submittal is missing this information.

4. Provide the proposed construction type of the building. 2018 IBC 601 and 602. Submittal is missing this information.

5. Height and area calculations shall be per 2018 IBC Chapter 5. Submittal is missing this information.

6. Exterior wall ratings shall comply with 2018 IBC Tables 601 and 602 based on fire separation distance. Submittal is missing this information.

7. All doors leading to the exterior of the building shall open in the direction of travel. The vestibule door on the exterior of the building needs to swing out, not in as shown on the plans.

8. Elevator shafts, stairwell shafts and trash chutes shall have a fire-resistance rating of 1 hour when connecting less than 4 stories. 2018 IBC 713.4. Submittal is missing this information.

9. Dwelling unit separation shall be 1-hour fire-resistance rated fire partitions per 2018 IBC 708.1, #1.

10. The floor/ceiling horizontal assembly separating dwelling units shall be a 1-hour fire-resistance rated assembly, per 2018 IBC 711.2.4.3, unless the construction type is one mentioned in the exception.

11. If public funding is provided, accessible and adaptable units will be required. Plans show three accessible and five adaptable units.

12. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Submittal is missing this information.

13. The electrical room may require to egress doors depending on the size of the electrical service.

14. Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. Submittal is missing this information.

15. A complete NFPA 13 compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Per 2018 IBC 903.3.2, #3; the fire suppression system shall be quick-response or residential automatic sprinklers. Submittal is missing this information.

16. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Submittal is missing this information.

17. The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Submittal is missing this information.

18. Fire protection equipment and mechanical and electrical service rooms shall be identified in an approved manner. Submittal is missing this information.

19. Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Submittal is missing this information.

20. Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. Submittal is missing this information.

21. In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall comply with current code requirements. Submittal is missing this information.

22. A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official. Submittal is missing this information.

23. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. Submittal is missing this information.

24. Where provided, fire pump rooms and *automatic sprinkler system* riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and *automatic sprinkler system* riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. Fire pumps shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. Submittal is missing this information.

25. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. Submittal is missing this information.

26. Signs shall be posted on both sides of an approach of any fire lane stating “NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction. Submittal is missing this information.

27. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade. Submittal is missing this information.

28. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. Submittal is missing this information.

29. If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line.

Submittal is missing this information.

30. Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. Submittal is missing this information.

31. At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. Submittal is missing this information.

32. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building. Submittal is missing this information.

33. Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.

PLAN COMMISSION PC #23-008
Grace Terrace
1519 S Arlington Heights Road
Round 1

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

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the required public improvement guarantee deposit. The estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow time to generate the fee letter and for the petitioner to assemble the proper documents. The public improvements for this development would be:

    a) The extension of the public water main from Emerson Street to Arlington Heights Road.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.

13. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

15. The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

16. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic foot.

17. Provide a stormwater report with calculations.

18. The preliminary engineering plans appear to expand the existing detention facility for The Reserve at Arlington. Clarify if there has been any coordination with The Reserve.

19. Final subdivision approval will require final engineering plans.

20. The photometric lighting diagram is acceptable.

21. Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.

22. Provide dimensions on the Fire Truck Turning Exhibit from the fire lane to the building.

23. Remove and replace the public sidewalk along the entire length of the property. New sidewalk shall be located one foot off the property line per Village code. The sidewalk shall be 10 ft wide.

24. The sidewalk shall carry through both driveways, the curb shall stop at the sidewalk. The sidewalk through the driveways shall be 8" thick.

25. The existing apron and curb cuts along Arlington Heights Road shall be removed.

26. Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT is required for all work within IDOT right-of-way. The proposed left turn bay for southbound Arlington Heights Road will require IDOT approval.

27. An agreement shall be provided between the subject property and The Reserve at Arlington Heights property for the maintenance of the portion of The Reserve at Arlington Heights detention facility that is located on the subject property.

28. The relocation of the power pole must be coordinated with ComEd.

29. The 8" water service shall be installed with a pressure connection.

30. Provide additional information on the removal of fire hydrant.

31. The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.

Preliminary Plat of Subdivision:

32. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-12 are complete. Refer to the checklist for Item 13.

33. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks

34. Right-of-way shall be dedicated for a future cul-de-sac at the west end of Emerson Street.

35. The 10 ft stormwater pipeline easement located along the south property line of Parcel 2 shall be vacated.

36. Provide an easement for the public water main to be extended from Emerson Street to Arlington Heights Road.

6-23-23

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

Attachments:
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ✓ 1. The name of the proposed subdivision.
- ○ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ○ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ○ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ○ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ○ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ○ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ○ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ○ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ○ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ○ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ○ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ○ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ○ a. The date of preparation of the final plat and by whom prepared.
- ○ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ○ c. All permanent survey monuments, markers and bench marks.
- ○ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ○ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ○ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ○ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ○ h. All easements for rights of way established for public use and utilities.
- ○ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ○ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ○ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ○ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ○ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ○ n. A deed of dedication in the form set forth in Section 29-217(a):
  The Final plat shall contain a deed of dedication substantially as follows:

  "We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 _____.

_____
Notary Public"

○ o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

"Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adopted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____
Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

_____
President

_____
Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

○ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____
Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Ted Wyman
Comcast Cable
Right-of-Way Engineer
688 Industrial Drive
Elmhurst, IL 60126
Phone: (224) 229-5850 office (847) 652-6074 cell
Fax: (630) 359-5482
Ted_Wyman@comcast.com

Katie Bengson, Real Estate Specialist — 630-576-6867
ComEd — Katie.bengson@comed.com
Three Lincoln Center, 4th Floor
Oakbrook Terrace, IL 60181

Ms. Gwen Borjon — 630-388-2976
NICOR Gas — gborjon@southernco.com
1844 W Ferry Rd
Naperville, IL 60563

Ms. Sue E. Manshum — 847-271-5149
ROW Engineer — sm9231@att.com
Ameritech
1391 Abbot Ct
Buffalo Grove, IL 60089

Mr. Alonzo Escatel or Paul Flinkow — Alonzo 630-631-9577 Paul 630-803-9660
Astound — Alonzo.escatel@astound.com
1130 Carolina Dr
West Chicago, IL 60185 — Paul.flinkow@astound.com

Mr. Charles Saint Vil
IDOT Permits — Charles.SaintVil@illinois.gov
201 W Center Court
Schaumburg, IL 60196

Mr. Michael Sterr, P.E. — 312-603-1670
Permit Division Head, Construction Bureau
Cook County Department of Transportation and Highways
69 W Washington St — michael.sterr@cookcountyil.gov
24th Floor — hwy.permits@cookcountyil.gov
Chicago, IL 60602

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

_____

Superintendent of Highways
Cook County, Illinois

Arlington Heights Fire Department

David Roberts, Division Chief
droberts@vah.com
Telephone 847/368-5457 · Facsimile 847/368-5995

P.C. Number 23-007
Project Name Full Circle Communities (Grace Terrace)
Project Location 1519 – 1625 S Arlington Heights Rd
Planning Department Contact Sam Hubbard

June 16th, 2023

1. **IFC 2018 D105.1 Where required.**
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. *Submittal appears to require an aerial fire apparatus access road.*

2. **IFC 2018 D105.2 Width.**
Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. *Please verify that the submittal meets this requirement.*

3. **IFC 2018 D105.3 Proximity to building.**
One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. *The submittal does not appear to meet this requirement.*

4. **IFC 2018 D105.4 Obstructions.**
Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. *Please verify that the submittal meets this requirement.*

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Full Circle Communities - Supportive Housing Development
1519 S Arlington Heights Rd

Round 1 Review Comments

1. **Character of use:**
The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended. Hearts Place is a comparable property to this project. Below is a table that lists the calls for service at Hearts Place in the previous two years.

Case Report	Offenses	Occurred On
AHP21-005683	7360 - Public Complaint Neighborhood Trouble	4/11/2021 1:00:00 PM
AHP21-006187	0810 - Theft Over $300	4/18/2021 12:00:17 AM
AHP21-006233	7334 - Public Complaint Suspicious Incident/Circumstances	4/19/2021 12:38:59 AM
AHP21-010967	7817 - Department Service/Activity Assist Ambulance	6/26/2021 7:39:57 PM
AHP21-011507	1477 - Reckless Discharge of a Firearm	7/2/2021 10:15:00 PM
AHP21-011769	7330 - Public Complaint Suspicious Auto	7/6/2021 9:15:08 PM
AHP21-011972	7334 - Public Complaint Suspicious Incident/Circumstances	7/9/2021 7:30:00 PM
AHP21-014261	7222 - Public Service Open Doors/Windows	8/10/2021 12:01:00 AM
AHP21-016482	7252 - Public Service Check For Well Being	9/9/2021 10:30:19 PM
AHP21-021190	7753 - Traffic Accident Traffic Accident No Injury	11/15/2021 6:15:00 PM
AHP21-021627	7331 - Public Complaint Suspicious Noise	11/21/2021 12:50:25 AM
AHP22-007210	7280 - Public Service Other Public Service Non Specific	4/10/2022 9:10:00 PM
AHP22-021984	7220 - Public Service Information For Police	9/27/2022 10:04:00 PM
AHP22-022254	7817 - Department Service/Activity Assist Ambulance	10/1/2022 2:45
AHP23-001858	7220 - Public Service Information For Police	1/26/2023 8:00:00 AM
AHP23-002261	0460 - Battery	2/1/2023 1:15:00 PM
AHP23-002700	7360 - Public Complaint Neighborhood Trouble	2/7/2023 1:47:00 PM
AHP23-002766	7367 - Unwanted Subject	2/8/2023 23:21
AHP23-003259	7220 - Public Service Information For Police	2/15/2023 3:00:00 PM
AHP23-005075	7327 - Public Complaint Noise Complaint	3/12/2023 4:30:00 PM

2. **Are lighting requirements adequate?**
   Lighting should be up to Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.

3. **Present traffic problems?**
   S. Arlington Heights Rd is a heavily traveled, main thoroughfare. This area of roadway is busy during peak and non-peak traffic hours. A traffic impact study is recommended for this property.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

5. **Traffic problems that may be created by the development.**
   This development will create higher traffic volume in the area. Vehicles entering and leaving the property will impact traffic on the busy roadway and vice versa.

   Due to the location of this development on S Arlington Heights Rd, it is recommended the entrance and exit is "right turn only." Guest or resident parking adjacent to the entrances/exits should be prohibited.

6. **General comments:**

Address visibility:

-Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.

-Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."

-For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Parking Lot and exterior courtyards:

-Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.

- Pedestrian access should be a priority for this project due to the size of the complex. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

-Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.

-Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should to be activated by sensor, timer or motion depending on the need and location.

-The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12- to-14-foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.

-CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Trash enclosure:

-Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosures is recommended to discourage foraging Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

-Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Territorial Reinforcement:

-Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatment, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate this property from others. It also makes identifying intruders much easier by having well defined spaces.

-Barrier fencing or similar is recommended for this property. Fencing should be used to create territorial reinforcement and define the property as separate from the properties north, east, and south of the proposed property. If utilizing fencing, it should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sight lines.

Catalytic Converter Theft Deterrent Recommendations

-Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.

Emergency Contact Information:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

#358

Steven Dinov, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

583

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 23-007
Petitioner: Full Circle Communities, Inc.
Please see below for contact person (Jordan Bartle)

Owner: 1519 AHR Medical LLC
1111 E Touhy Ave, #230, Des Plaines, IL 60018
847-768-6554
Contact Person: Jordan Bartle (Petitioner)
Address: 310 South Peoria Street, #500
Chicago, IL 60607
Phone #: 312-530-9612
Fax #:
Email:

P.I.N.# 08-09-401-014; 08-09-401-015; 08-09-401-016; 08-09-401-022; 08-10-300-012; 08-10-300-056; 08-09-401-003
Location: 1519-1625 S. Arlington Heights Rd.
Rezoning: X Current: O-T Proposed: I
Subdivision:
# of Lots: Current: 7 Proposed: 1
PUD: X For: Permanent Supportive Housing
Special Use: N/A For:
Land Use Variation: N/A For:

Land Use: X Current: Offices Only
Proposed: Institutional
Site Gross Area: 3.93 acres (171,059 SF)
# of Units Total: 25
1BR: 20 2BR: 5 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments at this time.

Sean Freres 6/8/23
Environmental Health Officer Date

James McCalister 6/8/23
Director Date

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# of Units Total: 25
1BR: 20 2BR: 5 3BR: 4BR:

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

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

Comments:

Please see additional comments attached.

Sam Hubbard — Coordinator

June 27, 2023 — Date

Planning & Community Development Dept. Review

June 27, 2023

REVIEW ROUND 1

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

Key Development Issues:

7. The 3.61 acre site is relatively large for a 25-unit permanent supportive housing development. By comparison, Hearts Place, which is an 18-unit permanent supportive housing development, was constructed on a 0.93 acre site. In order to preserve the northern side of the site for future development, the structure should be shifted south. The northern area of the site could remain as vacant land (other than the Emerson St. drive aisle) and potentially be sold to the future developer of the vacant parcel to the north, provided the necessary shared access and maintenance provisions are established for the northern drive aisle.

8. The buffer along the eastern side of the site must be enhanced. Please revise the site layout to include a larger landscape buffer to the east, which shall consist of a 6' tall solid fence and an abundance of layered landscaping including evergreen trees for year-round screening.

9. The site circulation should be simplified for improved site layout and traffic flow. Consider having the southern driveway entrance extend further east, then having a 90-degree turn to the north to provide the north/south circulation at the rear of the building. The access road opposite Emerson Avenue should come straight east without curving to the north.

General:

10. A neighborhood meeting is required to take place well in advance of any public hearing with the Plan Commission. Please provide details on scheduling for this meeting. Upon conclusion of the neighborhood meeting, a summary must be provided.

11. Section 9.8i. requires submission of a preliminary Construction Phasing and Staging Plan. The plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they be staged, and the location of construction entrances and material storage areas.

12. School, Park, and Library contributions will be required prior to the issuance of a building permit.

13. Please ensure that all plans and documents to be resubmitted as a result of the Round 1 Village review comments include a revision date. The forthcoming resubmittal must be provided both electronically and as a hard copy (1 set of plans/documents full sized).

14. Final engineering plans will be required at time of final Plat of Subdivision approval.

15. Please provide an electronic copy of the legal description for the subject property in Microsoft Word format.

Property Development and Use:

16. Section 9.8j. requires the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a draft of the detailed Tenant Selection

Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process? Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?

17. What will maximum occupancy be for a one-bedroom unit and a two-bedroom unit? How will this be enforced?

18. Will there be any regulations/restrictions for overnight guests? Would live-in assistants be allowed or necessary in any situation, and if so, would they be required to be on the lease?

