Village of Arlington Heights
Plan Commission
Board Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 14, 2024
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Full Circle Communities/Grace Terrace - 7/24/24

IV. PUBLIC HEARINGS

A. The Moorings - Independent Living Expansion - 811 E. Central Rd. - PC#24-008
Planned Unit Development Amendment, Height Variations, Parking Variation

B. Spent Grain Brewing - 17 N. Vail Ave. - PC#24-009
Special Use Permit for a Brew Pub in the B-5 District

V. OTHER BUSINESS

A. PC Budget - 2025

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
8/14/2024

Item: Full Circle Communities/Grace Terrace - 7/24/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
Full Circle Communities/Grace Terrace - 7/24/24	Minutes

PLAN
COMMISSION

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

RE: FULL CIRCLE COMMUNITIES/GRACE TERRACE - 1519-1625 SOUTH ARLINGTON HEIGHTS ROAD - PC #23-007
PRELIMINARY PLAT OF SUBDIVISION, AMENDMENT TO COMPREHENSIVE PLAN, REZONING FROM O-T OFFICE TRANSITIONAL to I INSTITUTIONAL, PLANNED UNIT DEVELOPMENT TO ALLOW PERMANENT SUPPORTIVE HOUSING FACILITY ON SUBJECT PROPERTY

REPORT OF PROCEEDINGS had before the Village of

Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village

Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,

Illinois on the 24th day of July, 2024 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JAY CHERWIN, Chairperson
LYNN JENSEN
JOE LORENZINI
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS
SUE DAWSON

ALSO PRESENT:

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

DRAFT

CHAIRPERSON CHERWIN: All right, we're going to call this meeting to order.

(Gavel pounded.)

CHAIRPERSON CHERWIN: If we could please stand and say the Pledge of Allegiance?

(Pledge of Allegiance recited.)

CHAIRPERSON CHERWIN: Okay, can we have a roll call, Sam?

MR. HUBBARD: Yes.

Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Present.

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 Cherwin.

CHAIRPERSON CHERWIN: Here.

All right, thank you. We have quorum.

Looking at the agenda, is there a motion to approve the minutes that are listed on the agenda sheet?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER LORENZINI: Second.

CHAIRPERSON CHERWIN: Okay, we have a motion to approve the minutes. We have the, oh, we won't do roll call, we'll just do voice vote?

MR. HUBBARD: Voice vote.

CHAIRPERSON CHERWIN: Voice vote. All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: All right, the motion passes, minutes are approved.

Okay, first item on the agenda and only item on the agenda is the public hearing for Full Circle Communities/Grace Terrace at 1519-1625 South Arlington Heights Road.

Just real quick, there's a lot of folks here. So, some of you, first of all, welcome, and we have three rooms laid out. We have this primary room, we have a room next to us, and then there's a room downstairs that is potentially, have some folks down there, so we

DRAFT

need to be cognizant of that. What we're going to do here is have a public hearing, and the way this is going to go is we will have the Petitioner present, and then the Staff will provide its support.

For the record, Commissioner Dawson has just joined us.

What we'll do is, when we have meetings like this that are large, we're going to have to set some ground rules. So, just to make sure we will have opportunities to speak, it will be limited. When the public hearing starts and we'll have people come up, it will be limited to like, we'll do essentially three minutes per person as a maximum. It doesn't mean you have to use that. If you're repeating other people, it's helpful to keep things going, you can come up, state your name and concur with somebody else, but we don't have to, you know, we're not going to get through this if we're all repeating the same materials. So, there's going to be some ground rules we have to keep.

We also have to be patient. Like I said, there are some folks in the other room that may want to come up and speak as well. I'll give you a few more pointers when we get started with that, but regardless of who is presenting, whether it's the Petitioner, the Staff, the public, there's no cheering. This isn't like a sports mentoring. There's no cheering, there's no clapping, there's no hollering. That's just not how these things are going to run. So, please be respectful. If you're going to speak, please stick to the topic at hand, and I think that's a good start.

So, Sam, is there anything to add?

MR. HUBBARD: One thing to add. When we do get to the public comments, you'll notice there's a clock up here at the top of the room. That will have a three-minute timeline on it so we can keep track of how long you're speaking relative to those three minutes.

CHAIRPERSON CHERWIN: And the other thing I'd add is when we come up at the public comment, you can address it essentially to the, technically, it's to the Chair, me, but it's not really a dialogue with the Board. It's more of sort of presenting your public comment. So, we may have a couple of questions, but we may, you know, technically, it's just for you to provide your public comments. So, it's not really a dialogue with the Board at that point. We're not there yet.

What we are going to do is start with the Staff.

Have the public notices been given for this, Sam?

MR. HUBBARD: They have.

CHAIRPERSON CHERWIN: Great, thank you.

So, I think where we'll start here is we'll bring the Petitioner up and anybody who plans to speak on behalf of the Petitioner, if you could stand before the podium? Anybody else with the Petitioner.

All right, if you could please raise your right hand?

(Witnesses sworn.)

CHAIRPERSON CHERWIN: Thank you. There is a Staff report that has been provided. Do you agree with all the conditions of approval that Staff has included in that report?

MR. WILMOTH: There is one item of clarification. Staff is recommending less parking than we have proposed. We would be willing to accept that lesser recommendation, but are willing to provide the full amount of parking that we have submitted.

CHAIRPERSON CHERWIN: Noted, thank you. Okay, so with that, we'll get started with the Petitioner's report.

MR. HUBBARD: You may need to turn on the pointer. That's the little on switch on the side.

CHAIRPERSON CHERWIN: And as you're presenting, if you could please spell your name for the transcript to make sure we get them correctly.

MS. REYES: Denise Reyes, D-e-n-i-s-e R-e-y-e-s. Good evening, everyone. My name is Denise Reyes, and I'm here today to re-introduce Grace Terrace development project. Since we met last November, we've had several meetings and conversations where we received feedback from Village Trustees, Commissioners, and residents regarding our project. We've taken that feedback to heart and into account and are here today to present the design changes in response to that feedback.

A quick reintroduction of Full Circle Communities. Full Circle is an affordable housing, a non-profit affordable housing developer since 1999. We own and operate over 1,600 units in Iowa, Illinois and Michigan, with additional units approved or under construction. Our motto to create affordable housing includes dedicating 75 percent of our economics to providing supportive services for all of our residents. Full Circle is not just a developer, but we are also long-term owners and managers of this property, and as such, we're committed to the success of this development and in being good neighbors in Arlington Heights.

So, we are here today after being approached by the Housing Task Force, which is an organization committed to bringing housing opportunities to persons with disabilities in the northwest suburbs. The task force successfully helped create our Heart's Place which was Arlington Heights' first permanent supportive housing that opened in 2019. Heart's Place is very successful. It is fully leased and has an extensive wait list of over 100 candidates/potential tenants. This is also true for neighboring areas with permanent supportive housing or housing that similarly provides services for persons with disabilities, such as the Myers Place in Mount Prospect that opened in 2013, Philhaven in Wheeling that opened in 2017, and Midtown Crossing that opened in Des Plaines in 2017.

The success of these buildings demonstrates a continued need for this type of housing which also has been confirmed by a third-party market study. The task force approached us to build a new construction permanent supportive housing building here in Arlington Heights, and through working with the Housing Task Force, we believe that we can help respond to the ongoing need for this type of housing in the northwest suburbs.

In addition to creating long-term stability for persons with disabilities and veterans, this project aligns with the Village's consolidated plan, specifically for priority number one, which is providing housing stability for veterans and persons with disabilities as an identified vulnerable population. It also aligns with the Village's 2024-2025 Strategic Priorities, specifically priority number six, to continue to embrace diversity, equity and inclusion efforts to create a sense of belonging in the community and in Village government; and priority number nine, to seek, maintain and expand attainable housing within the community. This project also aligns with the Village's sustainable goals. All of the appliances will be Energy Star certified appliances, and we will achieve Enterprise Green Communities certification for the building.

A quick overview of Grace Terrace. It has a total of 25 units, 20 of which will be one-bedrooms, five will be two-bedrooms. The target population are for persons with disabilities and veterans, and this is 100 percent permanent supportive housing which is not transitional and means that all tenants will have leases. Supportive means that there are services available to all residents, but residents are not required to use those services as part of their tenancy. This is independent living and all residents must have a disability to live at Grace

Terrace.

So, because we're geared toward persons with disabilities, all of the units will have the universal design feature which includes wider hallways and doors, wider maneuvering spaces in bathrooms, and lower counter heights, as well as roll-under sinks, and some roll-in showers. Grace Terrace will have a 100 percent rental assistance project-based vouchers that will be covered through the Housing Authority of Cook County and will be for households earning 30 and 50 percent area median income.

This slide demonstrates the location of our site. Grace Terrace will be located at 1519 South Arlington Heights Road, which is just north of Golf Road. The site is a high-priority area and is within a half mile of plenty of amenities such as restaurants, stores, pharmacies and public transportation.

This slide shows the original proposal we presented to you back in November where the building and the parking lot faced east. We've heard your feedback from this Commission as well as from residents regarding the orientation of the building, as well as the proximity of the building to the neighbors and the height of the building. So, we went back to our design team to work on ways that we can accommodate changes to address that feedback.

So, on the right of the screen is our new proposal. We have re-oriented the parking and the entry to be on the west side of the building instead of the east to eliminate concerns around proximity to the neighbors, to reduce the noise from cars in the parking lots, as well as lights from those cars, lights from the lighting poles in the parking lots, and just general activity in the rear of the building. We have also minimized the front setback to accommodate this reorientation and maximized the distance of the building to the rear neighbors to address privacy concerns.

We are eliminating the variances now and showing full code parking requirements and no longer having two separate lots. As such, we're providing all 51 parking stalls, eight of which are accessible. All of our parking will be on the west and north side of the building, and we are open to entering into a shared parking agreement with our neighbors to the north for the parking stalls on the north side of our site.

So, as part of our vetting process, we also look at developing a two-story option, after getting comments regarding the height of the building. To convert the building into two stories and keep the number of necessary units and amenities required would mean lengthening the building by 72 feet. We are unable to accommodate that because it would increase the stormwater impact on the property because of additional surface area and the need to accommodate more water runoff. This would trigger needing more complicated and costly water management systems.

Extending the building would also put the building closer to the eastern neighbors and increase the number of mature trees that we would have to remove. It would extend our timeline to completely re-design the project beyond what is possible, and the project is expensive enough without adding an additional million dollars in construction and costs to re-design the development. Then, in later slides, we'll go through more specifics related to the height comparison of our design to what is currently allowed under the O-T Zoning. While we can’t move forward with a two-story option, we are confident that our updated design addresses most of the feedback we've received while still providing important affordable housing for the community.

Here is a closer look of that site proposal showing the design changes.

We're providing an extensive landscape buffer for the privacy of our residents and the neighbors. The landscape buffer is ranging from 75 feet to 103 feet from our building to the rear property line. We're keeping existing trees wherever possible, but also planting over 150 new trees across the site. There will also be a solid six-foot privacy fence at the north and east property line along with a line of evergreen trees that will be eight-foot minimum height at the time of planting. At the south end of the site is our stormwater detention area which will be a dry bottom retention, meaning that it will not have sitting water.

Then, the box to the left compares our project under the Institutional zoning compared to the current Office-Transitional zoning. We are less than six feet in building height difference to what is currently allowed. We are providing a much larger setback to the neighbor to the east, and we are building on a much smaller portion of the site. In comparison, the medical office that was previously approved for the site would have had 135 parking spaces and a building that was much closer to the eastern lot line, as close as 35 feet.

This is a view of the updated entry to the building that is now facing Arlington Heights Road, previously facing the rear neighbors. Some of the trees here are transparent on this rendering so that you can see the face of the building, but there will be existing and new trees that will be planted to obscure the view of the parking and the building from the road.

This rendering is from the southeast of the building and shows the extensive landscape buffer and distance between our building and the property line, just to the fence line here to the right.

This rendering shows the neighbor, the east neighbor's side yard, and this is an approximation of the existing trees. As you can see from this rendering, the building is largely obscured by existing trees and new landscaping, and is a considerable distance from the closest neighbors.

This is a site section facing south and is looking at the north end of our building which is where the building is farthest away from the property line to the east. The total distance of the proposed building to the east line is 103 feet. This is in addition to the distance of the rear neighbor to their west property line which is approximately another 16 feet, for a total of building to building distance of about 119 feet. This is a greater distance than that neighbor is to its closest neighbor to their east.