19. Between the onsite property manager, maintenance technician and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day? Please specifically list the hours of work for both the property manager and maintenance staff. Will they work a standard schedule or are their schedules flexible to where they are onsite only as needed? Regarding the service providers, will they be onsite at regular times or on an as needed basis? Please provide a general time range for when service providers will be onsite.

20. Please provide a comprehensive list of all security features within the building and onsite.

21. Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.

22. Please describe what measures will be taken to prioritize existing Arlington Heights residents for living at this facility.

23. Based on the proposed use, will this site be property tax exempt?

Zoning:

24. The following approvals are required:
    a. Preliminary & Final Plat of Subdivision to consolidate the subject property into one lot.
    b. Amendment to the Comprehensive Plan to reclassify the site from Offices Only to Institutional.
    c. Rezoning from the O-T, Office Transitional District to the I, Institutional District.
    d. Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.
    e. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
    f. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

    For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:
    - The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
    - The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
    - The proposed variation is in harmony with the spirit and intent of this Chapter.
    - The variance requested is the minimum variance necessary to allow reasonable use of the property.

25. In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide details on marketing efforts and strategies that have been used over the last 5 years to advertise this property for development. Similarly, please provide a summary on the inquiries and purchase prospects that have been received over the last 5 years.

26. Please review the South Arlington Heights Corridor Plan and outline how the proposed development is compatible with said Plan (and make applicable revisions to the proposed project for a more compatible development).

27. Have there been any studies on the impact of PSH facilities on neighboring property values. Please provide current studies that outline this impact.

Site Plan:

28. The civil and architectural/landscape plans do not match in certain areas (parking stalls/patio size/doorways/etc.). Please revise plans to be consistent.

29. The photometric levels at the eastern property line exceed maximum allowable levels, which are restricted to 0.1 where the property abuts single-family homes. Please revise the illumination to comply with code.

30. The transformer should be relocated to be behind the rear of the building so as to be screened from Arlington Heights Road. The engineering plan shall be revised to show the proposed transformer.

31. The sidewalk replacement along Arlington Heights Road should be constructed at 8' in width to qualify as a mixed-use trail, and must maintain an adequate parkway with parkway trees.

32. Provide a detail for the proposed fence. Additionally, please show the proposed fence, as well as any existing fencing (including height, style, and condition) on both the architectural plan and engineering plans.

33. Please revise the architectural site plan to show the distance of the building to eastern property line at its shortest/closest point.

34. Will the outdoor patio have any permanent improvements (pergola, roofed shade structure, firepit, grill, etc.) or will it only be furnished with standard moveable outdoor patio equipment?

35. Please show the bounds of the proposed access easement on sheet C1.0 of the engineering plans.

Buildings:

36. Section 5.1-8.6 requires that all dwelling units within the I District maintain a minimum size, which shall be measured exclusive of utility areas. Please label the dwelling unit sizes, exclusive of utility rooms, on the floorplans or include a separate chart on the floorplans containing this data for each unit type.

Parking:

37. The Justification for Parking Variation document should be revised as follows:
    a. The document must specifically reference and address the 4 criteria for variation approval.
    b. Please include citations for the referenced UC Berkley and US Dept. of Transportation data/statistics.
    c. Details are needed on the task force parking counts, including on what days/times they occurred, the bedroom mix of each development, as well as details on whether Phil Haven & Meyers Place are disability targeted developments.

38. Please provide background information on the Lake in the Hills and Orland Hills developments, including details on whether those developments are considered "permanent supportive housing" by IHDA, whether they target populations with disabilities, and when they were completed.

39. Please provide a land-banked parking plan showing how additional parking stalls could be constructed.

40. A total of 2 bike parking stalls area required. Please clarify if the interior of the building will have a bike storage room including space for storage of 2 bikes, or provide an exterior bike parking rack near the rear entrance to the building.

Traffic and Transportation:

41. Traffic counts from a KLOA study in 2016 for a development proposal on this site show higher traffic volumes on Arlington Heights Road and many of the surrounding streets. For a conservative analysis of traffic and intersection LOS evaluation, the peak volumes from each study at each interesection should be used. Additionally, the 2016 study included evaluation of the Council Trail/Arlington Heights Road intersection. Why was this intersection omitted from the 2023 study?

42. The justification for Parking Variation document references a Dial-a-Ride service for tenants with disabilities. Please provide information on this program as it no longer appears available per the Pace website.

Plat of Subdivision:

43. The required dedication at the northeast corner must be shown on the Plat. The area proposed for dedication should be cross-hatched and details on the square footage of the dedicated area must be provided, including the reduced size of Lot 1 post-dedication.

44. The proposed building setback line in the southeast corner should jog in congruence with the property line in that location.

45. Chapter 29, Section 29-201b.13 requires the Plat to include the names & addresses of the owners of the land proposed for subdivision, the subdivider, and the owners of land immediately abutting the proposed subdivision. Please add these details to the Plat.

46. Submission of Final Plat of Subdivision, at a future date, shall be required, along with a separate Plan Commission meeting and subsequent Village Board approval. At time of Final Plat, details on the provisions for the newly proposed access easement on the north side of the site shall be required.

Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
June 22, 2023

Tree Preservation

1) The tree survey indicates that several of the trees are identified for removal. Please explore opportunities for preserving additional trees. There are existing trees along the east and south property line that are not identified on the preservation plan. Please update the paln to include all trees that are three inch caliper or greater per Chapter 28, Section 6.16.

Landscape Issues

2) The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).

3) A dense buffer must be provided along the east property line and between the detention basin and the property line to the north. Along the east property line incorporate evergreen trees in order to provide a dense buffer adjacent to the residential district which may require increasing the size of the buffer area. Overall, the landscaping adjacent to the residential district is minimal.

4) Provide details of the six foot high fence adjacent to the residential. The fence must be a six foot high and solid. In addition, the property to the north is zoned R-1; therefore, the six foot tall fence must be provided along the north property line.

5) If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.

6) A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.

PLAN COMMISSION PC #23-008
Grace Terrace
1519 S Arlington Heights Road
Round 2

37. The petitioner's response to comment nos. 11, 13, 14, 19, 21, 23, 26, 28, 29, 33 and 35 are acceptable.

38. The petitioner's response to comment no. 12 is noted. The final engineering plans shall include the following public improvements:
    a) The extension of the public water main from Emerson Street to Arlington Heights Road.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.

39. The petitioner's response to comment no. 15 and 16 are noted. The detention calculations shall be provided at final engineering.

40. The petitioner's response to comment no. 17 is noted. Provide a stormwater report with calculations shall be provided at final engineering.

41. The petitioner's response to comment no. 18 is noted. The expansion of the detention facility shall be coordinated with The Reserve.

42. The petitioner's response to comment no. 20 is noted. Per comment no. 29 from the Planning Department, the photometric diagram must be revised. Provide an updated photometric diagram.

43. The petitioner's response to comment no. 22 is noted. The following comments pertain to the fire lane:
    a) Per comment no. 2 from the Fire Department, the fire lane shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.
    b) Provide dimensions from the fire lane to the building. Per comment no. 3 from the Fire Department, the access route shall be located not less than 15 feet and not greater than 30 feet from the building.

44. The petitioner's response to comment no. 24 is noted. The final engineering plans shall include the sidewalk carrying through both driveways, and the curb shall stop at the sidewalk.

45. The petitioner's response to comment no. 25 is noted. The final engineering plans shall include removing the existing apron and curb cuts along Arlington Heights Road.

46. The petitioner's response to comment no. 27 is noted. Provide an agreement for the shared detention facility with The Reserve.

47. The petitioner's response to comment no. 30 and 31 is noted. The final engineering plans shall include additional information on the removal of fire hydrant.

48. The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.

49. Show the location of the sanitary sewer service for the building.

Preliminary Plat of Subdivision:

50. The petitioner's response to comment no. 32 is noted. The revised Preliminary Plat of Subdivision was not provided.

Final Plat of Subdivision:

51. The petitioner's response to comment no. 34 is noted. The right-of-way dedication for the future Emerson Street cul-de-sac is not shown. Right-of-way shall be dedicated in the southeast corner of Lot 2.

52. The petitioner's response to comment no. 36 is noted. The water main extension from Emerson Street to Arlington Heights Road has not yet been designed and the final location of the easement may need to be adjusted as part of final engineering.

53. The sanitary sewer extension from the existing main that crosses The Reserve site to the north property line has not yet been designed. The final location of the easement for the sanitary sewer may need to be adjusted as part of final engineering.

54. The Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:
    a) Item h.) All easements for rights-of-way established for public use and utilities. Show the right-of-way dedication for Emerson Street cul-de-sac, and the location of the water main extension and sanitary sewer extension must be finalized to verify the location of the public utility easements.
    b) Item i.) All lot numbers and lines, with accurate dimensions given in hundredths of feet. The internal line type between Lot 1 and Lot 2 shall be a lighter line type than the perimeter border of the subdivision.
    c) Item l.) An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
    d) Item t.) A block stating "Send Tax Bill To: (Name/Address.)"

55. A 2017 proposal for this site indicated that right-of-way along Arlington Heights Road was to be dedicated as part of the final plat, however; this previous project did not move forward with recording the final plat or dedicating the right-of-way. The Final Plat of Subdivision prepared by Cage Civil Engineering differs from the previous final plat and shows that this right-of-way has already been dedicated.
    a) Provide the document no. 7544736 to confirm that the right-of-way has been dedicated.
    b) Provide additional information for the right-of-way along the west side of Arlington Heights Road.
    c) In the event the right-of-way, or portions of the right-of-way, have not been dedicated, additional right-of-way along Arlington Heights Road shall be dedicated as part of the final plat.
    d) If right-of-way dedication on Arlington Heights Road is required, this would require a second signature block on the Final Plat of Subdivision for Illinois Department of Transportation, Land Acquisition.

9/11/23

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

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Full Circle Communities - Supportive Housing Development
1519 S Arlington Heights Rd

Round 2 Review Comments **10/02/2023**

1. **Character of use:**
   Nothing further.
2. **Are lighting requirements adequate?**
   Nothing further
3. **Present traffic problems?**
   Nothing further.
4. **Traffic accidents at particular location?**
   Nothing further.
5. **Traffic problems that may be created by the development.**
   Nothing further.
6. **General comments:**
   Nothing further.

#358

Steven Dinov #358, Problem Oriented Policing Coordinator
Community Services Bureau

Approved by:

583

Supervisor's Signature

Planning & Community Development Dept. Review

September 22, 2023

REVIEW ROUND 2

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

47. The responses to the following comments are acceptable: #7-#13, #15, #18-#23, #26#31, #37, #39, #40, and #42.

48. The response to comment #14 is noted. Per recent communications, this project is proceeding with Final Plat approval as a separate process.

49. The response to comment #16 is not acceptable. Please provide a draft of the requested documents for review by the Village.

50. The response to comment #17 is noted. Please provide a draft of the Resident Manual/House Rules that clearly spells out the occupancy restrictions.

51. The response to comment #24 is noted. The updated list of required approvals is shown below:
    a. Preliminary & Final Plat of Subdivision to subdivide the property into two lots.
    b. Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.
    c. Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.
    d. Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility on Lot 1.
    e. Variation to Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.
    f. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.
    g. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

52. The response to comment #25 is noted. Please reach out to the seller and ask that they provide a list of serious inquires that have been made on the property over the last 6 years. A contact for the seller can be provided upon request.

53. The response to comments #26 and #27 are noted.

54. The response to comment #28 is noted, however, there are still inconsistencies between the plans. The Landscape plan differs from the Arch./Eng. site plans (transformer location does not match, patio/outdoor recreation area shape is slightly different and doesn't show grill locations, raised planting area is shown with pavers on landscape plans, etc.). Please show the proposed fence on the landscape plans.

55. The response to comment #29 is noted. Please review Section 10.2-12.3c3, which requires light poles that are between 20'-40' in height to be separated 3' from other light poles for every 1' of mounting height. Modifications for compliance shall be required.

56. The response to comment #30 is noted. If the transformer cannot be located behind the rear of the building, please explore the creation of a building wing wall to screen the enclosure. Please ensure the transformer location, including screening, is compliant with Section 6.11 of the Zoning Code.

57. The response to comment #32 is unacceptable. Please provide details on all fencing, including cut sheets or fence details on the plans. Is any fencing proposed around the raised planting beds? Please be aware that chicken wire fencing is not permitted and per Section 6.13-4, all wire fences must be 9-guage or higher.

58. Please provide details on the proposed planters (height, materials).

59. The response to comment #33 is noted. Please add the proposed building setbacks on the engineering site plan, which shall show a measurement of the proposed building ***at its closest point*** to the north, south, east, and west lot lines.

60. The response to comment #34 is noted. Inconsistencies between the landscape plans and architectural/engineering site plans exist as outlined in comment #54.

61. The response to comment #35 is noted. The boundaries of easement #1632342089 and #1403429027 as shown on the Plat of Subdivision are hard to distinguish. Please find an alternative way to display these easements so their boundaries are clear. Additionally, please provide a copy of the easement language to verify who the beneficiaries of each easement are.

62. The response to comment #36 is unacceptable. Please provide the unit sizes on the floor plans or include a separate schedule on the floorplans that outlines the size of each room. It should be clear that the sizes provided are exclusive of utility rooms and garages.

63. The response to comment #38 is noted. Sufficient evidence to support the parking variations has been provided.

64. The response to comment #41 did not address the question. Please provide a response to the original comment.

65. The response to comment #43 is unacceptable. Please revise the Preliminary Plat to show the area of dedication.

66. The response to comment #44 is unacceptable. Please show the required building setbacks on the Preliminary Plat of Subdivision. Please note that the rear yard setback line in the southeast corner should jog in congruence with the property line in that location. Please be aware that the Final Plat of Subdivision was not reviewed as part of this "Round 2" review as Final Plat approval will proceed separately and the Final Plat will be reviewed at time of application for Final Plat of Subdivision approval.

67. The response to comment #45 is unacceptable. Please show the requested information on the Preliminary Plat of Subdivision as required by Section 29-201b.13 of Chapter 29.

68. The response to comment #46 is noted. Per our understanding, this project is proceeding with Preliminary and Final Plat of Subdivision approval as separate processes.

New Comments Based on Revised Plans:

69. Please increase the line weight in the northeast corner of Lot 1 on the Preliminary Plat of Subdivision to match the lines weights on the surrounding sides.

70. The Preliminary Plat of Subdivision must be revised to show the two proposed lots.

71. Please revise the Project Data on sheet A1.0 to reflect the reduced size of proposed Lot 1.

72. Please revise the architectural and landscape plans to show the boundaries of proposed Lot 1.

73. The bike rack must be located on a hard surface (i.e. concrete, asphalt, pavers, etc.).

74. Other than the proposed transformer, please confirm that there will be no other ground mounted mechanical/utility equipment (i.e. generator, HVAC equipment, utility pedestals/meters, etc.).

Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
September 11, 2023

Landscape Issues

1) On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.

2) Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.

3) Provide landscaping on the north side of the monument signs.

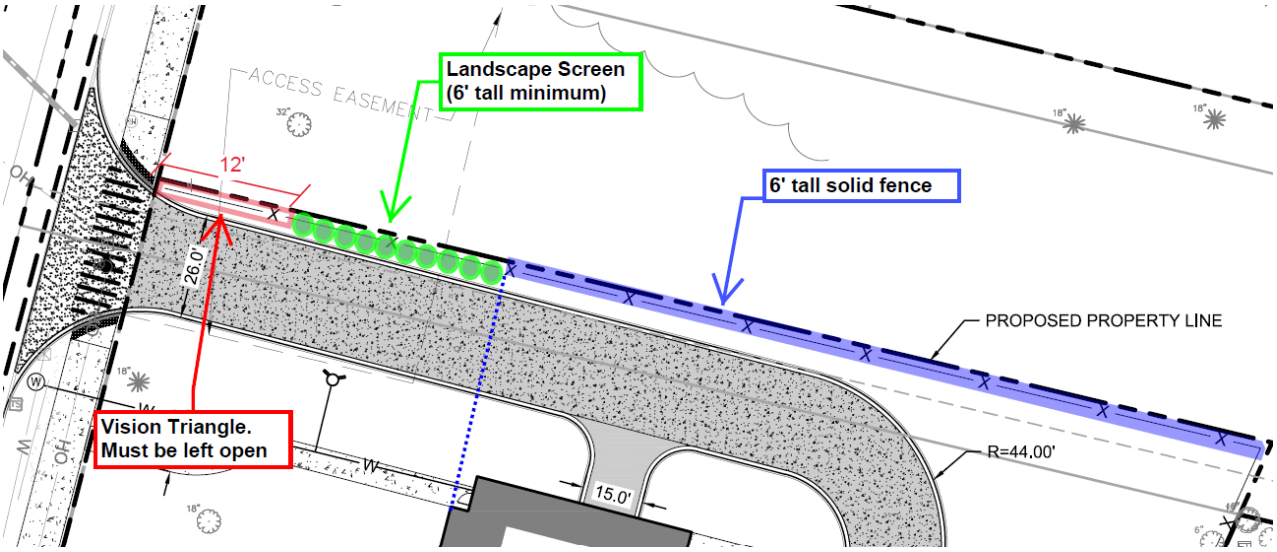
4) Provide 5 or 6 additional shade trees along Arlington Heights Road.

5) The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.

6) Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.

7) Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line. Fence should be shown on the landscape plan.

   It is recommended that in the front yard along the north property line that landscaping be provided in place of the fence. The landscaping must be six feet tall and provide year-round opacity. See below:



Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Building Department – Response to Comments & Questions

1. *Comment: The design and construction of the facility shall comply with the following adopted codes:*
    a. *2018 International Building Code with amendments*
    b. *2018 International Fire Code with amendments*
    c. *2018 International Fuel Gas Code with amendments*
    d. *2018 International Mechanical Code with amendments*
    e. *2018 International Swimming Pool and Spa Code with amendments*
    f. *2018 Illinois Accessibility Code*
    g. *2018 ILLINOIS Energy Conservation Code with state amendments*
    h. *2017 National Electrical Code with amendments*
    i. *2014 Illinois Plumbing Code with amendments*

    Submittal is missing this information..

    Response: So noted. This information will be included in the Permit Submittal.

2. *Comment: This facility will be reviewed as an I-1. Provide information on which condition (1 or 2) as shown in the 2018 IBC 308.2. There are varying requirements based on the condition. Submittal is missing this information.*

    Response: Condition 1.

3. *Comment: Provide a more in-depth summary of what supportive services are included. Submittal is missing this information.*

    Response: As part of FCC's mission, we partner with local service providers to deliver on-site services across our portfolio. At Grace Terrace, a case manager will provide and/or make referrals to the following services:
    - Asset building services to help residents pursue their educational and employment opportunities.
        - Job training and employment, financial literacy, education (e.g., GED, college/university)
    - Case management and service coordination to help residents retain their housing and achieve their goals.
        - Individualized service plans, benefits and entitlements assistance, income maintenance

- Community integration services to promote socialization, community building, and resident belonging.
    - Holiday parties and events, bingo nights, community garden
- Health and wellness to enhance physical, mental, and social well-being and independence at all life stages.
    - Primary and behavioral health care, substance use disorder in/outpatient care, activities of daily living services

FCC utilizes an innovative development model, returning 75% of developer fees and ongoing cash flow back to providing services to residents. We will also conduct annual resident feedback surveys and biennial resident focus groups to ensure that services reflect residents' needs and goals.

4. *Comment: Provide the proposed construction type of the building. 2018 IBC 601 and 602. Submittal is missing this information.*

   Response: Construction Type VB.

5. *Comment: Height and area calculations shall be per 2018 IBC Chapter 5. Submittal is missing this information.*

   Response: Allowable Height per 504.3 (S13R) = 60'/ Actual Height = 35'-9"; Allowable # Stories per 504.4 (S13R) = 3/ Actual Stories = 3; Allowable Area per 506.2.4 (S13R) and 506.3 = 36, 750 SF/ Actual Area = 28,380 SF

6. *Comment: Exterior wall ratings shall comply with 2018 IBC Tables 601 and 602 based on fire separation distance. Submittal is missing this information.*

   Response: Fire-resistance rating of exterior walls based on Tables 601 & 602 = 0 hours.

7. *Comment: All doors leading to the exterior of the building shall open in the direction of travel. The vestibule door on the exterior of the building needs to swing out, not in as shown on the plans.*

   Response: The door swing will be corrected.

8. *Comment: Elevator shafts, stairwell shafts and trash chutes shall have a fire-resistance rating of 1 hour when connecting less than 4 stories. 2018 IBC 713.4. Submittal is missing this information.*

   Response: Elevator and shaft walls will have 1 hour fire-resistance rating.

9. *Comment: Dwelling unit separation shall be 1-hour fire-resistance rated fire partitions per 2018 IBC 708.1, #1.*

   Response: Unit demising walls will be 1 hour FR rating per 708.1. Corridor walls will be 1 hour FR rating per 1020.1 (for I-1)

10. *Comment: The floor/ceiling horizontal assembly separating dwelling units shall be a 1-hour fire-resistance rated assembly, per 2018 IBC 711.2.4.3, unless the construction type is one mentioned in the exception.*

    Response: Floor/Ceiling Assemblies will be 1 hour FR rating per 711.2.4.3. Exception for VB construction type applies, but the FP system will be S13R per 903.3.1.2

11. *Comment: If public funding is provided, accessible and adaptable units will be required. Plans show three accessible and five adaptable units.*

    Response: Noted.

12. *Comment: Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Submittal is missing this information.*

    Response: Overhead power/cable lines at the northern proposed access drive will be raised up to allow for fire apparatus access.

13. *Comment: The electrical room may require to egress doors depending on the size of the electrical service.*

   Response: Noted. This will be coordinated prior to the Permit Submittal.

14. *Comment: Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. Submittal is missing this information.*

    Response: FDC is located on the west side of the building facing the street. A proposed fire hydrant is located within the 100’ travel distance. Please see fire truck turning exhibit.

15. *Comment: A complete NFPA 13 compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. Per 2018 IBC 903.3.2, #3; the fire suppression system shall be quick-response or residential automatic sprinklers. Submittal is missing this information.*

    Response: FP system will be S13R- NFPA residential.

16. *Comment: A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

17. *Comment: The fire alarm shall be capable of sending a wireless signal and shall be monitored by Northwest Central Dispatch. Once accepted, fire alarm system shall not be placed out of service unless approved by the Village. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

18. *Comment: Fire protection equipment and mechanical and electrical service rooms shall be identified in an approved manner. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

19. *Comment: Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Submittal is missing this information.*

    Response: FP riser and control panel will be directly accessible from the building exterior.

20. *Comment: Buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. Submittal is missing this information*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

21. *Comment: In buildings and structures where standby power is required or furnished to operate an elevator, the operation shall comply with current code requirements. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

22. *Comment: A visible exterior weatherproof alarm notification device, emitting a white in color flashing light when activated, shall be located within closest proximity to the front main entrance of the building or tenant space as approved by the Fire Code Official. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

23. *Comment: A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

24. *Comment: Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. Fire pumps shall be installed in accordance with the Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

25. *Comment: In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. Submittal is missing this information.*

    Response: Noted. The proposed elevator complies.

26. *Comment: Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

27. *Comment: Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

28. *Comment: All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

29. *Comment: If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

30. *Comment: Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

31. *Comment: At least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher in its horizontal, open position, and shall be identified by the International Symbol for emergency medical services (Star of Life). The Symbol shall be not less than 3 inches high and shall be placed inside on both sides of the hoist-way door frame. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

32. *Comment: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. 2018 IFC Appendix D – D105.1. In order to verify compliance, please provide the clear width of each street on either side of the building. Submittal is missing this information.*

    Response: Noted. This will be coordinated prior to the Permit Submittal.

33. *Comment: Approved fire apparatus access roads shall be provided and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet under certain conditions as specified in the Fire Code. Submittal is missing this information.*

    Response: Fire apparatus road is within 150 feet of all portions of the facility. See Fire Truck Turning Exhibit.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

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

    Response: Acknowledged.

12. *Comment: Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. An Engineers estimate of construction cost for full site improvements is required to complete the calculation for plan review, inspection, and other fees. An Engineers estimate of construction cost for public improvements is also required to complete the calculation for the requred public improvement guarantee deposit. The estimates should be submitted at least three weeks prior to the final Plan Commission meeting to allow time to generate the fee letter and for the petitioner to assemble the proper documents. The public improvements for this development would be:*
    a. *The extension of the public water main from Emerson Street to Arlington Heights Road.*
    b. *The extension of the public sanitary sewer from the existing main that crosses the Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.*

    Response: Final Engineering plans will be provided prior to final plat of subdivision approval. An Engineer's estimate of construction cost will be provided at least 3 weeks in advance of the final Plan Commission meeting.

13. *Comment: Final engineering plans shall be georeferenced by using State Plane Coordinate System - Illinois East. Below are details about projection:*
    Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
    Projection: Transverse_Mercator
    False_Easting: 984250.00000000
    False_Northing: 0.00000000

Central_Meridian: -88.33333333
Scale_Factor: 0.99997500
Latitude_Of_Origin: 36.66666667
Linear Unit: Foot_US
Geographic Coordinate System: GCS_Norht_American_1983
Datum: D_North_American_1983
Prime Meridian: Greenwich
Angular Unit: Degree

Response: Acknowledged.

14. *Comment: The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.*

    Response: Acknowledged.

15. *Comment: The proposed detention facility will be a private system and as such will not be the Village's responsibility to maintain. The basin requires a 1-foot freeboard with an overflor weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.*

    Response: Calculations will be provided as part of the permit drawings. An Onsite Utility Maintenance Agreement will be executed prior to final engineering approval.

16. *Comment: Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage requried, storage provided, and restrictor sizing calculations. The Village's allowable release rate is 0.18 cfs/Ac. Use C=0.50 for pervious areas, C=0.95 for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. The deficiency can be paid as money in lieu of detention at the rate of $1.00 per cubic feet.*

Response: Calculations will be provided as part of the permit drawings.

17. *Comment: Provide a stormwater report with calculations.*

    Response: Stormwater report with calculations will be provided as part of the permit drawings.

18. *Comment: The preliminary engineering plans appear to expand the existing detention facility for the Reserve at Arlington. Clarify if there has been any coordination with The Reserve.*

    Response: The project team will coordinate with The Reserve to expand the detention facility.

19. *Comment: Final subdivision approval will require final engineering plans.*

    Response: Acknowledged.

20. *Comment: The photometric lighting diagram is acceptable.*

    Response: Acknowledged.

21. *Comment: Fire lanes, where required adjacent to buildings, must meet the pavement dimensions as directed by the Fire Department. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.*

    Response: Material requirements will be met for fire lanes.

22. *Comment: Provide dimensions on the Fire Truck Turning Exhibit from the fire lane to the building.*

    Response: Dimensions have been provided for the Fire Truck on the Exhibit.

23. *Comment: Remove and replace the public sidewalk along the entire length of the property. New sidewalk shall be located one foot off the property line per Village code. The sidewalk shall be 10 ft wide.*

    Response: Public sidewalk has been removed and replaced as requested at 10’ wide.

24. *Comment: The sidwalk shall carry through both driveways, the curb shall stop at the sidewalk. The sidewalk through the driveways shall be 8" thick.*

    Response: Sidewalks and driveway aprons will be 8” thick concrete.

25. *Comment: The existing apron and curb cuts along Arlington Heights Road shall be removed.*

    Response: Existing aprons along Arlington Heights Road will be removed.

26. *Comment: Arlington Heights Road is under the jurisdiction of the Illinois Department of Transportation (IDOT). A permit from IDOT is required for all work within the IDOT right-of-way. The proposed left turn bay for southbound Arlington Heights Road will require IDOT approval.*

    Response: Acknowledged.

27. *Comment: An agreement shall be provided between the subject property and The Reserve at Arlington Heights for the maintenance of the portion of The Reserve at Arlington Heights detention facility that is located on the subject property.*

    Response: An agreement will be provided for the shared detention facility with The Reserve.

28. *Comment: The relocation of the power pole must be coordinated with ComEd.*

    Response: The project will coordinate the relocated of the ComEd pole.

29. *Comment: The 8" water service shall be installed with a pressure connection.*

    Response: The 8” water service will be installed with a pressure connection.

30. *Comment: Provide additional information on the removal of the fire hydrant.*

    Response: Additional details and notes will be added in the permit drawings.

31. *Comment: The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.*

    Response: Additional details and notes will be added in the permit drawings.

32. *Comment: The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1-12 are complete. Refer to the checklist for Item 13.*

    Response: The names and locations of the owners have been added.

33. *Comment: For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks.*

    Response: The Final Plat of Subdivision has been included in this submittal for review.

34. *Comment: Right-of-way shall be dedicated for a future cul-de-sac at the west end of Emerson Street.*

    Response: Access easement has been granted in the final plat.