As you can see from the sight lines shown here from the second story window of the adjacent neighbor, due to the new and existing trees, the building will be largely obscured from the neighbors. We'll work with Village Staff to ensure that the mechanical systems on the roof of our building won't be visible to the neighbors by providing mechanical screens that will be the same siding finishes as the upper levels of our building.

This is a similar view as the last slide, but we're presenting a grey box to demonstrate a hypothetical Office-Transitional building. As you can see here, the current O-T zoning allows for a rear setback as small as 30 feet and a two-story building height of 30 feet. This slide demonstrates that what's allowed under current zoning would be significantly closer to the rear neighbors and almost as tall as our building.

So, in summary, our design changes include the flipping in orientation of the building to present the architectural side to the Arlington Heights Road, flipping the parking lot to the west to reduce noise from cars, reduce lighting and activity at the rear of the building, and the design maximizes the distance to the east neighbors by providing a robust landscape buffer with mature trees and new landscaping that will obscure the sight lines between the

building and the neighbors.

That is our presentation. As we've mentioned before, we've taken your comments to heart. We've heard a lot of comments and feedback from this Commission, from the Village Trustees, and from neighbors, and we hope that the changes that we have made address the majority of that feedback and that you will vote favorably for this project. Thank you so much for your time.

CHAIRPERSON CHERWIN: Thank you. We'll turn to the Staff presentation.

MR. HUBBARD: Thank you, Chair Cherwin, and good evening to the Plan Commission.

So, just to kind of set the stage here, again, we're talking about this property at 1519 to 1625 South Arlington Heights Road. It is currently zoned in the O-T, that's the Office-Transitional Zoning District, and on the Comprehensive Plan, it is classified as “Offices Only”, suitable for offices only in that designation within the Comp Plan.

There are four zoning actions that the Petitioner is requesting approval from the Village for. The first one is a preliminary plat of subdivision to consolidate the property into one lot. This is a departure from the previous proposal that was reviewed by the Plan Commission back in November of last year. That proposal was for a two-lot subdivision, the larger lot on the south would include the Grace Terrace facility, and a smaller lot on the north of the site was to be left vacant. Again, the current proposal is to consolidate the entire property into one lot as opposed to subdivided into two lots.

Additionally, an amendment to the Comprehensive Plan is requested, and that would be to reclassify this overall property from the “Offices Only” classification into the “Institutional” classification which would be suitable for the I Zoning District. Again, that is a departure from the previous plan that would have left that northern parcel within the “Offices Only” classification and only rezoned the larger second property on the south that would have the Grace Terrace facility into the “Institutional” classification.

Similarly, the property is being requested for a rezoning from the O-T District into the I Institutional District. That district is suitable for the proposed permanent supportive housing district, I'm sorry, the permanent supportive housing facility. That is, again, a departure from the previous plan which would have left the northern portion in the O-T classification.

Finally, a planned unit development approval is required for this 25-unit permanent supportive housing facility. That is a base requirement in the I District. Any development in the I District is required to receive PUD approval.

There are no variations requested as part of this proposal. The previous proposal that was reviewed by the Plan Commission in November included three variations: one to reduce the parking, one to waive the requirement for a loading zone, and one for a lot width reduction in the proposed vacant lot on the north of the site. The Petitioner's revised plan has eliminated the need for any of these variations.

So, again, here is the site. You can see a bird's eye aerial and a perspective aerial. The subject property is outlined in the red line. There's a red shaded area; that is a portion of land that was purchased from the Memory Care facility to the south and will be incorporated into this development. Then that Memory Care facility is outlined with the yellow dash line to the south.

To the north of the subject property is a vacant piece of land that is

within the R-1 Zoning classification, Single-Family Residential Zoning classification. To the east of the site are single-family homes. To the south is the existing Memory Care facility, and across Arlington Heights Road to the west are some single-family homes, and a little farther south are some institutional uses.

So, a little bit of the background that's kind of led us to where we are today. As many people in this room and as the Plan Commission will recall, on November 8th of last year, the project received a three-to-four vote, not a four-to-three vote, a three-to-four vote in favor of a recommendation of approval. Because that was a three-to-four vote, the motion failed, and because that motion failed, the three variations that were associated with the project at that time required a super majority vote from the Village Board for approval. That is a total of six out of the nine Village Trustees. The Mayor was excluded from voting on those variations.

The project moved on to the Village Board in November of last year and it had only five votes for approval, so it did not meet that super majority for the variations. Given that lack of super majority, the Board unanimously passed a separate motion for the Petitioner and Staff to explore whether a two-story building on the site was feasible, and whether the configuration and orientation of the site and the entrance to the parking lot at the rear could be flipped to facing the Arlington Heights Road elevation, with the intention to bring that project back before the Village Board at a future date.

After that meeting, Staff and the Petitioner had multiple correspondence over the next several months to review several site plans. We reviewed over five different iterations of site plans, provided preliminary comments back to the Petitioner, and worked with them to kind of address some initial concerns. One of those plans was for a two-story concept, and the Petitioner ultimately decided, as you heard again this evening, that that concept was not economically feasible. So, they did end up moving forward with a three-story concept for development.

Based on a lot of the continuing feedback that we received from surrounding neighbors and from the, you know, feedback that was provided by the Village Board, the Petitioner held a second neighborhood meeting on April 16th to present their initial concept on the revised site configuration to some of the neighbors and to answer questions and address some concerns. The summary of that meeting was included in the materials to the Plan Commissioners this evening. The Petitioner did answer a number of questions that evening from neighbors, but could not get to all of them. And so, they provided a separate document after the fact that answered some of the questions they were not able to get to during that second neighborhood meeting.

That essentially brought us to where we're at today. On June 6th, the Petitioner submitted their revised concept that we are going to discuss this evening for the flipped development that eliminated all of the variations. Again, it's on one consolidated lot, would be rezoned into the I District entirely rather than having one of those subdivided parcels in one district and the other in another district. So, 51 parking stalls have been provided; that meets code and it negates the need for a variation. They did incorporate a dedicated on-site loading zone to meet that requirement as well.

Because these changes involved a different set of zoning approvals, rather than just being able to go back before the Village Board for final review of the project, it created the need for them to go back to the Plan Commission to hold a second public hearing, which is why we're before the Plan Commission again this evening. Again, the underlying zoning approvals changed because they were now consolidating the site into lot rather than subdividing

it into two and then they were going to be rezoning the entire site as well. So, the re-configuration of the parking to the western side of the site did cause the building to shift approximately 21 feet to the east, but that relocation of the parking lot from the rear building allowed the green space at the rear in between the nearest residential homes and the building to be increased in width, and the Petitioner has added several additional plantings to create a dense buffer at the rear of the site.

So, we discussed a lot of the, you know, land use issues during the previous public hearing on this property, and the minutes from that hearing were provided to the Plan Commission and are part of the record. The previous Staff report was also provided to the Plan Commission and is part of the record; that outlined a lot of the, you know, these land use issues relative to this proposal. The operational aspects of this facility remain unchanged, they're still the same as what was previously proposed. It's just the site plan has been re-configured in this instance.

So, there are some key areas that we are asking the Plan Commission to take into consideration this evening. First, we think it's important to consider whether a two-story building would be more appropriate in this location. This was something that was discussed at the last hearing, excuse me, and was discussed when this went to the Village Board and has been a topic of discussion from the neighbors as well. So, this is one aspect that we think is important for the Plan Commission to consider this evening.

Additionally, it's important to consider whether 51 parking stalls are really necessary on this site. The previous proposal had demonstrated 41 parking stalls would probably be in excess of what actual demand would be, and the Staff Development Committee agrees that 51 parking stalls are not really necessary at the site. It could certainly accommodate less and still meet projected parking demand. Even if all of these 51 parking stalls are necessary, the Staff Development Committee finds that the dead-end parking row configuration at the northwest corner of the site is not optimal. The optimal parking lot design allows for more areas of ingress and egress like a circular orientation that would not result in a dead end, so we think that there is a better way to redesign that dead-end area to allow for better circulation and flow throughout the site.

Also, one thing to consider is whether this new one-lot configuration is really optimizing the development potential for this area. Again, that previous proposal with one lot at the north to be reserved for future redevelopment could have really maximized the development potential in this area that could have been incorporated into any future redevelopment of that larger vacant land a little farther to the north, further maximizing again the highest and best use for this land and this area. Again, you know, we can consider the proposed change in land use as not appropriate for this location; that was discussed in depth at our previous hearing, but it is something that, you know, we can touch on if necessary.

So, here is the proposed site plan. Just a few items I want to touch on relative to the site plan. Should the Plan Commission wish to make a motion in favor of a recommendation of approval, we do have several conditions of approval that we recommend, and I just want to touch on a few of those briefly. Most of them remain unchanged from the previous public hearing, but there are a few new ones that I would like to touch on.

So, there's an existing fence here, shown in purple on the site plan. The Petitioner is also proposing another fence shown in green on the site plan. We don't necessarily think that if this project moves forward, the new fence in green is really maybe the best fence in this location. It would kind of wall off the area right in front of the single-family

homes to the rear, and this portion of fence kind of at the north would kind of be floating out in the middle of nowhere. So, we think there could be a better configuration for this fence. Maybe, you know, it comes up like this; maybe, you know, it comes back like this and up here like this, or some form.

We haven't really fully, you know, vetted where this fence would be optimal for this location. I think if this does move forward with approval, we would like to reach out to the two single-family homeowners directly to the east and see what their thoughts are for a fence here. So, one of the conditions of approval is to have the Petitioner continue to work with the Village for this fence location, and the color of the fence we would request to be kind of a neutral earth tone color. This is going to be one of those PVC vinyl style fences so, you know, we think that that neutral color would fit better on the site.

Additionally, this is the dead-end parking row that I referred to earlier. We have a condition of approval in there that would require re-configuration of this parking area to a more traditional kind of circular traffic flow. I'll get into that a little bit more right now.

Finally, we do have another condition of approval, and you heard the Petitioner mention it briefly, about recommending a reduction in parking. Staff Development Committee does not feel that the 51 parking stalls are necessary to accommodate demand. We think that some of this parking could be land-banked, and those land-bank areas are shown in green on this plan, and then the orange area would be eliminating this dead-end parking row. So, this would result in 32 parking stalls on the site.

The Petitioner's traffic study had an Institute of Traffic Engineers estimated demand for parking at one stall per unit, so that would be requiring about 25 parking stalls. Again, this would yield at least 32 parking stalls which would, you know, be suitable to accommodate any increases in typical demand beyond the 25. So, this would certainly be suitable from a Staff Development Committee perspective to accommodate for the parking estimated demand for the site. If, however, the project were to move forward with the 51 parking stalls, we would recommend again a more traditional configuration of parking on that northern parking area to allow for better ingress and egress. This would also help facilitate any future cross connection to the land to the north if and when that land is redeveloped.

So, in closing, you know, when this project first appeared before the Plan Commission, again, it received a motion for approval that failed by a vote of three-to-four. During that hearing, the Staff Development Committee had recommended approval of the project subject to several conditions. If the Plan Commission wishes to make a recommendation of approval this evening on the revised application, then we would suggest several conditions of approval that would be appropriate. Most of these again here are holdovers from the last time this project went to Plan Commission, but I will highlight some of the new ones.

Number one, in response to the motion by the Village Board, we would ask that the Petitioner provide additional details and specificity to demonstrate why a two-story concept at this location is not feasible. Additionally, Condition No. 14 is new and that's, you know, I touched on that earlier about eliminating that dead-end parking area. Condition 15, excuse me, Condition 15 relates to the reduction in parking to 32 parking stalls.

I would point out that if the Plan Commissioners wish to make that recommendation of approval and incorporate this condition in there, this would entail a variation to be granted as well. So, on the motion sheet that you see before you, there is a highlight that outlines if you are supportive of this Condition No. 15, you would have to incorporate also a variation into the requested approvals this evening.

But that being said, you know, this is definitely, you know, an issue or a project that, you know, warrants a lot of discussion from the Plan Commission. There's, you know, a significant number of members of the community that have concerns. We do share, from the Staff level, some of these concerns. We also are trying to, you know, balance what's appropriate for the neighborhood in relation to the community at large. Thus, the Plan Commission this evening does not have an easy job. You've got to consider a lot of different perspectives here. Not only the overall community, but whether or not the Petitioner has done a suitable job in addressing some of the concerns by the nearby neighbors.