35. *Comment: The 10 ft stormwater pipeline easement located along the south property line of Parcel 2 shall be vacated.*

    Response: Easement has been vacated in the final plat.

36. *Comment: Provide an easement for the public water main to be extended from Emerson Street to Arlington Heights Road.*

    Response: Easement will be provided in the final plat.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Fire Department – Response to Comments & Questions

1. *Comment: IFC 2018 D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Submittal appears to require an aerial fire apparatus access road.*

   Response: Fire apparatus road is within the 150 feet of all portions of the facility. See Fire Truck Turning Exhibit.

2. *Comment: IFC 2018 D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof. Please verify that the submittal meets this requirement.*

   Response: The north access road is 26’ wide.

3. *Comment: IFC 2018 D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. The submittal does not appear to meet this requirement.*

   Response: The north access road is within the required distances to the building.

4. *Comment: IFC 2018 D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official. Please verify that the submittal meets this requirement.*

   Response: Overhead power/cable lines at the northern proposed access drive will be raised up to allow for fire apparatus access.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Police Department – Response to Comments & Questions

1. *Comment: Character of use: The character of use is consistent with the area. It will be necessary to limit access to the grounds, to discourage loitering. The addition of trespass signs is recommended. Hearts Place is a comparable property to this project. Below is a table that lists the calls for service at Hearts Place in the previous two years.*

   Response: We've never incorporated trespass signs at our properties and have not had any issues with trespassing.

2. *Comment: Are lighting requirements adequate? Lighting should be up to the Village of Arlington Heights Code. Special attention should be given to those outside common areas- ie courtyard and parking lot. Landscaping must not create hiding locations and should provide for natural surveillance.*

   Response: So noted. Site lighting meets to requirements of VAH.

3. *Comment: Present traffic problems? S. Arlington Heights Road is a heavily traveled, main thoroughfare. This area of roadway is busy during peak and non-peak traffic hours. A traffic impact study is recommended for this property.*

   Response: Please see attached Traffic Impact Study.

4. *Comment: Traffic accidents at particular location? This is not a problem area in relation to traffic accidents.*

   Response: Noted.

5. *Comment: Traffic problems that may be created by the development. This development will create higher traffic volume in the area. Vehicles entering and leaving the property will impact traffic on the busy roadway and vice versa. Due to the location of this development on S Arlington Heights Rd, it is recommended the entrance and exit is "right turn only." Guest or resident parking adjacent to the entrances/exits should be prohibited.*

   Response: So noted

6. *General Comments:*

a. *Comment: Address visibility:*
- Directional signage located at the entry to the complex should be utilized, clearly indicating location of management offices and unit numbers.
- Include signage for "No Trespassing," "No Loitering" and/or "No Solicitation."
- For each individual dwelling within the complex, there should be a prominent address number which is easily visible to approaching motor vehicles, pedestrians, and first responders.

Response: So noted. The monument sign will include the property address. See item 73.

b. *Comment: Parking Lot & Exterior Courtyards:*
- Parking could become an issue if a larger percentage of residents, than expected have vehicles. Emergency telephones should be installed in the parking area for added safety.
- Pedestrian access should be a priority for this project due to the size of the complex. Signage should be used whenever possible to increase access control. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.
- Plantings higher than 3 feet should not be placed within 10 to 15 feet of entrances to prevent hiding spots, and mature trees should be pruned to 8 feet.
- Lighting is an important aspect of CPTED. Lighting increases the amount and quality of natural surveillance. If people cannot see the activity, they cannot report the activity. Lighting can also deter those intending to conduct criminal/nuisance activity. Exterior lighting should be activated by sensor, timer or motion depending on the need and location.
- The height of the light fixtures makes a difference in the ability of pedestrians to see past the shadows caused by the cars and other obstructions naturally occurring in parking lots. Typical light poles are 30 to 45 feet high and cast a wide swath of lighting, but they create deep shadows between cars. Pedestrian-level lighting in the 12-to-14 foot range casts light that will go through the glass of cars and reflect off the cars; that can dramatically reduce shadows and dark spots.
- CCTV is an essential part of CPTED and is highly recommended for the parking lot area. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

Response: So noted. A sitewide CCTV system will cover the exterior and site lighting is designed to minimize dark spots.

c. *Comment: Trash Enclosure:*
- Will this complex have a communal trash enclosure for residents of the complex? If yes, the ability to lock the trash enclosure is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

- Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

Response: Trash will be stored inside the building Trash Room and picked up by the removal service from that location.

d. *Comment: Territorial Reinforcement:*
- Clear boundaries between public and private areas achieved by using physical elements such as fences, pavement treatments, art, signs, good maintenance and/or landscaping is recommended. These are ways to express ownership and delineate their property from others. It also makes identifying intruders much easier by having well defined spaces.
- Barrier fencing or similar is recommended for this property. Fencing should be used to create a territorial reinforcement and define the property as separate from the properties to the north, east, and south of the proposed property. If utilizing fencing, it should be tall enough to discourage fence hopping. Fencing should act as a barrier while not creating an opportunity for concealment. This is achieved by using fencing with adequate space between the posts to increase sightlines.

Response: Pavement treatment, signs, good maintenance, and landscaping will all be incorporated into the project. Fencing will be installed at the north and east sides of the property (as required by code where adjacent to residential zoning). Full Circle does not typically install fencing all the way around our properties and has not had issues with security given the additional security measures taken (security cameras placed at entries and in the parking area).

e. *Catalytic Converter Theft Deterrent Recommendations: - Implement CCTV and lighting improvements recommended above to improve natural surveillance and reduce concealment opportunities for criminal activity.*

Response: So Noted.

f. *Emergency Contact Information: - Please ensure that there is an emergency information/contact on file with the Arlington Heights Police Department that is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious activity/criminal activity on the property during all hours.*

Response: Emergency contact information for property management will be provided once the property has been staffed (prior to occupation).

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Planning & Community Development – Response to Comments & Questions

7. *Comment: The 3.61 acre site is relatively large for a 25-unit permanent supportive housing development. By comparison, Hearts Place, which is an 18-unit permanent supportive housing development, was constructed on a 0.93 acre site. In order to preserve the northern side of the site for future development, the structure should be shifted south. The northern area of the site could remain as vacant land (other than the Emerson St. drive aisle) and potentially be sold to the future developer of the vacant parcel to the north, provided the necessary shared access and maintenance provisions are established for the northern drive aisle.*

   Response: Please note that 2 acres is the minimum required site acreage for Institutional zoning per code. We are exploring selling approximately 1 acre of the site to a potential buyer of the property directly to the north of our property. This would reduce our site acreage to approximately 2.61 acres. The building shifted south to accommodate the proposed northern parcel sale. Assuming this sale goes through, we will coordinate the necessary shared access and maintenance provisions with the northern property owner.

8. *Comment: The buffer along the eastern side of the site must be enhanced. Please revise the site layout to include a larger landscape buffer to the east, which shall consist of a 6' tall solid fence and an abundance of layered landscaping including evergreen trees for year-round screening.*

   Response: So noted. The site plan has been reworked to increase the east landscape buffer to 22' minimum and will include a 6' solid fence with layered landscaping. Landscape plans include evergreen shrubs as part of the layered landscaping scheme.

9. *Comment: The site circulation should be simplified for improved site layout and traffic flow. Consider having the southern driveway entrance extend further east, then having a 90-degree turn to the north to provide the north/south circulation at the rear of the building. The access road opposite Emerson Avenue should come straight east without curving to the north.*

   Response: So noted. The site plan has been reworked to simplify vehicle circulation.

10. *Comment: A neighborhood meeting is required to take place well in advance of any public hearing with the Plan Commission. Please provide details on scheduling for this meeting. Upon conclusion of the neighborhood meeting, a summary must be provided.*

Response: A neighborhood meeting has been scheduled for September 5th at 7 pm at the Church of the Cross located at 2025 S Goebbert Road. After the meeting, a summary will be provided to the Village.

11. *Comment: Section 9.8i. requires submission of a preliminary Construction Phasing and Staging Plan. The plan needs to include, but shall not be limited to, the following information; anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they be staged, and the location of construction entrances and material storage areas.*

    Response: Please see attached for the preliminary Construction Phasing and Staging Plan.

12. *Comment: School, Park, and Library contributions will be required prior to the issuance of a building permit.*

    Response: Noted. School, Park, and Library contributions will be paid prior to the issuance of the building permit.

13. *Comment: Please ensure that all plans and documents to be resubmitted as a result of the Round 1 Village review comments include a revision date. The forthcoming resubmittal must be provided both electronically and as a hard copy (1 set of plans/documents full sized).*

    Response: Noted.

14. *Comment: Final engineering plans will be required at time of final Plat of Subdivision approval.*

    Response: Noted.

15. *Comment: Please provide an electronic copy of the legal description for the subject property in Microsoft Word format.*

    Response: Please see attached.

16. *Section 9.8j. requires the submission of a draft of all proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD. Please provide a draft of the detailed Tenant Selection Plan, Housing Agreement contract, and House Rules/Resident manual. Will preference be given to Arlington Heights residents in the tenant selection process?*

Will sex offenders and individuals with criminal/felony convictions be prohibited from occupying the facility?

Response: The proposed bylaws, covenants, easements, maintenance, and other applicable agreements in association with a PUD will be provided prior to issuance of a building permit.

The detailed Tenant Selection Plan is a requirement from our funders and will be provided closer to the financial closing of the project.

It would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process. However, our work with the Task Force shows us that there is strong demand for these units in Arlington Heights. Full Circle finds that at most of our properties, residents are either from the community, a neighboring community, or have a personal connection to family in the area.

Full Circle has a rigorous screening process that includes criminal background checks. Federal standards dictate we cannot accept someone that has committed arson or production of drugs/methamphetamines. Additional crimes that may disqualify tenants are repeated crimes against children, against the government, destruction of property, domestic crimes, fraud, harassment, and weapons related charges. Other crimes that may disallow tenancy include felony or misdemeanor charges of assault and battery, burglary, drug offenses III+, homicide, kidnapping, organized crime, robbery, sex crimes, and theft/larceny. Our screening process is applicable to all adults who reside in the unit, not just the head of household.

17. *Comment: What will maximum occupancy be for a one-bedroom unit and a two-bedroom unit? How will this be enforced?*

    Response: Full Circle limits the number of occupants to two per bedroom, so the maximum occupancy for a one-bedroom unit is two people and the maximum occupancy for a two-bedroom is four people. This is in keeping with local code. Practically speaking, we find that our actual occupancy is about half of these standards. For instance, at our Pearl Street Commons development, we have 28 residents for our 25 unit property. This is enforced by property management.

18. *Comment: Will there be any regulations/restrictions for overnight guests? Would live-in assistants be allowed or necessary in any situation, and if so, would they be required to be on the lease?*

    Response: A Live in Aide would need to be verified as a reasonable accommodation. If this was applicable, the live in aide signs an addendum notifying them if the person they are assisting vacates, they have no rights to the unit. As for overnight guests, this will be outlined in the house rules to not exceed a number of nights to not be considered a household member.

19. *Comment: Between the onsite property manager, maintenance technician and all case managers/service providers, what is the maximum number of employees that is anticipated to be on site during a typical day? Please specifically list the hours of work for both the property manager and maintenance staff. Will they work a standard schedule or are their schedules flexible to where they are onsite only as needed? Regarding the service providers, will they be onsite at regular times or on an as needed basis? Please provide a general time range for when service providers will be onsite.*

    Response: There will be a dedicated property manager on site during regular business hours (M-F, 9am-5pm). In addition, there will be a regional property manager that will be on site on an as-needed basis. There will be a regional property maintenance staff member that will also be on site as needed. There will also be 24-hour on-call emergency coverage. There will be a dedicated services staff member that will be on site during regular business hours with an additional services staff member as needed. In total, there would be a maximum of five staff members on site at a given time.

20. *Please provide a comprehensive list of all security features within the building and onsite.*

    Response: There will be cameras throughout the property both on the exterior and interior common spaces. These are monitored both on and off site. To access the property, a person will need a key fob to enter the building.
    We will also have a full-time property manager staffed at this property along with services and property maintenance staff on-site. The property manager's office will be strategically located to have sight lines of the entry vestibule, lobby, and elevators to be able to monitor who is coming and going in the building. We have found across our portfolio that 24-hour on-site security is not required for a development such as this. There is a 24-hr emergency call line, and the camera feeds can be monitored remotely by management staff at any hour.

21. *Please provide a comprehensive list as to what qualifies as a disability. While it is understood that there are three general categories that qualify for a disability (physical, mental, and developmental), it is not known what individual disability types fall under these general categories. Please clarify.*

    Response: The definition of a disability is based on the federal Americans with Disabilities Act and is a legal term: "A person with a disability is someone who: has a physical or mental impairment that substantially limits one or more major life activities; has a history or record of such an impairment; or is perceived by others as having such an impairment."[1] Applicant households must contain at least one household member living with a disability, as defined by federal regulations. As part of the application process, residents are required to complete a verification form documenting the information above. In our experience at other properties serving similar populations, many applicants are already receiving Social Security Disability Insurance (SSDI) or are participating in other programs and thus are pre-verified. We don't

[1] https://www.ada.gov/topics/intro-to-ada/ (Introduction to the Americans with Disabilities Act, n.d.)

collect specific medical information on our tenants and therefore cannot share that information with the Village.

22. *Comment: Please describe what measures will be taken to prioritize existing Arlington Heights residents for living at this facility.*

    Response: It would be a violation of fair housing laws to prioritize residents of a particular zip code over any other and as such, Arlington Heights residents will not be given a specific preference in the tenant selection process. However, our work with the Task Force shows us that there is strong demand for these units in Arlington Heights. Full Circle finds that at most of our properties, residents are either from the community, a neighboring community, or have a personal connection to family in the area.

23. *Comment: Based on the proposed use, will this site be property tax exempt?*

    Response: No, we will pay property taxes (current estimate is $50k in the first year of operations).

24. *Comment: The following approvals are required:*
    a. *Preliminary & Final Plat of Subdivision to consolidate the subject property into one lot.*
    b. *Amendment to the Comprehensive Plan to reclassify the site from Offices Only to Institutional.*
    c. *Rezoning from the O-T, Office Transitional District to the I, Institutional District.*
    d. *Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility.*
    e. *Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.*
    f. *Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.*

    For the above Variations that you have not submitted written justification for, please provide the written justification as per the required criteria:

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

    • The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

    • The proposed variation is in harmony with the spirit and intent of this Chapter.