So, happy to answer any questions, but that will conclude the Staff report this evening.

CHAIRPERSON CHERWIN: Thank you, Sam, well done.

Is there a motion to --

COMMISSIONER ENNES: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

CHAIRPERSON CHERWIN: There's a motion on the floor here to include the Staff report into the public record. All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: Motion passes; Staff report is in.

Question, Sam, all of the, there were a lot of materials posted to the website. Thank you for putting all that together. That was a Herculean task, but you got it in there. There were a lot of comments, there were a lot of questions, a lot of answers back and forth. Is that all in the public record as of now or do we have to move to do that?

MR. HUBBARD: That is all part of the public record, yes.

CHAIRPERSON CHERWIN: Great, thank you.

All right, so we will now move to questions from the Plan Commissioners if any before we start the public hearing.

COMMISSIONER JENSEN: Yes, I don't really have any questions at this point except for I'd like Sam to go back to the history slide and verify one point. So, I'm trying to understand your second bullet point here. So, if the Commission either approves or doesn't approve, and there are no variations, does this say that the Board only needs a simple majority or does it need more than a simple majority?

MR. HUBBARD: Sure, great question. I mean, I would encourage the Plan Commission to consider, you know, the application on its merits this evening, and not necessarily think to what the Village Board may or may not do. If a variation is included, you know, there likely would be the need for some form of super majority by the Village Board but, you know, really we'll have to confer with our legal counsel to, you know, determine what the result of any motion this evening has and how that could impact the Village Board. There are a number of different ways that that could, you know, move forward but, you know, again, I would encourage the Plan Commission to focus mostly on just the, you know, the issues at hand this evening regardless of that impact in the future.

COMMISSIONER JENSEN: I want to, let me rephrase that a little bit, and I agree with you, we should to look at the merit, but I want to understand this. Let's suppose the Plan Commission doesn't approve it, there are no variations. Will a simple majority carry it at the Board level?

DRAFT

MR. HUBBARD: Yes, it would.

COMMISSIONER JENSEN: Okay, that's the only clarification. I have other questions, but I'd rather hear public opinion.

CHAIRPERSON CHERWIN: Sure, yes. So, clarification to the people in the room here. We are a recommending body; I think that's kind of what the discussion is. So, whatever happens here, yes or no, that is not the final decision. It will go to the Board one way or another. So, that's part of the context.

Thanks, Lynn, good question.

Joe?

COMMISSIONER LORENZINI: Sam, is it possible to briefly summarize what the Village's goal is for affordable housing?

MR. HUBBARD: The Village, it's a combination of things. I mean, the state has a 10 percent requirement for affordable housing in the Village. We do meet that standard. Our goals for affordable housing relate at least, you know, programmatically to our Inclusionary Housing Ordinance. That requires anywhere between five and 10 percent of all new multi-family housing development to include on-site affordable units.

So, really those are the two kind of, you know, main programmatic goals of the Village. I mean, we have auxiliary goals just to, you know, be an inclusionary, you know, community, but those are more general in nature.

COMMISSIONER LORENZINI: And then one other thing. In the Plan Commission report, on page two, it mentions include all guidelines as applicable, with the exception to the Inclusionary Housing Guideline that requires preference be given to Arlington Heights residents. Why are we adding that?

MR. HUBBARD: So, you're looking at the condition of approval --

COMMISSIONER LORENZINI: 5(b).

MR. HUBBARD: -- 5. So, I mean, basically, you know, this was a motion that came out of the Housing Commission, and so that's just reflected in the, you know, the conditions of approval as part of this whole application. You know, we're asking that the inclusionary housing in this development be catered towards Arlington Heights residents and businesses, that they be given maybe a first priority for tenancy here to the extent that that's possible given, you know, fair housing laws. If that's not something that's possible, we don't want to make it a requirement, but we're asking that if it is possible, that it be a part of their selection plan.

COMMISSIONER LORENZINI: Okay, thank you. That's all.

CHAIRPERSON CHERWIN: And for clarification, Sam, you said that 10 percent is the guideline that the state has set for municipalities, I think in the materials you have, we were somewhere between 19 and 20 percent; is that correct?

MR. HUBBARD: Yes, correct.

CHAIRPERSON CHERWIN: Okay, and there is a naughty list in the state, isn't there, for --

MR. HUBBARD: Yes, there is.

CHAIRPERSON CHERWIN: And we're not on it?

MR. HUBBARD: We're not on it, no.

CHAIRPERSON CHERWIN: Okay, Bruce?

COMMISSIONER GREEN: I think I'll wait for public comment.

CHAIRPERSON CHERWIN: Commissioner Ennes?

COMMISSIONER ENNES: I'll wait for the public comment.

CHAIRPERSON CHERWIN: John?

COMMISSIONER SIGALOS: The only comment I have, and I still don't understand, the refusal to reduce the building from three stories to two stories. I see in the Village Board meeting that that was one of their requirements in coming back, to explain that. I don't see that you really have explained that. Can you provide some insight on that?

CHAIRPERSON CHERWIN: Petitioner can -- yes, thank you.

MS. REYES: After the Village Board meeting in December, we did go back to the drawing board and consulted with our design team and our construction team to the different options to try and accommodate revision of the design. That did include looking at a two-story option, but as stated in the presentation, re-designing the building would elongate the property significantly. That increased our budget over a million dollars. That is outside of our budget. We would have to go for additional funding. We wouldn't be able to adhere to our lending requirements and our deadlines for our lenders to complete the project.

COMMISSIONER SIGALOS: But it is possible to go with a two-story building. You have plenty of property there to allow the footprint to be enlarged. You have additional, you mentioned something about the stormwater retention. You have sufficient property there in the northeast corner of your property to provide additional stormwater retention or detention.

I'm not understanding this, I mean, you're basically saying it's not economically feasible. Is that what you're saying?

MR. WILMOTH: Correct. I'm Joshua Wilmoth, J-o-s-h-u-a W-i-l-m-o-t-h. That is correct, there simply are not the resources available to be able to afford the longer though somewhat shorter two-story option and all of the site design that goes with it. It would make the development just financially infeasible and it would not be able to move ahead, and if you want stormwater information --

MS. WELP: Hi, Claudia Welp, C-l-a-u-d-i-a W-e-l-p. For stormwater, yes, if you look at the site plan, if we were to extend another 20 feet, there is no way we'd be able to get that detention in that location. Everything flows downstream. The highest side is at the north, the lowest at the south side, and we're utilizing the existing pond to get our stormwater in. So, if we were to extend the building, there is no way we get that detention aboveground. We'd have to do a large underground system which, as Denise was describing, is extremely expensive.

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

CHAIRPERSON CHERWIN: Commissioner Dawson, any comments?

COMMISSIONER DAWSON: I kind of have the reverse comment of yours, which is I don't understand, I've read through all of this, I was not at the Plan Commission meeting, I don't understand why a two-story building is better for this situation than a three-story building. So, I would be open to hearing about that because I see, in addition to the water storage, that we have additional green space which is better for the community as a whole. You've got less building, that provides less coverage. I am not understanding, after reviewing the Village Board meetings and the Plan Commission meetings, I don't understand the argument why that's relevant to me, or why that is an issue.

So, I'd be welcome to hearing something I'm missing, but other than that, I'm open to listening to resident comments that are specific to why this building is not appropriate, not necessarily why guesses and assumptions based on residents in the building are not appropriate. That would be what I'm listening for during the public commentary. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Anyone else?

(No response.)

CHAIRPERSON CHERWIN: Okay, so at this time, we're going to open public comments. Since there are a lot of people, we'll have to do this in some kind of orderly fashion. As you come up, what we'll do is we'll start on this side of the room. If you're a resident of Arlington Heights, the resident of Arlington Heights will go first. Anybody outside of Arlington Heights will go after the residents.

We ask you to come up, state your name. You can give your address, you don't have to, but certainly if you could give us some indication of where you may be, if you're south of Central or north of Central, if you don't want to give your exact address, some kind of description. That would be very helpful in understanding your perspective to the project.

So, residents of Arlington Heights on this side of the row, if we'd like to start? Second row? Hi, please state your name. Three minutes.

QUESTIONS FROM AUDIENCE

MS. GRAINAWI: My name is Laurie Grainawi. Would you like me to spell it?

CHAIRPERSON CHERWIN: Yes.

MS. GRAINAWI: G-r-a-i-n-a-w-i. I live at 227 South Vail Avenue. I'm the co-President of the Housing Task Force. We're the group that first spoke with Full Circle about building here in Arlington Heights. We've actually worked on projects all in the north and northwest suburbs. I'm also a resident, and I'm also the mother of a child with a mental health condition. Hence my interest in supportive housing, permanent supportive housing.

We've been working with Full Circle for quite a long time on this project. There's been a lot of back and forth. I really think, you know, they've really tried to listen to the commissions, to the Board, to all the residents. There's been two open meetings with the residents that were held. The last one, quite a number of people came. There's just been a lot of attempts, anyways, to try to meet everyone's concerns.

The building has been flipped and that gave a lot more space to the residents. I know I've heard from people saying that they were concerned about people being too close to them. They were concerned about noise. So, hopefully, that helps provide that along with all the trees that are there.

Some people say, you know, why do we need this in Arlington Heights? Don't we have enough? And there is another permanent supportive housing building in Arlington Heights called Heart's Place. It's on the north side. It's 15 units. From the first that it was built, before it was even built, there were people trying to get on the wait list. The apartment building has been full ever since it was built. The wait list is so long you can't even get on it. That wait list has been closed, as with all the other buildings that we've been involved with.

Heart's Place is a really lovely building. The residents got together along with the help of an artist and they painted a mural in their opening corridor in the entryway. It's really beautiful. The residents also got together and they worked on a garden. You know, and I understand change is hard, and it's hard to accept new people coming in, and it's hard to accept if you're a single-family there might be an apartment building. But if you have any

concerns, I can tell you Heart's Place is really lovely and I encourage people to talk to other residents that are nearby. There really have been no concerns since the building has gone up.

People have asked, you know, why here? This isn't an appropriate spot. When we first talked to Village Staff about where might be some good locations, we were given three locations. One turned out that somebody beat us to it, Crossing Place is there now. A third location, the layout of it just didn't work, it wasn't viable. Then this was the third location.

So, you know, we really do try to find the right place. I would say if not here, then where? If not now, when? So, we ask for your support. Thank you.

CHAIRPERSON CHERWIN: Thank you.

No clapping. This is not a cheering section. This is not a sporting event. This is a public hearing.

COMMISSIONER DAWSON: Could we also ask that the rest of the audience keep their comments while people are speaking to a minimum? In addition to the clapping, I heard a number of grumbling and objectionable comments.

CHAIRPERSON CHERWIN: Oh, yes. Yes, I'm sorry, I didn't hear that. If there are any comments, it's coming from the person at the microphone. That's it, or we're not going to be able to keep you in the hearing. We have to keep order in this hearing.

This is not, we're not taking questions at this time. This is public hearing over here. There is no request right now. We're going to start at this side of the room. We're going to come to you shortly, and then you can make your request.

AUDIENCE MEMBER: My request was pertaining to that ---

CHAIRPERSON CHERWIN: The next person in this row from Arlington Heights, three minutes. No one here? Next row.

AUDIENCE MEMBER: He's just slow.

CHAIRPERSON CHERWIN: Okay, we need to keep this going. Three minutes. Go ahead. State your name, where you're residing.

MR. GOULD: Arlen Gould, resident of Northgate. I want to thank you all for your service.

CHAIRPERSON CHERWIN: Stop the clap, please.

Spell your name.

MR. GOULD: A-r-l-e-n G-o-u-l-d, as in our former kicker who never pronounced his name right.

CHAIRPERSON CHERWIN: We need to stop the clap, please.

MR. GOULD: It's a pleasure to be here. My interest in special education, mental health and disability started when I worked for one of our governors who did not go to jail, a fellow named Dick Ogilvie. At the end of the Ogilvie administration, when they were shutting all the mass warehouses for those with mental illness in Illinois, Ogilvie had a plan to develop local community facilities and housing for individuals with disabilities and mental issues right in the communities. That program never got built. So, today, 60 years later, we're no better off than Illinois was in 1972 when I left the Governor's office.

This is an amazing program, and you all know people in your neighborhood who have adult children with nowhere to go when their parents leave this world. I know of three right in my neighborhood in Northgate. The fact is this fills a tremendous need, and Full Circle has met with the Chamber of Commerce, talked about ways of making jobs available to individuals moving in to the program. They've also met with veterans groups who are supportive of this program. There's a tremendous need for veterans for supportive housing.

I can only say that living in Northgate and being sandwiched between two permanent supportive care facilities, that being Heart's Place minutes from my house and Philhaven, also minutes from my house, there are no issues. You can ask your police chief. There are no issues. You can walk the streets in Northgate, there are no issues.

These are people like you and I. These are people who need a home and a place to live so they can be productive citizens in our society. That's what we're doing. That's the American way. I'm hoping tonight, today, you will vote yes and help us move in the right direction in Arlington Heights, the Village of Good Neighbors. So, be a good neighbor tonight. Thank you for listening.

CHAIRPERSON CHERWIN: Thank you. Next up in that row, and the sir in the front row, if you have a question, if you want to ask Sam Hubbard about procedural process or anything, please feel free to do that. Good evening, ma'am.

MS. WOOD: Good evening. My name is Jean Wood, J-e-a-n W-o-o-d. I am a member of First United Methodist Church. First of all, I live at 1346 Village Drive in Arlington Heights. I'm a member of First United Methodist Church in Arlington Heights which is also part of the consortium of churches who are very concerned about people in need. These children and young adults, or any adults who are disabled really need a place to live.

I just want to share with you a story about my sister. She lives in Elmira, New York, and she was diagnosed with mental illness in her teenage years and it's been a rough ride, but for the past three decades, she has lived in a supportive housing building. It's five stories tall, not two stories, not three stories, but five stories. None of the neighbors around this building have complained about it, and I tell you, I go to visit her, I go in the elevator, go up to the fifth floor, the people in the elevator, everybody is a community. Everybody helps everybody.

You know, recently, my sister fell over a grocery cart. So, she went over to Walmart, got a little grocery, couldn't put it together. A resident down the hall helped her do it. So, there's really a sense of community there, and the best part is when my mom and dad died, they knew she was in a good place. That's worth it all. Thank you.

CHAIRPERSON CHERWIN: Thank you.

In the same row, anybody else? Okay, we'll go one row behind. Resident of Arlington Heights?

AUDIENCE MEMBER: I'm not a resident, but when it's my turn, I live in Mount Prospect.

CHAIRPERSON CHERWIN: Okay.

Okay, residents of Arlington Heights?

Yes, sir.

MR. MOENS: Thank you, Chair Cherwin. I appreciate the opportunity to just address the Board tonight. My name is Keith Moens; I live in Arlington Heights as well.

I would ask that the Plan Commission tonight approve this project with a yes vote; the project as submitted by the Petitioner. I think this project addresses the chronic shortage of affordable housing and permanent supportive housing that we have in Arlington Heights right now. This will be managed by Full Circle which is a very reputable company. They have very good experience in this type of housing and management.

I will ask again that you vote yes on this and we look forward to welcoming our new neighbors in Arlington Heights. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Anybody in Mr. Moens' row from Arlington Heights? Next row down,

any speakers?

Yes, sir, right here.

MR. HARRISON: I'm Brian Harrison. I live at 215 West Miner in Arlington Heights.

CHAIRPERSON CHERWIN: Could you spell your name, sir?

MR. HARRISON: Brian, H-a-r-r-i-s-o-n, 215 West Miner Street in Arlington Heights. Other people call it as the Goedke House. This is a low income housing facility. I've lived there six years. I can go to the Jewel, go to the train, go to any restaurant in Downtown Arlington Heights. I can take the ADA Paratransit Pace bus anywhere in the suburbs. They do provide door-to-door service. I can take Dial-a-Ride Pace bus anywhere in Arlington Heights, Mount Prospect and Rolling Meadows. They also provide door-to-door transportation.

The residents of Grace Terrace will have the independence that I value. Ladies and gentlemen of the gathering, there are no peer review articles saying people with disabilities, veterans, and people with intellectual disabilities are criminals. If there is, please, I encourage you to come up here and state that, but if you don't have any evidence of that, I suggest you sit down. Crime can happen anywhere and there's no evidence of value, of home value. If there's evidence, I welcome you to come up here and tell the audience that. Fifty, 51 parking spaces are necessary for us because people with disabilities do drive. Three stories is a problem because people with disabilities need a place to live. For example, Go Gate Apartments has a two year or plus waitlist. Thank you, ladies and gentlemen.

CHAIRPERSON CHERWIN: Thank you.

All right, I think we're back in the row behind Mr. Mohns. Anybody from Arlington Heights in that back row?

Yes, sir, join us. Please state your name.

MR. BOHN: Hello, everybody. My name is Jeffery Bohn. I've been an Arlington Heights resident for 10 years.

CHAIRPERSON CHERWIN: Sir, can you spell your last name?

MR. BOHN: B-o-h-n.

CHAIRPERSON CHERWIN: Can you speak up a little bit, please?

MR. BOHN: Sure.

UK MALE: And if you want to give us an address, that's fine, but where do you reside generally?

MR. BOHN: At the, sorry, I'm getting over a cold. I live at the corner of Evergreen and White Oak. One of the issues that I have contention with, obviously, I'm against this. Safety. The Full Circle properties, they don't discriminate against felons. I believe that there should be some sort of rule in these By-Laws to say that we shouldn't allow felons to be moving into this community. People keep talking about waitlists. There's other programs in Arlington Heights that have extensive waitlists. Look at the, our Park District for pre-schools. Other public service programs, waitlists, there's waitlists everywhere.

Full Circle is here to help people, but they're here to also make money. They're telling us that they can't put a two-story building in because it's going to cost them money; that it's too cost prohibitive. Somehow they got here in cars. They got nice clothes on. Obviously, they have money.

It's not my place to tell, but you're in a business to make money. You're not here just to give everything out of your, the niceness of your heart. Where this is supposed to be for veterans and disabled people, which I am in favor of, but when you ask Full

Circle how many veterans are in all of their buildings, it's less than one percent, or one percent is what they said in the last meeting. It's mis-representation of that information, I would say. I understand disabled people need parking spaces, but 51 spaces for 25 units when a majority of them are single bedroom, it doesn't make sense to me. That's all I have to say. Thank you.

CHAIRPERSON CHERWIN: Thank you very much.

Same row in back, citizens of Arlington Heights, or residents, I should say? Okay, next row behind, anybody from Arlington Heights?

Yes, sir, standing up. Please join us up here. Give us your name and where you reside, either specifically or generally.

MR. KOKOSOULIS: Yes, my name is James Kokosoulis, K-o-k-o-s-o-u-l-i-s. I'm at 131 East Emerson. Can you hear me okay?

CHAIRPERSON CHERWIN: Yes, sir. Thank you.

MR. KOKOSOULIS: So, I live about 100 feet away from the proposed three-story building. And from my backyard, my family would be looking at a three floor apartment building about 100 feet away. My neighbor, Bill, would be bordering the apartment building just a few feet away. So, the building, from looking at this room, I see the windows there. So, that's where the building will be and we're probably right at that fire alarm. So, there's going to be a clear view. If there's three floors, it's going to invade our privacy much more than if there's two floors, but that looks to be about two floors. So, we're going to have the entire building looking at us, you know, or being able to look into our yard, and we don't believe that that's fair.

Also, I am concerned with how the facts have changed with Full Circle. The first meeting I attended I was told that this building would be like Heart's Place and Heart's Place was, was a beautiful place, an example of a beautiful place housing veterans and people with disabilities. No offense to anyone with disabilities; however, a few days later I saw a video from Heart's Place. I saw stray bullets, one bullet going through one of the neighbor's windows, drug dealings, gangs, et cetera, and the police, and the police made an arrest from people living in Heart's Place. The fact that the police officer standing out there was the one that was involved with that case.

So, the location is extremely close to our house. If you look at Heart's Place, I drove by there, and the nearest home was about 1,500 feet away from, from a house. So, this would be just a few feet away. So, two stories, like I said earlier, would be, would be less intrusive; however, it would still be very intrusive. And if you guys would like, I could try to connect the video of the shooting so you could see what happened at Heart's Place.

CHAIRPERSON CHERWIN: I think it's been submitted online, so we're not going to do that here.

MR. KOKOSOULIS: Okay, thank you.

CHAIRPERSON CHERWIN: Thank you very much.

Anybody else from Arlington Heights in the back row over here? Okay, we're going to move to this side of the room.

You, sir. I know you wanted to speak? You're up.

MR. SHAH: Mr. Chairman, Planning Commission members and attendees. Good evening. My name is Maya Shah. I live on Haven Street one block away from the proposed project location, and I'd like to draw your attention to the South Arlington Heights Road Corridor Plan, a detailed study done in 2018. The Comprehensive Plan seems to be the result of several months of work and claims community inputs from property owners, businesses, plus 604 inputs received from a Village based preference survey.

The survey results in the main usage preference for the Corridor lists multi-family as the second last of the six priority responded by the respondents. Page 26 and 27 focuses on the specific seven acre vacant office land that long-term resident and key development standards clearly stating up to two floors and designating this land for office use only. It cites specific example of memory care center as a possible institutional use.

Since this plan establishes an order strategy to guide the growth and development of the community while also serving as a policy statement aimed at the unified and codified physical and social development of the Village. I would hope the Planning Commission respects it and does not let the months of efforts and community inputs going to waste.

My next point I would like to make is based on the full effects from similar properties' inadequate screening that the concentration of low income housing has allowed crime to creep in. Crime can bring gangs. Arlington Heights local news has continuously shown us more and more crimes, be it the parking lot, restaurant, driveway of neighbors or even gas stations. When the frequency of crime goes up, it slowly normalizes, like it did in Chicago. Let us not, please, please, please, let us not convert the South Arlington corridor, the most beautiful gateway to our Village, into a gateway for crime to creep in.

Finally, the homes and businesses directly impacted by this project which are just feets away, not half a mile or a mile, have communicated other effective concerns to Sam on July 11th to pass it on to you all. To summarize all of the arguments from e-mail and what's being spoken today, the 2018 detailed study strategy that inadequate screening leading to crime and gangs, the zoning change impact on multi-family occupancy. The drain on school and other shared services, they already exist in diversity and saturation of subsidized housing around. The potential loss of property value revenue for homeowners and Village, the FOIA based safety concerns, the recently downgraded safety index of Arlington Heights –

CHAIRPERSON CHERWIN: Okay, Mr. Shah, thank you for your comments. Your time is up.

MR. SHAH: And Full Circle is often part of that. All the reasons that I request you to vote no.

CHAIRPERSON CHERWIN: Time is up. Time is up, thank you.

MR. SHAH: Thank you.

CHAIRPERSON CHERWIN: Next in this row, same thing, please state your name and your residence or general area. Spell your name, as well.

MR. KEAVY: Sure, Sherman, Planning Commission I appreciate the opportunity to speak here. Patrick Keavy, K-e-a-v as in Victor -y. I live at 1514 South Douglas. That's two blocks away from the proposed development. I live there with my wife and five children. We've lived there for three years. We've been residents of Arlington Heights for 14 years. So, we are long-term residents here, well-invested in the community where we live and more broadly speak of Arlington Heights.

What I'm going to cover today with two of my other neighbors are some of the FOIA data to be found. I think it's really important to note that none of this data was provided to us voluntarily by Full Circle. All of this data we had to collect on our own, our time and our expense. I also want to note that this is not complete data. We had to go property-by-property and make requests to Court Houses, to Police Departments. We've requested full data from Full Circle and we're going to go through in a little bit all the information we have requested from them that they have not provided.

Our goal is full transparency. I believe that sunlight is the best

disinfectant and if you want to make a decision to approve this and the Board wants to make a decision to approve it, and the community wants to make a decision to be in favor of it, they should know all the facts. So, the FOIA data that we found, we're going to go through the serious incidents rates of just a couple facilities, Villagebrook, Lake Zurich, Pearl Street which is McHenry County, and 5151 Northwest Highway.

We also will go through the criminal backgrounds of some Full Circle tenants and their guests. We've asked how these people have gotten to be able to take residency and maintain residency within Full Circle facilities. We have gotten no response whatsoever. We've gotten obfuscation. We've gotten we don't control that. There's no appropriate tenant vetting process. When you've got five kids, young kids and you live two blocks away from the facility, this is something you care about.