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

    Response: Noted; the above list of approvals will be met prior to final entitlements. Please see attached for the updated justifications for variations.

25. *Comment: In order to justify the proposed rezoning and Comprehensive Plan amendment, please provide details on marketing efforts and strategies that have been used over the last 5 years to*

advertise this property for development. Similarly, please provide a summary on the inquiries and purchase prospects that have been received over the last 5 years.

Response: We only recently purchased the property and therefore were not part of the previous marketing efforts. The property has been vacant since the early 2000s.

26. *Comment: Please review the South Arlington Heights Corridor Plan and outline how the proposed development is compatible with said Plan (and make applicable revisions to the proposed project for a more compatible development).*

    Response: The following items align with the South Arlington Heights Corridor Plan:

    - Improved sidewalks for pedestrian access and enhanced walkability.
    - Eliminating curb cuts from previous developments and simplifying driveways to align with existing streets (Emerson) to create safe and effect traffic circulation.
    - Improved landscaping along Arlington Heights Road.
    - Extensive landscaping buffer along the rear adjacent to single family homes.
    - Aligns with the Institutional use as outlined in the Long Term Vision on page 30.
    - Creating a cross access easement interconnecting properties.

27. *Comment: Have there been any studies on the impact of PSH facilities on neighboring property values. Please provide current studies that outline this impact.*

    Response: Across our portfolios, the property values for neighboring homes have increased from before we started construction to when we were fully leased.

    Our Milwaukee Avenue Apartments is a 32 unit development. We analyzed the MLS data and sales of detached single family homes started at $250k on average before we began construction in 2014. After construction, the average sales price was $335k with listing and under contract prices even higher at $555k.

    A similar analysis for our Creekview development shows $219k before and $281k after.

    There have been many studies done that cite multi-family housing as often having a positive impact on local property values.[2] Affordable housing more specifically has been found to have negligible impacts on nearby property values and is not a significant variable when looking at impacts to property values.[3]

28. *Comment: The civil and architectural/landscape plans do not match in certain areas (parking stalls/patio size/doorways/etc.). Please revise plans to be consistent.*

[2] https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4933022/

[3] https://ced.sog.unc.edu/2017/01/does-affordable-housing-negatively-impact-nearby-property-values/

Response: So noted.

29. *The photometric levels at the eastern property line exceed maximum allowable levels, which are restricted to 0.1 where the property abuts single-family homes. Please revise the illumination to comply with code.*

    Response: So noted.

30. *The transformer should be relocated to be behind the rear of the building so as to be screened from Arlington Heights Road. The engineering plan shall be revised to show the proposed transformer.*

    Response: So noted. The transformer will be relocated.

31. *The sidewalk replacement along Arlington Heights Road should be constructed at 8' in width to qualify as a mixed-use trail, and must maintain an adequate parkway with parkway trees.*

    Response: The sidewalks along Arlington Heights Road has been revised to be 10' wide.

32. *Provide a detail for the proposed fence. Additionally, please show the proposed fence, as well as any existing fencing (including height, style, and condition) on both the architectural plan and engineering plans.*

    Response: The proposed fence is shown in the engineering drawings. A detail will be provided in the permit submittal. Fencing will be 6' high and solid.

33. *Please revise the architectural site plan to show the distance of the building to eastern property line at its shortest/closest point.*

    Response: So noted.

34. *Will the outdoor patio have any permanent improvements (pergola, roofed shade structure, firepit, grill, etc.) or will it only be furnished with standard moveable outdoor patio equipment?*

    Response: Fixed charcoal grills and movable outdoor furniture will be provided.

35. *Please show the bounds of the proposed access easement on sheet C1.0 of the engineering plans.*

    Response: The access easement is now shown on sheet C1.0

36. *Section 5.1-8.6 requires that all dwelling units within the I District maintain a minimum size, which shall be measured exclusive of utility areas. Please label the dwelling unit sizes, exclusive of utility rooms, on the floorplans or include a separate chart on the floorplans containing this data for each unit type.*

    Response: So noted. The units sizes comply.

37. *The Justification for Parking Variation document should be revised as follows: a. The document must specifically reference and address the 4 criteria for variation approval. b. Please include citations for the referenced UC Berkley and US Dept. of Transportation data/statistics. c. Details are needed on the task force parking counts, including on what days/times they occurred, the bedroom mix of each development, as well as details on whether Phil Haven & Meyers Place are disability targeted developments.*

    Response: Please see attached for revised Parking Variation. We have added the sources for the referenced UC Berkeley study along with the US Dept. of Transportation data/statistics. We've also included the details of the Task Force parking counts including what days and times they were conducted and the bedroom mix of each development. We've noted that Phil Haven & Meyers Place are PSH projects, meaning they are disability targeted developments.

38. *Please provide background information on the Lake in the Hills and Orland Hills developments, including details on whether those developments are considered "permanent supportive housing" by IHDA, whether they target populations with disabilities, and when they were completed.*

    Response: Full Circle was not involved in these developments and doesn't have any background information on them.

39. *Please provide a land-banked parking plan showing how additional parking stalls could be constructed.*

    Response: Please reference the parking variation justification for why we will not be accommodating additional parking on the site. We are also hoping to sell off the northern portion of the site, which would limit our abilities to provide land banked parking.

40. *A total of 2 bike parking stalls area required. Please clarify if the interior of the building will have a bike storage room including space for storage of 2 bikes, or provide an exterior bike parking rack near the rear entrance to the building.*

    Response: An exterior bike rack will be added.

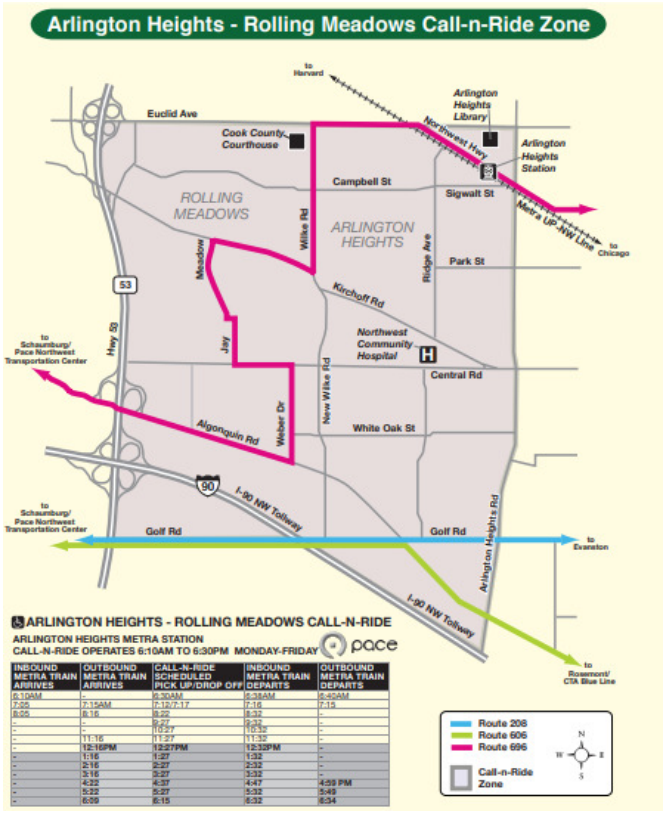
41. *Traffic counts from a KLOA study in 2016 for a development proposal on this site show higher traffic volumes on Arlington Heights Road and many of the surrounding streets. For a conservative analysis of traffic and intersection LOS evaluation, the peak volumes from each study at each intersection should be used. Additionally, the 2016 study included evaluation of the Council Trail/Arlington Heights Road intersection. Why was this intersection omitted from the 2023 study?*

    Response: The traffic study will be re-evaluated.

42. *The justification for Parking Variation document references a Dial-a-Ride service for tenants with disabilities. Please provide information on this program as it no longer appears available per the Pace website.*

    Response: The program for Arlington Heights is referred to as "Call-n-Ride." Call-n-Ride is a reservation-based, shared-ride service for the general public that picks up passengers and takes them to destinations within the designated service area (see map below).[4] The Parking Variation document has been revised to reference "Call-n-Ride" instead of "Dial-a-Ride."

[4] https://cityrm.org/DocumentCenter/View/733/Pace-Call-n-Ride-Program-PDF?bidId=



INBOUND METRA TRAIN ARRIVES	OUTBOUND METRA TRAIN ARRIVES	CALL-N-RIDE SCHEDULED PICK UP/DROP OFF	INBOUND METRA TRAIN DEPARTS	OUTBOUND METRA TRAIN DEPARTS
6:10AM	-	6:30AM	6:38AM	6:40AM
7:05	7:15AM	7:13/7:17	7:16	7:15
8:05	8:16	8:22	8:32	-
-	-	9:27	9:32	-
-	-	10:27	10:32	-
-	11:16	11:27	11:32	-
-	12:16PM	12:27PM	12:32PM	-
-	1:16	1:27	1:32	-
-	2:16	2:27	2:32	-
-	3:16	3:27	3:32	-
-	4:22	4:37	4:47	4:59 PM
-	5:22	5:27	5:32	5:49
-	6:09	6:15	6:32	6:34

43. *The required dedication at the northeast corner must be shown on the Plat. The area proposed for dedication should be cross-hatched and details on the square footage of the dedicated area must be provided, including the reduced size of Lot 1 post-dedication.*

    Response: The dedication will be included in a future submittal after further conversation/review with the Village.

44. *The proposed building setback line in the southeast corner should jog in congruence with the property line in that location.*

    Response: The property line has been revised in the final plat of subdivision.

45. *Chapter 29, Section 29-201b.13 requires the Plat to include the names & addresses of the owners of the land proposed for subdivision, the subdivider, and the owners of land immediately abutting the proposed subdivision. Please add these details to the Plat.*

    Response: The names and addresses have been added to the final plat of subdivision.

46. *Submission of Final Plat of Subdivision, at a future date, shall be required, along with a separate Plan Commission meeting and subsequent Village Board approval. At time of Final Plat, details on the provisions for the newly proposed access easement on the north side of the site shall be required.*

    Response: The Final Plat of subdivision is included in this submittal.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *The tree survey indicates that several of the trees are identified for removal. Please explore opportunities for preserving additional trees. There are existing trees along the east and south property line that are not identified on the preservation plan. Please update the plan to include all trees that are three inch caliper or greater per Chapter 28, Section 6.16.*

   Response: Tree preservation plan has been updated.

2) *The ends of all parking rows must include a 4" caliper shade tree (Chapter 28, section 6.16-1.2b).*

   Response: So noted.

3) *A dense buffer must be provided along the east property line and between the detention basin and the property line to the north. Along the east property line incorporate evergreen trees in order to provide a dense buffer adjacent to the residential district which may require increasing the size of the buffer area. Overall, the landscaping adjacent to the residential district is minimal.*

   Response: So noted.

4) *Provide details of the six foot high fence adjacent to the residential. The fence must be a six foot high and solid. In addition, the property to the north is zoned R-1; therefore, the six foot tall fence must be provided along the north property line.*

   Response: The proposed fence is shown in the engineering drawings. A detail will be provided in the permit submittal. Fencing will be 6’ high and solid.

5) *If there are any utility meters or mechanical units, they must be screened with landscaping or another appropriate method of screening.*

   Response: So noted.

6) *A landscape compliance bond in the amount of 30% of the landscaping costs will be required at the time of building permit. In addition, a $4 tree fee is required for each lineal foot of frontage.*

   Response: Noted.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

37. *Comment: The petitioner's response to comment nos. 11, 13, 14, 19, 21, 23, 26, 28, 29, 33 and 35 are acceptable.*

    Response: Acknowledged.

38. *Comment: The petitioner's response to comment no. 12 is noted The final engineering plans shall include the following public improvements:*
    a. *The extension of the public water main from Emerson Street to Arlington Heights Road.*
    b. *The extension of the public sanitary sewer from the existing main that crosses the Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The public improvements for the future Emerson cul-de-sac will include curb and gutter, public sidewalk, and a street light. The petitioner will be required to enter into an Estoppel Agreement for the future Emerson cul-de-sac public improvements.*

    Response: Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

39. *Comment: The petitioner's response to comment no. 15 and 16 are noted. The detention calculations shall be provided at final engineering.*

    Response: Acknowledged.

40. *Comment: The petitioner's response to comment no. 17 is noted. Provide a stormwater report with calculations shall be provided at final engineering.*

    Response: Acknowledged.

41. *Comment: The petitioner's response to comment no. 18 is noted. The expansion of the detention facility shall be coordinated with the Reserve.*

    Response: Acknowledged.

42. *Comment: The petitioner's response to comment no. 20 is noted. Per comment no. 29 from the Planning Department, the photometric diagram must be revised. Provide an updated photometric diagram.*

    Response: The photometric plan has been updated.

43. *Comment: The petitioner's response to comment no. 22 is noted. The following comments pertain to the fire lane:*
    a. *Per comment no. 2 from the Fire Department, the fire lane shall have a minimum unobstructed width of 26 feet, exclusive of shoulders.*
    b. *Provide dimensions from the fire lane to the building. Per comment no. 3 from the Fire Department, the access route shall be located not less than 15 feet and not greater than 30 feet from the building.*

    Response:
    a. The final engineering plans have been revised to show fire lanes with a minimum unobstructed width, exclusive of shoulders, of 26 feet, see sheet C2.0.
    b. The fire truck exhibit includes the above required dimensions.

44. *Comment: The petitioner's response to comment no. 24 is noted. The final engineering plans shall include the sidewalk carrying through both driveways, and the curb shall stop at the sidewalk.*

    Response: Acknowledged.

45. *Comment: The petitioner's response to comment no. 25 is noted. The final engineering plans shall include removing the existing apron and curb cuts along Arlington Heights Road.*

    Response: Acknowledged.

46. *Comment: The petitioner's response to comment no. 27 is noted. Provide an agreement for the shared detention facility with The Reserve.*

    Response: Acknowledged. The agreement will be provided prior to final engineering drawings.

47. *Comment: The petitioner's response to comment no. 30 and 31 is noted. The final engineering plans shall include additional information on the removal of fire hydrant.*

    Response: Acknowledged.

48. *Comment: The relocated hydrant must be replaced with a new East Jordan fire hydrant. Provide additional information on how the fire hydrant will be installed.*

    Response: An East Jordan fire hydrant detail is shown on sheet C5.2.

49. *Comment: Show the location of the sanitary sewer service for the building.*

Response: The sanitary sewer service connects on the south face of the building, see sheet C4.0.

50. *Comment: The petitioner's response to comment no. 32 is noted. The revised Preliminary Plat of Subdivision was not provided.*

    Response: The Preliminary Plat of Subdivision is included in this submittal.