So, in Villagebrook Apartments, this is in Carol Stream, and remember at the Board Meeting, Full Circle represented to the Board it would be wellness checks and lockouts. That's on video. You can quote them on that. The date of the re-file tells an entirely different story. They've mis-represented the data. So, that's another reason why Full Circle's not a good partner for the Village of Arlington Heights. We found fights and assaults, extra patrols, suspicious activities, overdoses, damage, criminal damage. Let's double click on a few of these here.

Discharge of firearms on January 1st of 2024. Eight shots going off. No arrests. Shots fired on September 23rd, 2023. No arrests. Criminal damage to property and we submitted this to the Board. The police twice tried to get hold of Villagebrook, or First Circle, they never responded to their calls. The police had to shut the case.

Then finally, on July 16th, 2023, a group of people with bats were found, were like parading around the area and the police had to come to address that. This is the type of thing we saw in many different facilities that Full Circle operates and again, this is just a subset of the data that we've been able to find.

CHAIRPERSON CHERWIN: Thank you for your comments.

MR. KEAVY: Do you want me to keep going here? It takes three people to cover this.

CHAIRPERSON CHERWIN: Good evening.

MS. BODNAR: Good evening. Brittany Bodnar. I live at the end of Haven Street right next to Manor, one to two blocks from this development. I want to note I moved here three years ago with my husband. We lived in the Lakeview neighborhood of Chicago. I lived in Lakeview seven years, safe community. Towards the end started to change a lot. One of my neighbors was actually mugged at gunpoint 40 feet from my front door. So, we decided it was time to leave, and I actually grew up in Arlington Heights previously. It was a beautiful community.

So, I convinced my husband from Florida that Arlington Heights was the place to be. Now, I'm not too sure, but like Patrick was keying up, I found out about Full Circle two days before the December 4th meeting. Not very well prepared myself, but this time I'm more prepared. He mentioned that a lot of the incidents were wellness checks. I'm in accounting. Always trust, but verify your information, and we verified and found that that was highly misleading.

So, I want to point out two of the other PHS facilities for veterans and disabled. That's Pearl Street Commons and then 5150 Northwest Highway. Pointing out the volume first, very alarming. I almost couldn't sleep after I watched, went through this, because I

was hoping for better response than this, but Pearl Street Commons over five years, 83 pages, 8-3, with 200 incidents. 5150 Northwest Highway within one year 65 incidents.

And these weren't wellness checks. These were rescue calls, criminal trespassing, harassment, death investigations, theft, sexual abuse, attempted suicides, assaults and stabbings. And to quote one of the stabbings on Northwest Highway stated that a 59 year old man was stabbed in the head, chest, back and all over. Not just one stabbing, stabbed multiple times.

Okay, non-PHS facilities, Liberty Lakes and Lake Zurich, Villagebrook; I don't even know what to say about Villagebrook. I pulled FOIA for one of 12 buildings, one of the 12 locations there. There's 112 incidents. If I extrapolate that over 12 buildings, that's 1,300 incidents, okay? Chokings, stabbings, overdoses, gunshots and deaths. What I want to know is what control do these folks have over these facilities?

When I signed up to move to Arlington Heights I didn't, I didn't sign up for this. Would you all sign up for this if you had known that this was here? I checked the zoning. This wasn't the zoning when I looked. I do my homework. So, I didn't get through all my points, but I will say pulling FOIA isn't my job. I did it.

CHAIRPERSON CHERWIN: Time is up. Thank you for your comments.

MS. BODNAR: I have to look out for the safety of my family.

CHAIRPERSON CHERWIN: Thank you for your comments.

Next person in, you're going, okay, you're going to go out of order. We're going to continue. Okay, please state your name.

MR. MIRO: Good afternoon. Thanks for the opportunity to speak. Rocky Miro, R-o-c-k-y, M-i-r-o, 202 East Ryan Court. I live several blocks from the proposed development which my neighbor reminded me about 1,400 feet. So, I'm here to comment about my family, three young kids. We left the Northwest side of Chicago for a safer neighborhood. So, my primary concern here is safety.

And so, obviously, looking at some of the FOIA data, some of the FCC tenants specifically with respect to Villagebrook Apartments, gentleman last name Goodlow had an arrest sheet that dates back to 2016, 2016 through 2021; 12 separate arrests, assault, battery, possession of drugs, domestic battery. It goes on and on. There's quite a bit of data. I think the Board is going to receive this. The Village has received this.

So, my particular concern with this gentleman at Villagebrook was the fact that even while under arrest he continued to display symptoms of mental incapacity, shouting out nasty things. Shouting out he'll kill his wife, various things like that. Very disturbed behavior of an FCC tenant. Other tenants, it kind of goes on and on.

So, several, three other tenants, one at McHenry, one at Pearl Street, actually two at Pearl Street, last name Hedlund, 28 pages of FOIA data. Some of the criminal history includes stolen vehicles, possession of control substances, drug addiction, burglary, harassment, multiple times in jail. I'm not sure where the background check was there. Another tenant at Pearl Street, same thing. Six pages of FOIA data, controlled substances, arrest, violence, discharging a firearm.

Another Pearl Street, three pages of FOIA data, harboring a fugitive within the property. So, again, you know, when we talk about safety, I'm very concerned. I'm 1,400 feet from the proposed development, three young children. I'm very, very concerned. So, this talks to how the FCC tenants are vetted and the overall management of their properties. Thank you.

CHAIRPERSON CHERWIN: Thank you for your time.

Before we move on, just a reminder. Two things, one, we want to make sure we're moving along and not repeating a lot of the same material. So, if you do agree with the speaker you can mention that, but we want to make sure that we're addressing the point and not being too repetitive.

A lot of statements were made and opinions and questions were raised in the vetting of tenants and occurrences at other facilities. I'll just at this point if the Petitioner would like to address the questions that were asked by the, that could help, you know, rather than saving everything to end if you want to address some of those questions and points that were made by the public?

MR. WILMOTH: Yeah, I'll be brief. Again, to your point, these were questions that have come up at municipal community meetings and in front of the Village Board. Our response remains the same, which is that we are committed to the safety and the wellness of all residents and to the communities that we work in. That is why we have such a good relationship with the police and first responders in the communities that we work in, which is information that I believe staff and Village got to see this at our earlier Plan Commission Hearing and also at full Village Staff.

We take our relationship with our Villages and our residents and our neighbors very seriously. And we let the letters of recommendation and the support from the communities that we work in carry the weight because no one, or half the people in this room aren't going to believe what I say anyway. So, thank you.

CHAIRPERSON CHERWIN: Thank you. Excuse me, do you have any, of the particular questions that were raised by the public, they asked about vetting and circumstances, you know, circumstances about how you're vetting your tenants and how you're making sure that there's, you know, the criminal, I mean, can you explain a little bit more about your process with the vetting and the criminal background?

MR. WILMOTH: Yes, I can. We engage in a background check for criminal and credit screening as well as income and employment and asset verification for all of our residents. That includes everyone who is on the lease, not just the head of the household. I'm sorry, every adult who's on the lease, not just the head of the household. Those background check policies are updated periodically by us and are updated as the local state and federal laws change around tenant screening. So, we are always complying with all screening ordinances including here in Cook County, the Just Housing Act. Our screening looks --

CHAIRPERSON CHERWIN: Explain the Just Housing Act for the audience, please.

MR. WILMOTH: The Just Housing Act is a Cook County Act that requires that all landlords for all housing can only look back three years for criminal offenses, and that just having a criminal record is not in and of itself grounds for rejecting a housing applicant. That anyone with a background, a criminal background history must be individually screened to see how that history interplays against their abilities to live in that building.

It is certainly an onerous and intensive process to do that level of screening for every resident. It is also something that insures that people who are exiting the justice system who have served their time have a place they can return to and that we're not increasing and exacerbating the homelessness problem throughout our state.

So, in summary, we comply with all of the various local, state and federal requirements for screening. We update our screening as those update and as we get

information about ways in which our screening is either overly aggressive or not capturing information that we need to capture in order to do the type of vetting that I'm describing to you.

CHAIRPERSON CHERWIN: Okay, and do you have any other answers to any of the other questions that were raised previously on the conduct that are at your facilities or no?

MR. WILMOTH: Again, I would refer to the letters in support and recommendation from the Villages in which we work.

CHAIRPERSON CHERWIN: Okay, thank you.

MR. GREEN: Just a clarity here. You just said the screening process is very onerous and described how bad it is and how hard it is to do. My question is, do you do it?

MR. WILMOTH: Yes.

MR. GREEN: You do?

MR. WILMOTH: Yes.

MR. GREEN: Okay.

MR. WILMOTH: And I would hope that any landlord who comes up in front of you says the same thing.

CHAIRPERSON CHERWIN: Do you have a follow-up question?

MR. GREEN: Before you sit down, I have one other question.

CHAIRPERSON CHERWIN: One other question from a Commissioner before you sit down.

MR. ENNES: We've been hearing a lot from some of the neighbors on the research they did where they discovered all this crime. And from what I've heard from the past at the prior Commission Hearing and tonight is that there's little or no crime in these facilities. When these neighbors, you have a neighbor and, indeed, you have a couple of them, and they asked you these questions, why didn't you get back to them with some of this data?

MR. WILMOTH: We gave them answers. We're not going to give specific information out about any of our residents. We do not want to docks our own residents.

MR. ENNES: That makes sense, but I'm talking about the level of gun fire, you know, people with criminal activity on properties it sounds like and police reports. That's not what I've heard from you guys in the past.

MR. WILMOTH: I'm sorry, maybe I don't understand the question. Can you rephrase or repeat?

MR. ENNES: The neighbors have, they've indicated that they've asked for information, some of this information. They've gone out and dug it up themselves. If they asked you for this, you just didn't provide it to them or you did?

MR. WILMOTH: Well, as you've just heard, they claim that we provided them some level of information about the criminal activity and history at our properties, but that the information they have is different than what we provided. And that result is that instead of trying to, you know, convince that my facts are your facts or what have you, we simply refer back to the testimony and the letters of support from the first responders and the communities that we work in because they have, you know, a vested interest in their community and our work with them in a way that I think is much more believable and more valuable, particularly to opponents than to what I as a developer might say.

MR. ENNES: But there's a -- who's considering a project like this for our community. We don't just like to hear letters of support. We need to know the facts.

MR. WILMOTH: Understood.

CHAIRPERSON CHERWIN: Okay, thank you.

We'll continue with additional, over here, Arlington Heights resident?

MS. SCHOOT: Yes.

CHAIRPERSON CHERWIN: Thank you. Please state your name and where you're from.

MS. SCHOOT: Hi, my name is Michelle Schoot. I was here the last time by the way, last year. M-i-c-h-e-l-l-e, S-c-h-o-o-t. I live 250 feet away from the proposed project.

CHAIRMAN CHERWIN: Thank you.

MS. SCHOOT: But before, can you hear me?

CHAIRPERSON CHERWIN: Yes.

MS. SCHOOT: Before I actually, I wanted to start with pointing out that me and my neighbors are not against the project. We are against the location. Being, that being it's in the middle of single-family homes. And of course, now coupled with all the factual data that somebody had found via FOIA. With that being said, I am actually, I wanted to correct Mr. Joshua when he made the statement that we claim that they have provided us information because it was actually the opposite.

They have not provided us anything which led us to actually trying to do our own research via FOIA, but we've heard enough about the FOIAs on police reports; I'm not going to go there. What I wanted to actually discuss about is the fact-based developer integrity concerns. I'm actually glad that you have brought Mr. Joshua up here to talk about a few things.

Thank you, Sam, for distributing that letter to the Commissioners, but I wanted to read here because he had actually mentioned that they have received letters of support from first responders, and they did write that here. So, they have written that we've fostered strong relationships with first responders and have received letters of support or recommendations from many of the police departments where our properties are located.

One such property is Creekview, 25 unit senior living in Richmond, Full Circle Community's developed in 2017. The Chief of Police in Richmond wrote a letter testifying, I believe the Creekview Community is an excellent addition to the Village of Richmond and the Village of Richmond Police Department prides itself in, on the close working relationship we have in the residents in the community.

You guys have that said letter in e-mail. So, with that being said, I bring that up because that is actually a false claim. That is not true. Actually, I personally spoke to the Chief of Police and this, you have that in front of you. That letter was actually for a thank you for having a coffee at Creekview Community. The Chief of Police is thanking them. The sad part is, they dissected the letter, took apart what actually would benefit their agenda and claimed that it is a letter of support. That is wrong.