    Final Plat of Subdivision:

51. *Comment: The petitioner's response to comment no. 34 is noted. The right-of-way dedication for the future Emerson Street cul-de-sac is not shown. Right-of-way shall be dedicated in the southeast corner of Lot 2.*

    Response: Right-of-way dedication for the future Emerson street cul-de-sac has been included in the Plat of Subdivision. An exhibit showing the potential design is also include in this submittal.

52. *Comment: The petitioner's response to comment no. 36 is noted. The water main extension from Emerson Street to Arlington Heights Road has not yet been designed and the final location of the easement may need to be adjusted as part of final engineering.*

    Response: Acknowledged.

53. *Comment: The sanitary sewer extension from the existing main that crosses The Reserve site to the north property line has not yet been designed. The final location of the easement for the sanitary sewer may need to be adjusted as part of final engineering.*

    Response: Acknowledged.

54. *Comment: The Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:*

a. *Item h.) All easements for rights-of-way established for public use and utilities. Show the right-of-way dedication for Emerson Street cul-de-sac, and the location of the water main extension and sanitary sewer extension must be finalized to verify the location of the public utility easements.*
b. *Item i.) All lot numbers and lines, with accurate dimensions given in hundredths of feet. The internal line type between Lot 1 and Lot 2 shall be a lighter line type than the perimeter border of the subdivision.*
c. *Items l.) An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.*
d. *Item t.) A block stating "Send Tax Bill To: (Name/Address.)"*

Response:

a. All easements for right of ways established for public use and utilities, right of way dedication for the Emerson Street cul-de-sac, and the watermain and sanitary sewer extensions are included on the plat of subdivision.
b. The appropriate dimensions and line types have been added to the plat of subdivision.
c. An endorsement will be provided.
d. Block has been added to the final plat.

55. *Comment: A 2017 proposal for this site indicated that right-of-way along Arlington Heights Road was to be dedicated as part of the final plat, however; this prvious project did not move forward with recording the final plat or dedicating the right-of-way. The Final Plat of Subdivision prepared by Cage Civil Engineering differs from the previous final plat and shows this right-of-way has already been dedicated.*
    a. *Provide the document no. 7544736 to confirm that the right-of-way has been dedicated.*
    b. *Provide additional information for the right-of-way along the west side of Arlington Heights Road.*
    c. *In the event the right-of-way, or portions of the right-of-way, have not been dedicated, additional right-of-way along Arlington Heights Road shall be dedicated as part of the final plat.*
    d. *If right-of-way dedication on Arlington Heights Road is required, this would require a second signature block on the Final Plat of Subdivision for Illinois Department of Transportation, Land Acquisition.*

Response:

a. Attached is the Plat of Dedication received from IDOT for document 7544736 granting the original Right-of-Way in 1922.
b. See attached documentation for further information regarding the west side of Arlington Heights Road.
c. Acknowledged
d. Acknowledged

Grace Terrace – Permanent Supportive Housing

Full Circle Communities

Planning & Community Development – Response to Comments & Questions

47. *Comment: The responses to the following comments are acceptable: #7-#13, #15, #18-#23, #26#31, #37, #39, #40, and #42.*

    Response: Acknowledged.

48. *Comment: The response to comment #14 is noted. Per recent communications, this project is proceeding with Final Plat approval as a separate process.*

    Response: Confirmed- the project will be proceeding with the Final Plat approval as a separate process.

49. *Comment: The response to comment #16 is not acceptable. Please provide a draft of the requested documents for review by the Village.*

    Response: Please see attached for a sample house rules and sample lease. These documents are typically provided closer to the time of financial closing. The Tenant Selection Plan is being drafted and will be shared with the Village as soon as it's available.

50. *Comment: The response to comment #17 is noted. Please provide a draft of the Resident Manual/House Rules that clearly spells out the occupancy restrictions.*

    Response: Please see attached for a sample of our House Rules from a similar 25-unit PSH project located in McHenry, IL. The house rules for this specific project will need to be coordinated with HUD and are not available at this time.

51. *Comment: The response to comment #24 is noted. The updated list of required approvals is shown below:*
    a. *Preliminary & Final Plat of Subdivision to subdivide the property into two lots.*
    b. *Amendment to the Comprehensive Plan to reclassify Lot 1 from Offices Only to Institutional.*
    c. *Rezoning of Lot 1 from the O-T, Office Transitional District to the I, Institutional District.*
    d. *Planned Unit Development (PUD) to allow a 25-unit permanent supportive living facility on Lot 1.*
    e. *Variation to Chapter 28, Section 5.1-9.1, to allow Lot 2 to be 80' in width where code requires a minimum lot width of 100' in the O-T District.*

f. Variation to Chapter 28, Section 10.4-1, to allow 41 parking stalls where 51 parking stalls are required.

g. Variation to Chapter 28, Section 10.7a, to omit the required 10' x 35' loading berth.

Response: Acknowledged.

52. *Comment: The response to comment #25 is noted. Please reach out to the seller and ask that they provide a list of serious inquires that have been made on the property over the last 6 years. A contact for the seller can be provided upon request.*

    Response: The following note was received from the seller: "We had been marketing the property for sale or build-to-suit and as one piece or divisible. There was a sign on the property and it was listed on CoStar and Loopnet. Marketing was distributed to our internal database of Chicago area brokers. We had offers and discussions with brokers, developers, and end users regarding office, medical-office, and multi-unit residential. Due to the different zoning of each of the parcels, most of the potential prospects for the property would likely have required some form of rezoning."

53. *Comment: The response to comments #26 and #27 are noted.*

    Response: Acknowledged.

54. *Comment: The response to comment #28 is noted, however, there are still inconsistencies between the plans. The Landscape plan differs from the Arch./Eng. site plans (transformer location does not match, patio/outdoor recreation area shape is slightly different and doesn't show grill locations, raised planting area is shown with pavers on landscape plans, etc.). Please show the proposed fence on the landscape plans.*

    Response: The Architectural and Engineering Site Plans have been coordinated.

55. *Comment: The response to comment #29 is noted. Please review Section 10.2-12.3c3, which requires light poles that are between 20'-40' in height to be separated 3' from other light poles for every 1' of mounting height. Modifications for compliance shall be required.*

    Response: The Photometric Plan has been revised to comply with 10.2-12.3c.

56. *Comment: The response to comment #30 is noted. If the transformer cannot be located behind the rear of the building, please explore the creation of a building wing wall to screen the enclosure. Please ensure the transformer location, including screening, is compliant with Section 6.11 of the Zoning Code.*

Response: The transformer has been relocated east of the service drive and is screened from view by evergreen shrubs.

57. *Comment: The response to comment #32 is unacceptable. Please provide details on all fencing, including cut sheets or fence details on the plans. Is any fencing proposed around the raised planting beds? Please be aware that chicken wire fencing is not permitted and per Section 6.13-4, all wire fences must be 9-guage or higher.*

    Response: Elevations of the fence and raised planning beds have been added to the Architectural Site Plan. There will be no fencing around the raised planting beds.

58. *Comment: Please provide details on the proposed planters (height, materials).*

    Response: Elevations of the raised planting beds with dimensions and material callouts have been added to the Architectural Site Plan.

59. *Comment: The response to comment #33 is noted. Please add the proposed building setbacks on the engineering site plan, which shall show a measurement of the proposed building at its closest point to the north, south, east, and west lot lines.*

    Response: Setbacks have been added to the engineered site plan.

60. *Comment: The response to comment #34 is noted. Inconsistencies between the landscape plans and architectural/engineering site plans exist as outlined in comment #54.*

    Response: The Engineering Site Plan, Architectural Site Plan, and Landscape plan have been coordinated.

61. *Comment: The response to comment #35 is noted. The boundaries of easement #1632342089 and #1403429027 as shown on the Plat of Subdivision are hard to distinguish. Please find an alternative way to display these easements so their boundaries are clear. Additionally, please provide a copy of the easement language to verify who the beneficiaries of each easement are.*

    Response: Hatches have been added to delineate the limits of easements.

62. *Comment: The response to comment #36 is unacceptable. Please provide the unit sizes on the floor plans or include a separate schedule on the floorplans that outlines the size of each room. It should be clear that the sizes provided are exclusive of utility rooms and garages.*

Response: A sheet of enlarged unit plans with unit sizes and room sizes noted has been included.

63. *Comment: The response to comment #38 is noted. Sufficient evidence to support the parking variations has been provided.*

    Response: Acknowledged.

64. *Comment: The response to comment #41 did not address the question. Please provide a response to the original comment.*

    Response: While the traffic counts conducted in 2016 show higher volumes, use of 2023 count data is more representative of current traffic patterns and commuting habits that have occurred since the pandemic. Furthermore, IDOT, which has jurisdiction over Arlington Heights Road, requires UpToDate traffic counts reflecting current conditions. The inclusion of the Council Trail intersection in 2016 was more appropriate given the type of use proposed at the time (MOB), which typically generates significantly more traffic than the proposed development. As such, the minimal increase in traffic resulting from the proposed development will not have any meaningful impact on the traffic operations of the stop sign controlled intersection.

    The two facilities that were surveyed are affordable apartment developments.

65. *Comment: The response to comment #43 is unacceptable. Please revise the Preliminary Plat to show the area of dedication.*

    Response: The required dedication at the northeast corner is shown on the plat including the stated items.

66. *Comment: The response to comment #44 is unacceptable. Please show the required building setbacks on the Preliminary Plat of Subdivision. Please note that the rear yard setback line in the southeast corner should jog in congruence with the property line in that location. Please be aware that the Final Plat of Subdivision was not reviewed as part of this "Round 2" review as Final Plat approval will proceed separately and the Final Plat will be reviewed at time of application for Final Plat of Subdivision approval.*

    Response: Required building setbacks are now on the Preliminary Plat of Subdivision.

67. *Comment: The response to comment #45 is unacceptable. Please show the requested information on the Preliminary Plat of Subdivision as required by Section 29-201b.13 of Chapter 29.*

Response: The Preliminary Plat has been updated to include owners names.

68. *Comment: The response to comment #46 is noted. Per our understanding, this project is proceeding with Preliminary and Final Plat of Subdivision approval as separate processes.*

    Response: Correct- the project will be proceeding with Preliminary and Final Plat of Sudivision approval as separate processes.

New Comments Based on Revised Plans:

69. *Comment: Please increase the line weight in the northeast corner of Lot 1 on the Preliminary Plat of Subdivision to match the lines weights on the surrounding sides.*

    Response: The line weight has been updated to match the line weight on the surrounding sides.

70. *Comment: The Preliminary Plat of Subdivision must be revised to show the two proposed lots.*

    Response: The two proposed lots are shown on the plat of subdivision.

71. *Comment: Please revise the Project Data on sheet A1.0 to reflect the reduced size of proposed Lot 1.*

    Response: Project data on sheet A1.0 has been revised to reflect the current site area.

72. *Comment: Please revise the architectural and landscape plans to show the boundaries of proposed Lot 1.*

    Response: Project data on sheet A1.0 has been revised to reflect the current site area.

73. *Comment: The bike rack must be located on a hard surface (i.e. concrete, asphalt, pavers, etc.).*

    Response: The bike racks have been relocated to a concrete pad west of the main sidewalk. This is now shown on sheets A1.0 and A1.1.

74. *Comment: Other than the proposed transformer, please confirm that there will be no other ground mounted mechanical/utility equipment (i.e. generator, HVAC equipment, utility pedestals/meters, etc.).*

Response: There will be a wall-mounted gas meter at the northwest corner of the building, that is now shown on sheets A1.0 and A1.1. A1.1 now shows landscape screening for the transformer and the gas meter.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *Comment: On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.*

   Response: The size of the symbols for the shade trees, ornamental trees, and all shrubs have been adjusted to reflect the spread of the specific plant type at the time of planting.

2) *Comment: Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.*

   Response: Many of the deciduous trees have been replaced with evergreens. Please reference the landscape plan.

3) *Comment: Provide landscaping on the north side of the monument signs.*

   Response: A landscape bed has been added on the north side of the monument sign.

4) *Comment: Provide 5 or 6 additional shade trees along Arlington Heights Road.*

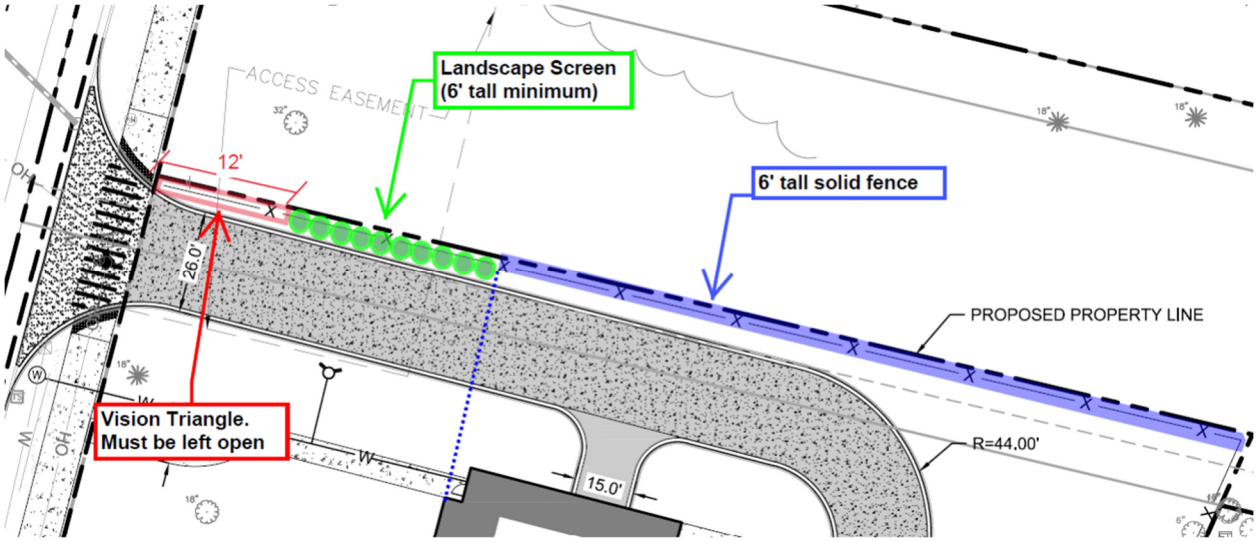
   Response: Six (6) shade trees have been added along Arlington Heights Road.

5) *Comment: The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.*

   Response: The foundations plantings along the west frontage has been augmented with additional ornamental trees, shrubs, and perennials.

6) *Comment: Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line. Fence should be shown on the landscape plan.*

It is recommended that in the front yard along the north property line that landscaping be provided in place of the fence. The landscaping must be six feet tall and provide year-round opacity. See below:



Response: A landscape screen has been added along the future driveway access.

PLAN COMMISSION PC #23-008
Grace Terrace
1519 S Arlington Heights Road
Round 3

56. The petitioner's response to comment nos. 37, 42, 43-45, 47, 49, 52, 53 & 55 are acceptable.

57. The petitioner's response to comment no. 38 is noted. The final engineering plans shall include the following public improvements:
    a) The extension of the public water main:
        i. The water main shall be straight with no 90 degree bends.
        ii. Valves shall be provided on each side of the 6" water service.
        iii. The easement for the water main shall be 20 ft wide.
        iv. The preliminary plat is showing a 19.1 ft right-of-way dedication. The right-of-way dedication shall be limited to the area required for the cul-de-sac, and the dedication for the water main shall be addressed with a public easement.
    b) The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.
    c) The future Emerson St cul-de-sac shall accommodate the ladder truck to turn around, and the area behind the curb must be clear of obstacles for the sweep of the basket. Due to the existing right-of-way and alignment of the dead end, the cul-de-sac design will not be typical This may require a wider cul-de-sac and additional right-of-way. The proposed area shown to be dedicated to the Village on the final plat is insufficient to accommodate the minimum diameter cul-de-sac. Additional comment will be provided for the review of the preliminary plat.

58. The petitioner's response to comment no. 39, 40, 41 & 46 are noted. The following items are required for final engineering and the final plat:
    a) The detention calculations.
    b) Stormwater report.
    c) Provide an agreement for the shared detention facility with The Reserve.
    d) The overflow from the detention pond must be verified that the route can handle the 100-year event.

59. The petitioner's response to comment no. 48 is noted. The detail shown on sheet C5.2 shall be updated to specify only an East Jordan fire hydrant.

Preliminary Plat of Subdivision:

60. The petitioner's response to comment no. 50 is noted. The preliminary plat shall be revised to address the following comments:
    a) The public easement for the water main shall be revised accordingly to address the alignment and increased to 20 ft.
    b) The area to be dedicated for the cul-de-sac is not sufficient to accommodate the minimum diameter cul-de-sac. A preliminary layout for the future improvements should be completed to determine the right-of-way required. Please refer to comment no. 57, item c) for the requirements of the cul-de-sac.
    c) The area to be dedicated for the cul-de-sac shall be public right-of-way. The area from the right-of-way to Arlington Heights Road for the public water main shall be a public easement.

Final Plat of Subdivision:

61. The petitioner's response to comment no. 51 is noted. Refer to comment no. 60 for the right-of-way dedication for the cul-de-sac.

62. The petitioner's response to comment no. 54 is noted. Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:
    a) Item h.) The alignment of the water main must be revised per the previous comments, and the width of the public utility easement shall be 20 ft.
    b) Item h.) The location of the public sanitary sewer is acceptable; however, the width of the public utility easement shall be 20 ft.
    c) Item h.) the area dedicated for the cul-de-sac is not sufficient to accommodate the cul-de-sac. Please refer to comment nos. 57 and 60.

Additional Comments:

63. Provide the PE Certification and Drainage Certificate on the final engineering plans.

64. Indicate revisions on each sheet.

65. The new driveway should have stop control as it approaches the cross-access connection to the property to the south.

66. The property drops off to the east.
    a) With the proposed finished floor elevation of 707.7, matching this elevation for the sidewalk and the parking lot will require over 3 ft of fill for the drive aisle and parking lot east of the building, and the elevation of the curb is approximately 3 ft higher than the adjacent home.
        i. Evaluate lowering the grades to minimize the fill required.
        ii. Provide a cross section from the parking lot to the adjacent home.
        iii. Verify that the runoff to the east and north of the parking lot will be captured and routed to the detention facility.

10-25-23

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

Planning & Community Development Dept. Review

October 25, 2023

REVIEW ROUND 3

Project: 1519-1535 S. Arlington Heights Road
Full Circle Communities PSH (Grace Terrace)

Case Number: PC 23-007

75. The responses to the following comments are acceptable: #47, #48, #51, #53, #54, #58-#60, #63, #64, #67-#70, and #72-#74.

76. The response to comment #49 and #50 is noted. Per recent communications, the Tenant Selection Plan, which shall make clear the tenant type/target population and occupancy restrictions per bedroom, shall be provided by October 31. Additionally, the House Rules will be updated to refer to the proposed Grace Terrace project as opposed to the Pearl Street Commons development (both on the coversheet and within the document as applicable), which will be provided by October 31.

77. The response to comment #52 is noted.

78. The response to comment #55 is noted. Fixture OL-1 does not meet the spacing requirements and must be separated no less than 69' from OL-2 and OL-1HS. Additionally, please reevaluate the mounting height and quantity of the OL-3 fixtures proposed along the rear of the building, which could cause glare onto the single-family homes abutting to the east.

79. The response to comment #56 is noted. The landscape screen is acceptable in lieu of a wing wall for screening of the transformer. However, the landscaping should be placed on the north side and west side of the transformer, at a minimum. Landscaping on the south side is not necessary as this side is screened by the building. Landscaping along the east side should be considered.

80. The response to comment #57 is noted. Please provide details on the proposed color of the fence along the east property line. Additionally, given that negotiations on the sale of the property to the north are still preliminary, the fence along the north property line should be removed and replaced with additional evergreen landscaping for year-round screening and to comply with code requirements (see Landscape comment #7). The landscape screen should extend from the rear of the property west to the visibility triangle location (12' east from the western property line).

81. The response to comments #61 is noted. Per recent communications, Doc. #1632342089 & Doc. 1403429027 will be provided by October 31.

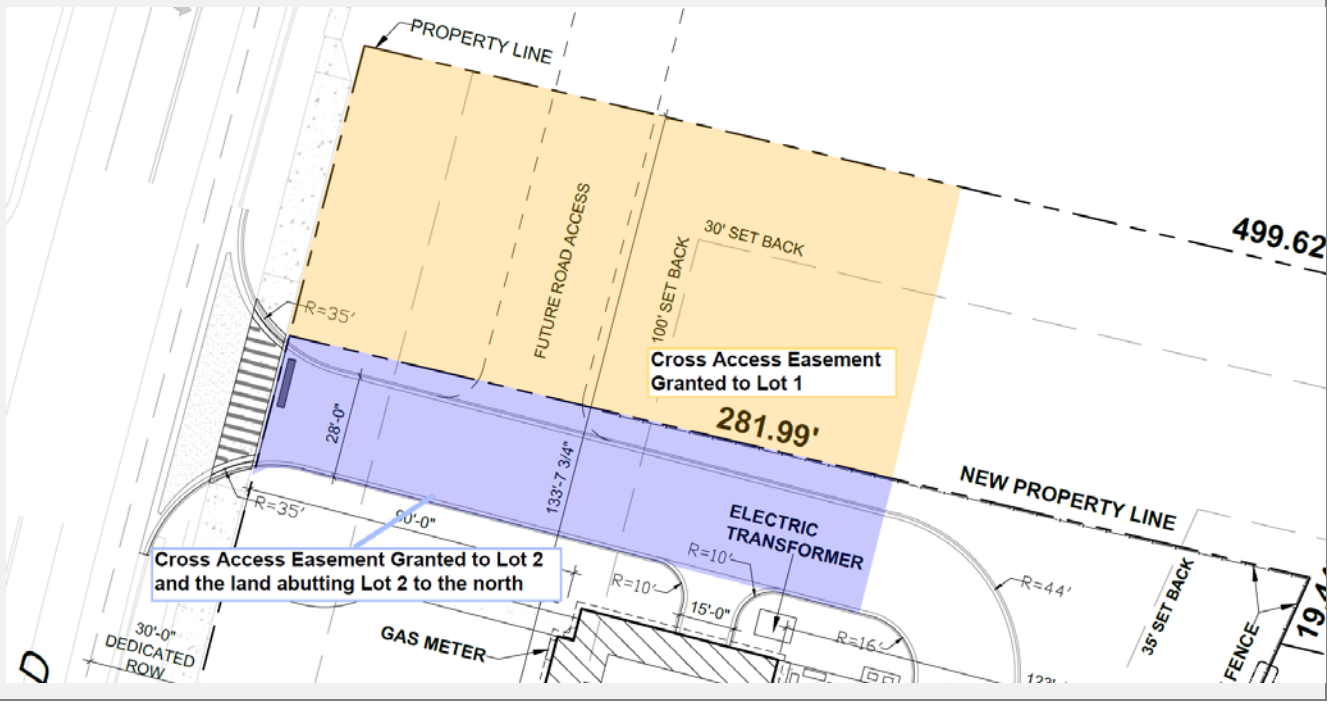
82. The response to comment #62 is noted. Please provide written confirmation (as a response to this comment) that the unit size square footage listed on sheet A7.1 does not include any utility room/closet.

83. The response to comment #65 is noted. However, the future cul-du-sac should be dedicated as ROW, not as a dedication to the Village. Additionally, the 19.45' x 203.75' area of dedication (listed as "19.10 Right-of-Way") is not required to be dedicated as ROW (although the portion of this area that falls outside of the cul-du-sac ROW dedication is needed as a Public Utility easement). Please update these areas per Engineering comment #57 and adjust the Lot Area table on page 2 of the Preliminary Plat as well as the lot area shown for Lot 2 as shown within that lot.

84. The response to comment #66 is noted, however, the setback for Lot 2 shall be based on the O-T standards, which is reflective of the current zoning on that lot. For clarity, the only setback to be shown on Lot 2 shall be the required 25' front yard setback along Arlington Heights Road.

85. The response to comment #71 is noted. Please see comment #83

86. Given that negotiations on the sale of the property to the north are still in the preliminary stage and ongoing, the easement for the future connection and cross access to the north should be adjusted as per the below to allow for greater flexibility in the future location of this connection. While the easement is wide, the actual connection when constructed shall be limited to a maximum of a singular access aisle connection to be no greater than 26' in width. Please make this change to the Preliminary Plat. Additionally, given that the exact location of the connection has yet to be determined, please remove the proposed connection as shown on the Architectural site plan and Landscape plan.



Prepared by:

Grace Terrace
1519-1625 S. Arlington Heights Road
PC #23-007
October 24, 2023

Landscape Issues

1) On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.
The plan is graphically incorrect and difficult to evaluate. In addition, the placement of the plant material should take into consideration the overall architecture/elevation. Please consider retaining the services of a landscape professional.

2) Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.
As indicated in previous comments, provide a variety of evergreen trees along the east property line in order to create a dense layered screen, which should be generally compatible with the attached concept. Tree species such as Spruce, Pines and Fir are recommended along the east property line and north of the detention basin. Evergreens should be 12' high at time of installation and spaced 10-12 feet apart.

3) Provide landscaping on the north side of the monument signs.
Please note that the site plan shows the monument sign within the right of way. The site plan and engineering plans are not consistent.

4) Provide 5 or 6 additional shade trees along Arlington Heights Road.
Revisions noted. Please incorporate parkway trees within the parkway along Arlington Heights Road.

5) The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.
Revisions noted; however, the placement and quantities should be evaluated.

6) Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.
Revisions noted. The existing evergreens east of the detention area must be preserved. Please modify the tree preservation plan.

7) Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line.
It is recommended that evergreens such as Arborvitae or upright Junipers be provided along the north property line in place of the fence. In order to provide a code compliant opaque screen, the landscaping must be six feet tall at time of installation and should be spaced approximately 3-4 feet apart. Please confirm that the proposed fence along the east property line feasible given the proposed preservation plan.

8) The tree survey plan and list are not consistent. There are trees identified for preservation on the plan and the list indicates that they are going to be removed. In addition, some of the trees identified for preservation are dead. Also, the engineering plans and tree survey are not consistent. The trees designated as to be preserved at the rear of the site must be shown on the landscape plan if they are to be preserved. Please coordinate.

ELECTRIC TRANSFORMER
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OUTDOOR RECREATION SPACE
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13.28'
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Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Engineering Department – Response to Comments & Questions

56. *Comment: The petitioner's response to comment nos. 37, 42, 43-45, 47, 49, 52, 53 & 55 are acceptable.*

Response: Acknowledged.

57. *Comment: The petitioner's response to comment no. 38 is noted. The final engineering plans shall include the following public improvements:*
    a. *The extension of the public water main:*
        i. *The water main shall be straight with no 90 degree bends.*
        ii. *Valves shall be provided on each side of the 6" water service.*
        iii. *The easement for the water main shall be 20 ft wide.*
        iv. *The preliminary plat is showing a 19.1 ft right-of-way dedication. The right-of-way dedication shall be limited to the area required for the cul-de-sac, and the dedication for the water main shall be addressed with a public easement.*
    b. *The extension of the public sanitary sewer from the existing main that crosses The Reserve of Arlington Heights site and extended north to the northern property line. The sanitary sewer can be accomplished within the Arlington Heights Road right-of-way, or within an easement on the proposed site.*
    c. *The future Emerson St cul-de-sac shall accommodate the ladder truck to turn around, and the area behind the curb must be clear of obstacles for the sweep of the basket. Due to the existing right-of-way and alignment of the dead end, the cul-de-sac design will not be typical This may require a wider cul-de-sac and additional right-of-way. The proposed area shown to be dedicated to the Village on the final plat is insufficient to accommodate the minimum diameter cul-de-sac. Additional comment will be provided for the review of the preliminary plat.*

Response: Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

i. The water main layout has been revised to remove all 90-degree bends.
ii. Valves have been added on both sides of the water main service connection.
iii. The water main easement has been revised to be 20' wide.
iv. The preliminary plat has been revised to have an easement around the proposed public watermain and to only have a right-of-way dedication for the cul-de-sac limits.

b. The sanitary sewer is located on site with a public utility easement over it.
c. The cul-de-sac layout has been revised based on the fire truck turn around and the ROW dedication limits have been updated accordingly.

58. *Comment: The petitioner's response to comment no. 39, 40, 41 & 46 are noted. The following items are required for final engineering and the final plat:*
    a. *The detention calculations.*
    b. *Stormwater report.*
    c. *Provide an agreement for the shared detention facility with The Reserve.*
    d. *The overflow from the detention pond must be verified that the route can handle the 100-year event..*

    Response: Final Engineering plans will be provided prior to final plat of subdivision approval and will include the improvements outlined above.