Now, another point is the false claim on screening. So, I just want to write down here, these are from the Q and A from the library meeting. So, who would check and vet potential tenants? Prospective tenants would go through the Housing Authority of Cook County. Can you guarantee that veterans and disabled will be in the facility of tenant selection approved by funders, including the Illinois Housing Department of --

CHAIRPERSON CHERWIN: Your time is up. Thank you for your time.

MS. SCHOOT: -- but it's all here.

CHAIRPERSON CHERWIN: Thank you. Appreciate your time.

All right, resident of Arlington Heights up here?

MR. KLOS: I certainly am.

CHAIRPERSON CHERWIN: All right, state your name please and generally where you're residing.

MR. KLOS: Hi. My name is Martin Kloss. M-a-r-t-i-n, K-l-o-s. And I am a resident of Heart's Place, 120 West Boger. Hello, neighbors. I have lived at Heart's Place for four-and-a-half years. I love my apartment. It is 10, it is within 10 minutes of my parents and my place of employment. I love my neighbors in my building. I love them. There is nothing wrong with them. I have a doctor's office within walking distance of me as well as plenty of stores and restaurants. I love visiting the nearby parks and trails. The staff that service our building are wonderful. And I hope you continue this Village of good neighbors and to this Village of great neighbors by building Grace Terrace.

And also that gentleman that spoke about Heart's Place, have you ever been to Heart's Place? Could I show you around? Because, yes, there was a shooting there, but there was no victim. That tenant was arrested, evicted and jailed. And that was more than three years ago. And we have never, we have just been wonderful since. There's, shit happens at every building. Did you hear about Arbor Lakes the other day in the Daily Herald? Well, there was a murder there. Is that affordable housing? No, it's not. So, it could happen anywhere. All these statistics about crime are really half-baked.

And disabled people are good people. And you know what? Between, besides minorities, disabled people are the hardest working people at their jobs. So, why can't we give these people, like some of my friends and supporters and family back there, why can't we give them an even shake, because there are really great people and there's criminals everywhere. It's not just in buildings for disabled people. There's nothing wrong with disabled people whether they're mentally ill, have developmental disabilities or they're veterans or they're addicted to substances or becoming clean from substances. There's really nothing wrong with these people.

And I don't know where all these statistics are coming from, but they're really ridiculous. And I mean, if you're asking Josh and his staff, I think they're being straight with you and they're being fair with you. And you know what? Some of my neighbors, they even fly the thin blue line and the thin red line, so there's a lot of diverse people even within the building. And you now what? We have a good relationship with the police –

CHAIRPERSON CHERWIN: Thank you, Mr. Klos; your time is expired. Thank you for your comments.

MR. KLOS: Okay.

CHAIRPERSON CHERWIN: On this side of the room we'll come back up front. I think we might have missed a few people, Arlington Heights residents.

Thank you. Please state your name and where you reside.

MR. SCHOOT: My name is Josh Schoot. I live 250 feet from where the building will be that flipped, now faces my house, but I'm actually reading a letter from one of the business owners that's going to be next to the property. He wasn't able to make it. It's a Dr. James Kakos, 1401 South Arlington Heights Road.

So, 20 years ago I made a career decision to invest millions of dollars in a facility to house my growing dental practice. I was a commercial renter for many years in buildings just West of Northwest Community Hospital. When I purchased the land for my new dental office on Arlington Heights Road, I went through a painstaking process of design and build procedures to assure that my new building was complementary to the neighborhood and

respectful of my new neighbors and their properties. I was subjected to repeated architectural modifications and design changes because the Village of Arlington Heights required me to fulfill and comply with the many Code and Village Ordinances.

In fact, the changes to my plans were so numerous that it left me at the point of literal financial ruin. I remember quite vividly the most important detail of the entire project was that I could not build a multi-story building, as I wanted to, which would allow me future growth potential without relocation. The Village would not under any circumstances allow for that. Upon my repeated attempts and multiple design modifications to show the Village that my architectural plans were beneficial and respectful to the impact on the neighborhood, the Village continuously denied my requests.

Fast forward 20 years later I am now faced with having to design and move my practice to a new location. My eldest son is now joined my practice and my other son is now a neurologist and will specialize in interventional neurological treatments for patients with strokes, Parkinson's, Alzheimer's and other debilitating diseases. I have expanded my practice by adding another location in Naperville and I planned on building a much larger facility to house both our dental practice and my son's neurological institute on the properties just south of my current location. That plan is now on hold.

I will not invest that kind of money knowing that my facility will be next to a low income housing facility. And considering the element and security concerns, I can confidently say that I am forced to reconsider my new location elsewhere. It is not a question of whether this type of facility has the right to exist, but rather does that facility have the right to be built in this location? Why does this project that is proposed qualify for a special variance to allow its construction? Why do they get to build a multi-story facility and I wasn't? Why did I have to follow the rules and comply with the Village's Ordinances and Laws?

This plan for Grace Terrace should be denied on all aspects. The double standards here are glaring and overwhelming. I vote no.

CHAIRPERSON CHERWIN: Time is up. Thank you for your comments.

We have in the front row here, Arlington Heights?

Good evening, sir. Please state your name.

MR. MUELLER: Eric Mueller, 501 East Haven. Thirty-eight years in Arlington Heights, 18 years at this address, a block-and-a-half from the subject project. Sam talked about a Comprehensive Plan before and when you have a Comprehensive Plan you set up zoning. This subject property was zoned Office-Transitional. It was Office-Transitional, and many of my neighbors were taking their life savings and buying their single-family homes. It was Office-Transitional when two new homes were basically just built on my street. It was Office-Transitional when adjacent neighborhoods were expecting offices open 9:00 a.m. to 5:00 p.m., no evenings, no overnight activity. It was Office-Transitional when our taxpaying residents expected very limited weekend activity. It was Office-Transitional in a skyline and esthetics on Arlington Heights Road. It was Office-Transitional when existing offices, as you just heard, were asked to comply with the requirements.

Now, people from outside our area want to come in and change these rules. When neighbors put their life savings on the line to buy a house, a single-family house, for their children, they didn't expect multiple housing of 25 highly concentrated living quarters. When our neighbors committed their life savings, they didn't expect to have nighttime noise, 24-hour habitants with loud conversation, music, slamming doors and overnight guests. We've even heard in the presentation reduce noise. They didn't say eliminate noise. Reduce

noise. Our neighbors turn around and want to become part fabric of this community. They don't want outside lights, multiple banks of outside lights, car lights, door slamming.

When they put down their life savings, they didn't expect a patio in the back that's going to have outside noises with chances of alcohol, parties, any kind of problem. And most of all, they didn't expect when they brought their young children here to introduce criminal types inside Arlington Heights with a risk to their family. Our neighborhood is a very, very ethnically diverse neighborhood recognized as one of the most diverse in our neighborhoods. English is a second language for most our neighbors who are afraid of dealing with the government. Nowhere in their land when they put down their roots did they ever expect to see a three-story building, a three-story building, multiple tenants, placed in their backyard. Not when it was zoned residential. We look at building heights of third floor.

I don't care what kind of lipstick you put on it, it's a third floor building in a residential area. All the neighboring buildings that we looked at are one-story. We have over 200 people who have signed up in our neighborhood, signatures, supplying their phone numbers, telling them that they are against this project. In making your decision tonight we want to turn around, we are good people. We are not against a project for helping people. My wife and I personally have volunteered for many of these type of organizations. We're good citizens. We already bought our homes living next to 190 units that are subsidized housing, 190. We made that choice. Don't pile any more on top of us.

CHAIRPERSON CHERWIN: Thank you, Mr. Mueller. And just for the record, your presentation, could you just turn around and show that to the group? We're not looking for comments or opinions, but just so everyone can see what was shown by Mr. Mueller. Thank you.

We're not looking for comments. Thank you.

First row, please, anybody else from Arlington Heights here that wants to talk?

MR. KEAVY: Good evening. Joe Keavy, 208 West New Orleans. I've lived there for four years with my wife and our young daughter. We would have not bought the property if this project was already established at the time we were looking for our home.

And for all the reasons that the rest of the group has articulated, I strongly oppose this project. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Next row?

Yes, sir. All right, come on.

MS. DUSTIN: My name is Linda Dustin, 404 East Parkview Court. I am, well, I'll just read kind of what I said here. Wait, first –

CHAIRPERSON CHERWIN: Could you just tell us generally where that is? Can you tell us generally where that address is?

MS. DUSTIN: Pardon me?

CHAIRPERSON CHERWIN: Generally where that address is located compared to the site?

MS. DUSTIN: I live one block east of this.

CHAIRPERSON CHERWIN: Thank you.

MS. DUSTIN: I delayed actually leaving on my vacation by three days so I could attend this meeting. It's that important to me for you to understand how I feel about this pending project. I live about one block east of the 1519 property. I understand how the Board of

Arlington Heights feels about affordable housing by a multiple of affordable housing projects that are presently in, you know, being done and approved.

As a resident living in unaffordable housing, who has paid high taxes for over 40 years, my feelings and opinions of this project should may be considered and honored. The proposed piece of land should not be approved for the Full Circle project. It is the wrong location. Period.

I implore you to vote against allowing a three-story eyesore to be built amongst the beautiful, established high-end homes, and especially so close to my neighbors' homes. Your vote of no is crucial in making current homeowners happy versus those that would occupy 25 apartments. Thank you.

CHAIRPERSON CHERWIN: Thank you for your time.

Same row, anybody from Arlington Heights?

Yes, sir. Come on up and join us.

MR. BODNAR: Hi, my name is Gabe Bodnar. I live at 313 East Haven Street next to some of these guys, about a block away from the proposed project. I want to address some of what was asked for by Commissioner Dawson around physical location. Heart's Place keeps getting used as a sister property as an example. Heart's Place is, does not have any single-family homes in the immediate vicinity anywhere near what we have here. They're several blocks at most before you get to actual residential areas and then townhomes or the condo buildings. It's not the same. They didn't do it there. Why are we thinking about doing that here if we're considering this a sister property?

You asked why is three stories a problem. I mean, we talked about it before even here. I won't hash that out again, but it is so close to everything else, it doesn't fit. You just saw esthetically it's not a fit, either, but on top of talking through some of that, I also want to call attention to what it can do for, against home prices.

I mean, we've asked Full Circle what the impact would be with home prices, and the analysis that they gave us, it showed nothing. It wouldn't really have an impact. The problem is that the analysis was done within a mile radius. A mile radius is a huge amount of households to include into a property analysis where most of those households are not going to be able to see or interact or have anything to do with this proposed property that surrounds it. A mile from this proposed site would extend all the way to the Holmes Junior High on the other side of, of the neighborhood. They have no, they can't see this. They have no interaction with this. They have nothing to do with this.

So, why are we getting analyses that are that large? And why don't we ask for new analyses for a smaller radius they're not provided? I'm led to believe since they're leading to believe that we don't care what they have to say. I believe they don't want us to know or want us to see what they have to say or what that analysis would have to say. Being able, and just for further proof, the analysis should be at a small radius, we've done some of our own homework, again, looking at other low income housing facilities that, and the radius of households within them. What's very clear and obvious is when you're within a couple blocks, it's substantially lower household prices, and the farther out you go, the more expensive some of those households get.

It's not what this is. That's the opposite of what's going on within our neighborhood. We have several million dollar households that are bringing in a ton of revenue for Arlington Heights through property taxes. They're saying they're going to bring in $50,000 a year in property taxes. If all of these houses that are that expensive go down in price, they're going to

lose money. Arlington Heights is not going to make money on that. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Before we move to the next person, would the Petitioner like to respond to the question of the property value assessment and whether there was any additional work done to reduce the radius of the comparative properties?

MS. REYES: We pulled information from the multiple service listing, the MLS, within a one-mile radius of affordable housing in Arlington Heights and in other, in our properties, as well. We used the same metrics that are used for state and local analysis by the Illinois Association of Realtors, and we were not specifically for a lower analysis, a smaller analysis. The response that we received was that the metrics that we used were not efficient, but without clarification as to why.

CHAIRPERSON CHERWIN: I think if you're going to be at the next hearing, it would be a recommendation to reduce that radius down for your presentation to the Village Board so that you can answer that question adequately.

MS. REYES: Sure.

CHAIRPERSON CHERWIN: Thank you.

We'll continue with the public here on the left-hand side.

Yes, sir.

MR. DiVITO: Thank you, everyone. Dave DiVito, 210 Ryan Court, 20-year resident Arlington Heights.

CHAIRPERSON CHERWIN: Could you spell your last name?

MR. DiVITO: D-i-v-i-t-o. I think you should know how to spell my name. I was eight years on the Zoning Board, two years as Chairman. I've been through these meetings. I appreciate what you all are doing. I know this is no small task, but it is okay to say no. I've sat through many of them. I sat through enough to where I've seen neighbors in support. I've seen them in opposition of. And you have to understand and weigh all of the, the, what's going on in the sentiment of the room as well as the facts on the, on hand.

I'll stick to, like what I know when it comes to like the zoning. The altering of the character of the neighborhood. I think we've explained it a few different ways. I'll even talk about the design of it being, everything else on that block is going to be brick and block. We are lowering our standards in putting a lesser quality product on that street.

The plight of the owner is self-inflicted. They bought the property without contingencies. They are trying to push forward an agenda of their own citing all of these different challenges that they're facing, but truly, it is their own. It is their own fault. It's not something that we are imposing on them. They chose the property. They could have chosen in different suburbs. They could have chosen anywhere else.

Heart's Place, real quick. Two-story, 18 units. So, obviously, their builder must be better. The second community meeting that we had, the narrative was fully controlled. It wasn't dialogue. It was, the Q & A was fully controlled by FCC. There was no third-party collecting of, I should say independent third-party, collecting of the questions and the response being read off. So, the requests of the, the cost reduction or the price reduction was specifically asked by my neighbor during that meeting. The information was still not provided.

So, I'll close with, is there a need? Sure. Does it need to be Arlington Heights' burden? Not sure. Does it need to be the south side of Arlington Heights? Not sure. Does it need to be this builder? No. This builder has not been operating with transparency. Has not been showing good faith within the residents that are going to be directly

impacted by.

So, if I had to choose and if I were sitting in your position, my vote would be staunchly no. Appreciate your time. Thank you for everything.

CHAIRPERSON CHERWIN: Thank you, sir.

All right, next up in Mr. DiVito's row, anyone from Arlington Heights?

All right, here we go. Hello.

MS. HERATY: Thank you all. Good evening, my name is Colleen Heraty, H-e-r-a-t-y. I'm on East Haven about a block-and-a-half, 20-year resident of Arlington Heights. I have been moved to action via numerous e-mails, attending Village meetings, meeting with my Trustee in my home. I've been holding a protest sign on the side of the road. Things I never thought I would do while happily living in this town. I have two points to discuss, hopefully not repeating.

This developer, self-proclaimed entrepreneur, makes many unsubstantiated marketing claims. Once such claim, onsite staff will be provided by FCC to help the residents. Then it was corrected to one onsite community manager will be there. When pressed, it was further defined as one onsite manager will be there from 9:00 to 5:00. Oh, and the phone number will be provided to residents to self-report any misdeeds they see.

However, one look at Indeed, at Glassdoor or even Google and it tells you a different story. Among the job postings on Indeed, FCC is currently looking for that one community manager for Lake Zurich, and also that one maintenance manager. They also need that same one community manager at the McHenry location. Their rating is two star. Even the semi-positive write-up I found on Glassdoor mentions that she's so overwhelmed by being tasked with managing too much without any training or support. He doesn't know if he can keep going.

How can they claim all will be well and we will be safe if no one is there manning the store?

Number two. My other concern is that in perpetuity, addition to the 10 percent, the Village, I guess has requested that. So, if we give them in perpetuity ownership and, let's say, they go out of business. Let's say, he decides to take his entrepreneurial endeavors elsewhere, who then runs the show? Arlington Heights will lose the ownership or the authority to help out on that property whatsoever. It would go to the Chicago Housing Authority of Cook County. There's a long list of struggles there. We'd be at the bottom of the list.

Please vote no. This is not the right partner for this wonderful, wonderful community. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Would the Petitioner like to address staffing? There were some question raised as to what exactly is going to be staffed here?

MR. WILMOTH: Happy to answer. Happy to address the second part of that question first, which was the affordability in perpetuity running with the land. That is a condition that the City or the Village has requested. First of all, as a non-profit, I don't own Full Circle. I run Full Circle. I work for the Board of the non-profit. And so, for as long as we are a going concern, then that Board will nominate or replace me with my successor and so on and so forth. That is who would own the property. In no instance would the Housing Authority of Cook County own the property. And, again, that land use provision is specifically in there at the request of the Village to insure that it stays affordable in perpetuity.

CHAIRPERSON CHERWIN: Yes, so the perpetuity of the Village request, you would be required by HUD, is it a 30-year minimum on this property?

MR. WILMOTH: That's correct.

CHAIRPERSON CHERWIN: So, you're required to do 30 years. The Village says we want our projects in perpetuity?

MR. WILMOTH: Right, or if we need to make a change to that, then we have to come back to the Village to seek a change because that would be part of the underlying zoning approval. That's my understanding.

CHAIRPERSON CHERWIN: Well, it would also be a restrictive code against the property, right?

MR. WILMOTH: I'll let the attorneys speak to that.

CHAIRPERSON CHERWIN: Let's turn to staffing.

MR. WILMOTH: On to the staffing, yes. Yes, we have a couple of postings open right now for positions. I will also say that we have other properties that are larger than 25 units that have more than one full-time office position. The net result is that for a property of this size, 25 units, is not a full-time property manager is not necessary to ensure the health, wellness, safety, lease compliance, et cetera of our residents, but we are aware that our residents benefit by having more present staff onsite and so we are providing one full-time property manager.

For Pearl Street Commons we would also provide a part-time, approximately four days a week, maintenance person. I'm sorry, not Pearl Street, but at Grace Terrace. Three-quarter time maintenance person at the property. As well as somewhere between one and three case management staff who are on property at more odd hours, weekends, evenings, et cetera, to meet with residents in their homes.

CHAIRPERSON CHERWIN: So, is there any 24-hour coverage? It doesn't sound like that's --

MR. WILMOITH: No, there is not.

CHAIRPERSON CHERWIN: Thank you.

All right, we're going to go back to this.

Yes, ma'am.

MS. BARCHAM: Good evening. My name is Helen Barcham, B-a-r-c-h-a-m. I live on 8 West Emerson Street, so it's kind of across, diagonal from my house. I've lived in Arlington Heights for 13 years, raised my two boys there for safety reasons. The current place, I've been there for a year-and-a-half. When I bought my house in April of 2023, I was up against 30 people bidding for the house wanting to buy it.

There's a house now on our street that's for sale and it is not going, and it's probably due to this project, and people are waiting to see what's going to happen. So, when people talk about housing not being desirable, that's proof of it. I'm a Real Estate Attorney for 19 years, as well, so I know the market. I know how properties go.

Our neighborhood has a lot of diversity. We actually have disabled people in our neighborhood, Polish people, veterans. My next door neighbor is a veteran. My parents are immigrants. They live on East Noyes, which is two blocks from the proposed area. We have our parks and our kids. And like everyone has said, the statistics, the evidence is there. It's hard evidence. It's not he said/she said. So, the safety and integrity of our community is what's important to me, and that's why I'm against this.

I do have disabled family members. I do have veterans in my family. If this building was going to be only for veterans, and it would be vetted properly, of course I wouldn't be against it, but I don't think that's the case. And we've proven that with only one percent being veterans from the evidence shown.

Yeah, so I take it to heart. I love the area. I want my kids to grow up safe, but again, I would consider, even though I moved here, I've lived here for 13 years and I moved here a year-and-a-half ago, I would probably move out of Arlington Heights if it were built. So, I opposed, against it. Thank you.

CHAIRPERSON CHERWIN: Could I ask you real quick to clarify your, you said one percent veterans? Where did you get that information?

MS. BACHMAN: That was in one of the FOIA facts that they had presented.

CHAIRPERSON CHERWIN: Thank you.

MS. BACHMAN: Yep, thank you.

CHAIRPERSON CHERWIN: Would the Petitioner like to comment on that? Do you have any information on the percentage of veterans at your locations?

MR. WILMOTH: I do, and this is already included on the information, on the website and et cetera. At Pearl Street Commons, which is again the most similar in concept to what we're describing here, there are total of 30 percent of those 25 units that are occupied by a person who is a veteran or a veteran with a disability. The remaining 70 percent of the units are occupied by persons with a disability. So, they are 70 percent person with a disability, 30 percent veteran.

At 5150 Northwest Highway, another development that was referenced, our project target goal was 25 percent of the property would be veterans or persons with a disability. We have achieved 17 percent veteran or veteran with a disability and another 22 percent person with a disability, so that would be 39 percent against our targeted goal of 25.

At Torrence Place, our target was 25 percent. This is in Lansing, Illinois. There, it is two percent veterans, 29 percent persons with a disability, for a total of 31 percent compared to our target of 25.

Then at 15th Street in Dubuq, Iowa, with a target of 25 percent, we achieved a total of 42 percent of the property, half of that being a person with a disability, 21 percent, the other 21 percent being veterans.

So, in all cases, we have met or exceeded our target goals, and I don't know where the one percent information came from.

COMMISSIONER LORENZINI: Do you know, of all the percentages you just mentioned, do any of them have criminal records? Or can you answer that?

MR. WILMOTH: I can't say definitively one way or the other. I mean, my suspicion is that yes. Yes, they do, some of them. I do not know how many off the top of my head, but again, you've heard some of the screening that we go through. Having a criminal record in and of itself is not disqualifying. There are certainly criminal incidents and criminal convictions that are disqualifying, but to your question.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON CHERWIN: All right, thank you for addressing the question presented by the public. Next row, I think we've gone through this row, do we have one in the back here? Residents of Arlington? Okay, yes, that's the correct row.

MR. WETZEL: Thank you, Commissioner Cherwin and other esteemed Commissioners. My name is Richard Wetzel, W-e-t-z-e-l. I live a block away from the Full Circle site. I've lived there for 25 years. I've raised my family there, and it's a great neighborhood. It's a neighborhood, it's a residential neighborhood, and a three-story facility is not appropriate for this neighborhood.

The only thing I've pretty much taken away from why they're not

doing the two-story is it costs too much money. That's not my problem. That's not the neighborhood's problem. That's their problem, and I think they should have perhaps spent a little bit more effort for finding a better place, a more suitable place. We hear about this Heart's Place and what's the closest residential place, it's quite some distance.

I would also have, I also have great concerns about the nighttime activity. As I say, this is a neighborhood and I'd like to maintain the great neighborhood that we have. I want to thank you and want to impress upon you that this is not the appropriate location. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Anybody else in Mr. Wetzel's row there from Arlington Heights that would like to speak?

Yes, sir.

MR. ORAHEMCHAHARBAKSHI: Okay, my name is George Orahemchaharbakshi. You want me to spell it? That will take me all day.

CHAIRPERSON CHERWIN: Yes, sir.

MR. ORAHEMCHAHARBAKHSHI: Okay, O-r-a-h-e-m-c-h-a-h-a-r-b-a-k-h-s-h-i.

CHAIRPERSON CHERWIN: That's exactly how I thought it would be spelled.

MR. ORAHEMCHAHARBAKHSHI: My friends here covered everything that was, so I'm not going to go through that. The only thing I want to say, as I heard the gentleman here talk, they're more worried about checking people's credit so they can get paid rather than their background check. Okay, and these are facts that these people brought up. Whatever they don't know, I haven't thought that yet.

As far as multiple listing, I am owner of a real estate office and designated managing broker. I have 85 agents working for me. So, for you to tell me that you've got different multiple listings which we call it MLS, when this project goes up and it's done, then you do appraisal. You don't do it now. You're going to bring half, 50 percent of the price of our houses down, I guarantee you, okay. And you bring a professional to do that, an appraiser, not anybody that you know. That's all I have to say. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Same row, residents of Arlington Heights.

Come on and join us up here, please.

MS. LEACH: Thank you. I'm not a public speaker, but here we go. I'm Terry Leach, I live at 1528 South Douglas. It's about two blocks from the proposed area. We bought our home in 2021 after doing our due diligence and felt we bought in a safe, secure neighborhood for our retirement.