59. *Comment: The petitioner's response to comment no. 48 is noted. The detail shown on sheet C5.2 shall be updated to specify only an East Jordan fire hydrant.*

    Response: Detail has been updated.

Preliminary Plat of Subdivision:

60. *Comment: The petitioner's response to comment no. 50 is noted. The preliminary plat shall be revised to address the following comments:*
    a. *The public easement for the water main shall be revised accordingly to address the alignment and increased to 20 ft.*
    b. *The area to be dedicated for the cul-de-sac is not sufficient to accommodate the minimum diameter cul-de-sac. A preliminary layout for the future improvements should be completed to determine the right-of-way required. Please refer to comment no. 57, item c) for the requirements of the cul-de-sac.*
    c. *The area to be dedicated for the cul-de-sac shall be public right-of-way. The area from the right-of-way to Arlington Heights Road for the public water main shall be a public easement.*

    Response:
    a. The public easement for the watermain has been revised accordingly to remove 90-degree bends and increase the easement width to 20'.
    b. The cul-de-sac layout was updated based on a fire truck turning maneuver that was completed. The right-of-way dedication for the cul-de-sac has been increased based on the revised cul-de-sac layout.
    c. The plat has been updated to adjust the public right-of-way dedication and the public easement accordingly.

Final Plat of Subdivision:

61. *Comment: The petitioner's response to comment no. 51 is noted. Refer to comment no. 60 for the right-of-way dedication for the cul-de-sac.*

    Response: CAGE will provide responses for the final plat in a future submittal.

62. *Comment: The petitioner's response to comment no. 54 is noted. Final Plat of Subdivision has been reviewed against the Final Plat of Subdivision Checklist. The following items shall be addressed:*
    a. *Item h.) The alignment of the water main must be revised per the previous comments, and the width of the public utility easement shall be 20 ft.*
    b. *Item h.) The location of the public sanitary sewer is acceptable; however, the width of the public utility easement shall be 20 ft.*
    c. *Item h.) the area dedicated for the cul-de-sac is not sufficient to accommodate the cul-de-sac. Please refer to comment nos. 57 and 60.*

    Response: CAGE will provide responses for the final plat in a future submittal.

Additional Comments:

63. *Comment: Provide the PE Certification and Drainage Certificate on the final engineering plans.*

    Response: CAGE will provide responses for the final plat in a future submittal.

64. *Comment: Indicate revisions on each sheet.*

    Response: Revisions have been clouded.

65. *Comment: The new driveway should have stop control as it approaches the cross-access connection to the property to the south.*

    Response: A stop sign has been added to the plans.

66. *Comment: The property drops off to the east.*
    a. *With the proposed finished floor elevation of 707.7, matching this elevation for the sidewalk and the parking lot will require over 3 ft of fill for the drive aisle and parking lot east of the building, and the elevation of the curb is approximately 3 ft higher than the adjacent home.*

i. *Evaluate lowering the grades to minimize the fill required.*
ii. *Provide a cross section from the parking lot to the adjacent home.*
iii. *Verify that the runoff to the east and north of the parking lot will be captured and routed to the detention facility.*

Response: CAGE will review as part of Final Engineering.

75. *Comment: The responses to the following comments are acceptable: #47, #48, #51, #53, #54, #58-#60, #63, #64, #67-#70, and #72-#74.*

    Response: Acknowledged.

76. *Comment: The response to comment #49 and #50 is noted. Per recent communications, the Tenant Selection Plan, which shall make clear the tenant type/target population and occupancy restrictions per bedroom, shall be provided by October 31. Additionally, the House Rules will be updated to refer to the proposed Grace Terrace project as opposed to the Pearl Street Commons development (both on the coversheet and within the document as applicable), which will be provided by October 31.*

    Response: Please see attached for the draft TSP and House Rules. The documents will be finalized in partnership with all applicable laws and regulations and with required approvals from lenders and state agencies.

77. *Comment: The response to comment #52 is noted.*

    Response: Acknowledged.

78. *Comment: The response to comment #55 is noted. Fixture OL-1 does not meet the spacing requirements and must be separated no less than 69' from OL-2 and OL-1HS. Additionally, please reevaluate the mounting height and quantity of the OL-3 fixtures proposed along the rear of the building, which could cause glare onto the single-family homes abutting to the east.*

    Response: Fixture OL2 has been moved to provide the required separation.

79. *Comment: The response to comment #56 is noted. The landscape screen is acceptable in lieu of a wing wall for screening of the transformer. However, the landscaping should be placed on the north side and west side of the transformer, at a minimum. Landscaping on the south side is not necessary as this side is screened by the building. Landscaping along the east side should be considered.*

    Response: To allow for access to the transformer as required by ComEd, landscaping cannot be added along the north side of the transformer, where it abuts the vehicular way. However, the

transformer has been moved further east so that side of the transformer is less visible from Arlington Heights Rd to the west. Additionally, changes have been made to the landscaping along the north lot line that will screen any views of the transformer from that direction.

80. *Comment: The response to comment #57 is noted. Please provide details on the proposed color of the fence along the east property line. Additionally, given that negotiations on the sale of the property to the north are still very preliminary, the fence along the north property line should be removed and replaced with additional evergreen landscaping for year-round screening and to comply with code requirements (see Landscape comment #7). The landscape screen should extend from the rear of the property west to the visibility triangle location (12' east from the western property line).*

    Response: The fence along the north lot line has been replaced with evergreen shrubs per Landscape Review comment 6. The fence will be beige in color.

81. *Comment: The response to comments #61 is noted. Per recent communications, Doc. #1632342089 & Doc. 1403429027 will be provided by October 31.*

    Response: The requested documents have been sent to the village.

82. *Comment: The response to comment #62 is noted. Please provide written confirmation (as a response to this comment) that the unit size square footage listed on sheet A7.1 does not include any utility room/closet.*

    Response: The unit size square footage shown on Sheet A7.1 are net, meaning that they are measured from the interior face of the exterior, corridor, and demising walls. This square footage does not include any utility room/closet area.

83. *Comment: The response to comment #65 is noted. However, the future cul-du-sac should be dedicated as ROW, not as a dedication to the Village. Additionally, the 19.45' x 203.75' area of dedication (listed as "19.10 Right-of-Way") is not required to be dedicated as ROW (although the portion of this area that falls outside of the cul-du-sac ROW dedication is needed as a Public Utility easement). Please update these areas per Engineering comment #57 and adjust the Lot Area table on page 2 of the Preliminary Plat as well as the lot area shown for Lot 2 as shown within that lot.*

    Response: The Lot area table has been updated to reflect the revised boundaries of lots and ROW dedication.

84. *Comment: The response to comment #66 is noted, however, the setback for Lot 2 shall be based on the O-T standards, which is reflective of the current zoning on that lot. For clarity, the only*

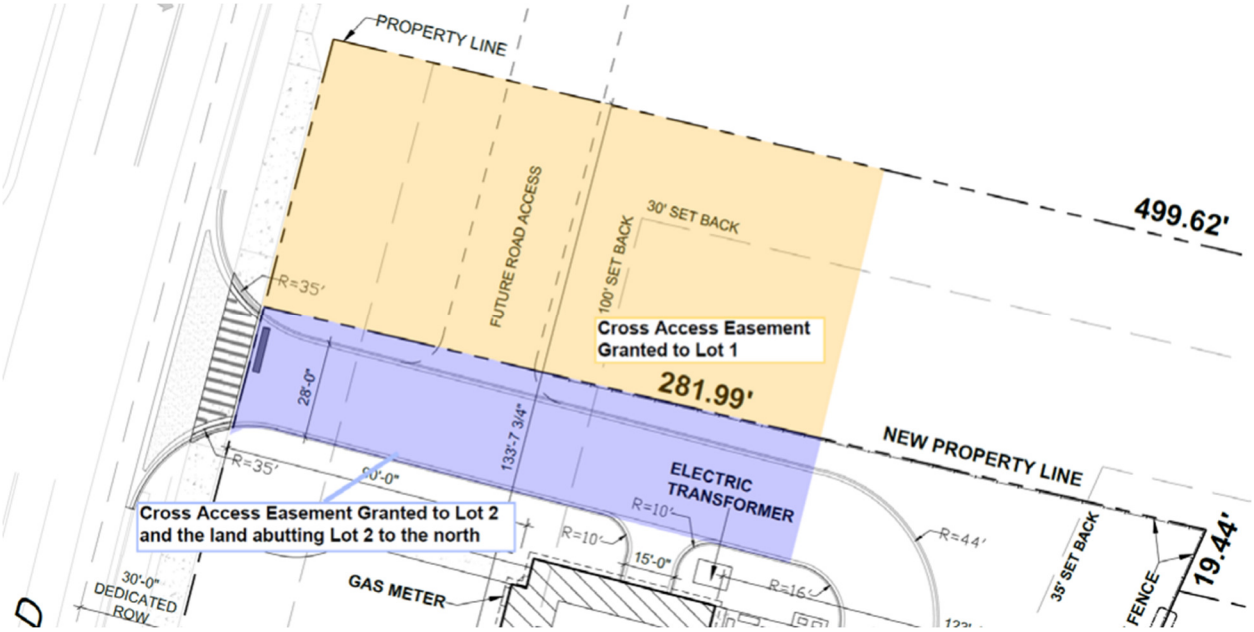
setback to be shown on Lot 2 shall be the required 25' front yard setback along Arlington Heights Road.

Response: The setbacks have been revised to reflect the zoning of each lot.

85. *Comment: The response to comment #71 is noted. Please see comment #83*

Response: Acknowledged.

86. *Comment: Given that negotiations on the sale of the property to the north are still in the preliminary stage and ongoing, the easement for the future connection and cross access to the north should be adjusted as per the below to allow for greater flexibility in the future location of this connection. While the easement is wide, the actual connection when constructed shall be limited to a maximum of a singular access aisle connection to be no greater than 26' in width. Please make this change to the Preliminary Plat. Additionally, given that the exact location of the connection has yet to be determined, please remove the proposed connection as shown on the Architectural site plan and Landscape plan.*



Response: The cross-access easement limits on the preliminary plat have been adjusted accordingly. References to the Future Road have been removed from the Architectural Site and Landscape Plans.

Grace Terrace – Permanent Supportive Housing
Full Circle Communities
Tree Preservation & Landscape Issues – Response to Comments & Questions

1) *Comment: On the landscape plan, the Dense Yews are shown at approximately a 7-foot diameter and the shade trees are approximately a 11-foot diameter. Please correct the sizes and evaluate the placement/spacing on the landscape plan.*
The plan is graphically incorrect and difficult to evaluate. In addition, the placement of the plant material should take into consideration the overall architecture/elevation. Please consider retaining the services of a landscape professional.

Response: The size of the new shade tree symbols has been reduced to be more accurate/in scale with the sizes of the other new plantings, and the sizes of the existing trees to remain have been revised to more accurately reflect their actual size. Plantings along the west side of the building are coordinated with architectural features.

2) *Comment: Along the east property line and north of the detention basin, please substitute the deciduous trees with evergreen trees that are 8-10 feet high at time of installation. In addition, substitute the Yews with upright Arborvitae or upright Junipers in order to provide a more effective buffer.*
As indicated in previous comments, provide a variety of evergreen trees along the east property line in order to create a dense layered screen, which should be generally compatible with the attached concept. Tree species such as Spruce, Pines and Fir are recommended along the east property line and north of the detention basin. Evergreens should be 12' high at time of installation and spaced 10-12 feet apart.

Response: A mix of Spruce, Fir, and Pine trees have been added along the east lot line, interspersed with groups of Upright Arborvitae and Spartan Junipers to fill in around existing shade trees that are to remain. The same treatment has been provided along the lot line north of the Detention area. Spruce, Fir, and Pine trees will be minimum 8’ tall at 9’ – 10’ on center; and Arborvitae and Junipers will be minimum 6’ tall at 4’ – 5’ on center at the time of planting.

3) *Comment: Provide landscaping on the north side of the monument signs.*
Please note that the site plan shows the monument sign within the right of way. The site plan and engineering plans are not consistent.

Response: The 30’ ROW that was incorrectly shown on the Architectural Site Plan has been removed. The location of the monument sign has been coordinated between Architectural and Civil plans.

4) *Comment: Provide 5 or 6 additional shade trees along Arlington Heights Road.*

Revisions noted. Please incorporate parkway trees within the parkway along Arlington Heights Road.

Response: Six (6) shade trees have been added in the parkway. These trees are 2 ½" caliper at 40' on center. An existing parkway tree to the north of the new site entrance is now shown on the plan.

5) *Comment: The landscaping along the front elevation is minimal. Please incorporate a mix of ornamental trees, shrubs and perennials.*
Revisions noted; however, the placement and quantities should be evaluated.

Response: Plantings along the west side of the building are coordinated with architectural features and include a mix of ornamental trees, shrubs, perennials, and grasses.

6) *Comment: Evaluate the placement of the trees and shrubs along the south property line and east of the detention area. It is recommended that the plants be clustered within a planting bed.*
Revisions noted. The existing evergreens east of the detention area must be preserved. Please modify the tree preservation plan.

Response: Landscaping along the south lot line has been revised to provide more interest. Existing trees to the east of the detention area have been added to the Tree Preservation Plan to be removed as they are within the Detention area. New evergreen trees and shrubs as described under comment 2 have been added along the lot line to the east of the Detention area.

7) *Comment: Provide details of the six-foot-high fence adjacent to the residential district to the north and the east. The fence must be a six-foot high and solid. Along the north property line, the fence must be located out of the 12-foot vision triangle near the drive aisle and the public sidewalk/front property line.*
It is recommended that evergreens such as Arborvitae or upright Junipers be provided along the north property line in place of the fence. In order to provide a code compliant opaque screen, the landscaping must be six feet tall at time of installation and should be spaced approximately 3-4 feet apart. Please confirm that the proposed fence along the east property line feasible given the proposed preservation plan.

Response: The proposed fence is shown on the Architectural Site Plan. The fence has been replaced along the north lot line with groups of Upright Arborvitae and Spartan Juniper that will be 6' tall at 5' on center (as discussed during our call with VAH on 10.27) at the time of planting.

8) *Comment: The tree survey plan and list are not consistent. There are trees identified for preservation on the plan and the list indicates that they are going to be removed. In addition, some of the trees identified for preservation are dead. Also, the engineering plans and tree survey are*

not consistent. The trees designated as to be preserved at the rear of the site must be shown on the landscape plan if they are to be preserved. Please coordinate.

Response: The existing trees to remain and to be removed have been coordinated between the Tree Preservation Plan, Landscape Plan, and Tree List.