We attended the Full Circle neighborhood meeting and witnessed first-hand what we would consider a highly manipulative business organization. Sure, they accepted questions, but only those that were written out prior to presentation and then rephrased them to suit us, or to suit themselves, saying that they could answer more questions that way. We ask you, how many times have you had a question answered which generated or had listened to the response and had another question generated from that response? None of those things were addressed. When they did answer questions, at times they contradicted themselves. Now, as neighbors, what were we to believe?

They chose a location to host a meeting that they knew would have a

limited timeframe that they could actually meet with us. If Full Circle intends on being the good neighbor that they say that they want to be, then why are we lacking in transparency with them? The meeting was not held in the good faith that you intended it to be for us.

I immediately started thinking about the German philosopher Friedrich Nietzsche. He said the truth doesn't mind being questioned but a why doesn't like being challenged. I urge you tonight to think about that as you review everything you've heard. For instance, as they talked about veterans and the disabled and who would be eligible to move in, from that evening meeting, they talked about the tenant selection plan which is approved by our funders including the Illinois Housing Development Authority and the Housing Authority of Cook County that outlines disability as a requirement for tenancy and veterans will have a preference, meaning they will move to the top of the wait list. If that is true, why would they have such a low occupancy rate for veterans and those disabled?

Thank you. Please vote no.

CHAIRPERSON CHERWIN: Thank you.

Anyone else from Arlington Heights in the same row that would like to speak? Okay, we're going to move to the next row behind.

MS. SCHMITZ: Good evening.

CHAIRPERSON CHERWIN: Good evening.

MS. SCHMITZ: My name is Anna Schmitz, S-c-h-m-i-t-z, and I live 1,500 feet from the proposed project.

When we moved to our home 38 years ago, I think I got everybody beat for the most part, at the corner where the gastroenterologist's office is, it used to La Gondola Restaurant. We knew that when we moved in. You know what, we were sort of surprised the first time we heard a helicopter land behind it dropping off clients for the restaurant. Where Dr. Kakos' office is, there was an abandoned gas station there for the longest time. You know, we couldn't do anything about it, eventually Dr. Kakos built a facility there.

Where Brett Court and Ryan Court are at White Oak and Arlington Heights Road, that was originally planned and a proposed site of 45 townhomes. We decided as a neighborhood at that time to fight it because it did not fit into our neighborhood, our single-family home residences. So, what did they do? They built up two streets and some of the other way, you know, it was toward the park, and they built up wonderful single-family homes which have probably brought in quite a bit of tax money to the Village. Why they can't extend where the proposed project is, there were three single-family homes there, too, where most of you people remember, there was the ice sculpture gentleman, Mr. Volz.

Now, what they did at Brett and Ryan Court, they brought the people in or the street in off of, down White Oak, off of Arlington Heights Road, and built Brett and Ryan Court which are dead-end, you know, basically cul-de-sacs. Why this property had to be rezoned to even office or now to institutional when you could have easily gotten a developer to build homes coming in off of Emerson, putting a fence up just like you have over at Ryan and Brett Court?

So, that's all I've got to say, but please take all this into consideration. We've been here a long time. We've been in the whole village for 48 years.

CHAIRPERSON CHERWIN: Well, thank you.

Anybody else in Ms. Schmitz' row that would like to speak? Next row down?

Yes, sir.

MR. DUPREE: Yes, hello. My name is Dave Dupree; 490 East Haven. So, I'm about two blocks, two and a half blocks from the proposed development. Been there about 35-plus years.

CHAIRPERSON CHERWIN: Spell your name please.

MR. DUPREE: D-u-p-r-e-e.

CHAIRPERSON CHERWIN: Thank you.

MR. DUPREE: Two questions. One is what happens when the Cook County dollars run out? What happens? Who funds this place? Who pays the rent? We know Cook County doesn't have unlimited money for even 30 plus years or perpetuity. Who's going to pay/subsidize the rent?

But mainly my big question is zoning. After the Eastman fiasco, which I'm sure you're all aware of, the Mayor made a big point. He said, hey, we have to look at all the zoning next to residential to make sure we don't have a fiasco like this again. We should have transitional zoning so that only small things can be built next to residential.

Well, guess what we have here? Transitional zoning. And what are they wanting us to do? Throw it away to build something big. Well, it kind of destroys the whole idea of having transitional zoning to provide that small continuity to big commercial, that you can't put a big commercial next to residential. So, we have transitional zoning.

If you give the exemption now, how can anyone in the Village ever trust the Village Board or Plan Commission if they live next to transitional zoning that another exemption won't be given again? Even if there's a good reason, your hearts are in the right place, the zoning doesn't allow that. In this planning, you have a plan for the Arlington Heights Road corridor, you zoned for it, you planned for it. When we moved in there, we knew what the zoning was, the current tenants there, you know, the gastro, the memory care, the dentist, hey, that's fine. Everyone has no problem with those places.

But again, how can anyone trust the Village if we give zoning exemptions because we think, hey, it's nice people, they're doing good, let's just give them zoning exemption, right? So, again that's my comment. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Same row, any villagers who would like to speak?

There we go. Good evening.

MS. GIOLLI: Good evening. My name is Phyllis Giolli, G-i-o-l-l-i. Aesthetically, I don't believe that it belongs there. It is zoned for a one-story office building, that's what I bought it for. I've been there 22 years. When I purchased it, I asked them what will be here, one zone.

I've never protested anything that's been built there. Everything looks wonderful, but this does not match the home levels, the bricking, the roof line, the cedar, whatever it's going to be. It doesn't look right.

Everything, how come all the office buildings and dental and memory care was one-story and we're allowing a three-story building in a residential area? Everything else was said, I'm standing behind. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Same row, anybody else like to speak? All right, we'll move to the next row. Anyone from Arlington Heights like to speak?

Yes, ma'am. Good evening.

MS. DRYANKOVA: Hello, good evening. My name is Desi Dryankova, D-r-

y-a-n-k-o-v-a. I live 200 feet away from the proposed site, to the south of the site. I've been living in Arlington Heights for the last 22 years, and at my current address I have lived for 11 years.

We chose to live there because it's a very rural and quiet place. We do not have sidewalks there. We also have another place that is about a block away from us that is subsidized buildings. So, it's not like we do not like subsidized buildings. It's like really, like two blocks away from us. So, all of a sudden, this three-story building needs to come and it just doesn't, it's like a sore thumb, it doesn't look fine with all the houses over there.

Also, I was on vacation two weeks ago, and my house alarm went off. The security company said that they called the police within 30 seconds. My camera showed the police 17 minutes later in front of our house, which means the police didn't really have the capacity to come to my property within 17 minutes. We could have been killed within those 17 minutes. With those many people to come, how is the police to support so many people?

So, with it being rural and not having any sidewalks, it's so hard to drive, we drive 10 miles per hour trying to not hit people around. People will come and start walking the streets, and it's just going to be wild. I don't know how we're going to do it.

Also, this site proposes the entrance to be from Arlington Heights which, I guess it's a little bit better, but can you imagine the traffic from Arlington Heights? We can barely make it home as it is at 4:00 or 5:00 p.m. In the morning, when I drive my kids to school, it's just, also Forest View Elementary that this site will belong to has not even a single open spot. I have a first grader that cannot go to that school this year. So, he has to go to private school because the school doesn't have any openings. We pay $22,000 in taxes so my child cannot go to public school. I mean, it's a little bit ridiculous, and where will the kids from this site go? Where? The school doesn't have like the capacity.

So, this is pretty much what I have. I am not against of course the people with the disabilities, mental disabilities. Just I have mental disabilities as well. So, I mean, Arlington Heights is a huge city. Don't tell me that we can build this anywhere else in Arlington Heights.

CHAIRPERSON CHERWIN: It's up, thank you.

MS. DRYANKOVA: Thank you.

CHAIRPERSON CHERWIN: Appreciate your comments.

Anyone else in the same row, Arlington Heights residents? If not, I guess we'll move, yes, we've got some folks standing in the back. Then I guess, Sam, I would say if we have people in other locations, I don't know if they're going to make their way up this way. If they want to speak, I guess they could line up back there so we know and we're available to keep things moving.

Yes, ma'am? Sorry, thank you.

MS. LAWSON: Kim Lawson, L-a-w-s-o-n. I'm a 30-year resident at 304 South Mitchell. I'm also an attorney that has practiced in the area of affordable housing for 35 to 40 years, and Full Circle, I'm very proud to say, is a client of ours.

One of the things that I wanted to talk briefly about is some of the questions that were raised about financing and why a two-story building wouldn't work, and there were some references to it that it's just that they're not willing to take on the cost of that. That's not the way these projects are structured financially. The money from these projects comes from federal and state financing and it comes from the sale of tax credits to equity investors in the deal. Sometimes the developer themselves leave money in the deal.

The only money that they really get out of these deals is a

development fee. If there isn't sufficient cash in the deal to pay for the construction costs, they leave a portion of that in, and the only way they get it out is if there's cash flow from the deal as it moves forward which often is not the case with these projects.

In addition to that, Full Circle is one of the only developers in the State of Illinois that has an ongoing programmatic initiative of taking part of the development fee that they receive and putting it back into resources for services to the residents at the community. So, when you talk about a developer, it's not the typical developer that you think of in a commercial sense. They're in this for the long haul. They are not just a developer, they're a social service provider that's monitored heavily by the state and by the federal government.

Full Circle is one of the organizations that has been called upon by the State of Illinois to step in to failing low income properties to take them over in order to bring safety back to them, to bring financial stability back to them. They have been a partner of the state, a partner of many municipalities.

So, I think the sort of notion that this is all greed and, you know, that there are these unlimited resources for these projects is absolutely not true. The state and the federal government are going to look at what is the cost per unit for the development, and if you have to add another million dollars to reduce the number of floors to this development, it will make it financially infeasible in the eyes of the state and HUD. So, that's what they're trying to balance in terms of creating a project that both meets the needs of the community but also the needs of the people that are financing this which is in essence all of us. Thank you.

CHAIRPERSON CHERWIN: Thank you.

All right, in the back standing, anybody from Arlington Heights like to speak?

MS. STUBING: My name is Carol Stubing, S-t-u-b-i-n-g. I came here tonight with no intention of speaking.

CHAIRPERSON CHERWIN: I'm sorry, can you just, where are you residing just before you make your statement?

MS. STUBING: I live down a block in Emerson, so within a block of this. I would like to say that the only reason I even knew about this tonight was because I just happened by chance to open up some mail that came about two weeks ago. So, when you want to say that they have told neighbors, they may have told one side of the neighborhood, but they haven't told all of the neighborhood. So, this is all very new to me.

I am definitely not for it. We've just done work on our house, and to try to get permits was ridiculous. So, the zoning should definitely not be changed because somebody wants to come in and build against what the zoning is. Every time we try to get permits, it literally went to the deadline for approval, then it was sent back to make changes, this, that, everything else. We did it according to the current zone.

I'm also not hearing anything about any kind of medical person that's going to be here. There's disabilities, there's mental disabilities, there's alcoholism. All of this is, what I am understanding, this is supposed to be housing. It should be 95 to 97 percent, not 22. I'm sorry, I am not saying that there is not a need for this somewhere, it's not here. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Before I go to the next person, Sam, could you just really quickly speak about the notice requirements and what was sent and why maybe some people might have gotten notices and some not?

MR. HUBBARD: Yes. So, the state requires that everyone within 250 feet

of the property exclusive of any right-of-way receive a notice of the public hearing. That has to be sent out no less than 15 days prior to this date. The Petitioner did meet that obligation. In fact, they went beyond that obligation. In some instances, they went, you know, up to 750 feet or more just to get the word out.

Additionally, we've had a website up on our website to, you know, keep residents informed, you know, a sign-up that they can sign in to, to receive e-mails when a public hearing has been scheduled and so forth but, you know, it would be more of a question for the post office as far as why it took so long for that mail to arrive.

CHAIRPERSON CHERWIN: Okay, thank you.

Standing in the back, any other residents from Arlington Heights like to speak on this?

MS. PHARES: Hi, my name is Janice Phares, that's P as in Paul, h-a-r-e-s. I live in Scarsdale, so I am probably 11 blocks I think from the site north, and then, you know, south of here.

So, we moved here in 2007, bought a house. What I loved is that everything is different, it's not cookie cutter. So, there's larger homes, there's ours, there's smaller, there's apartment buildings, there's gas stations close by. I can walk to everywhere. The train goes rumbling by. I hear the police cars and the, you know, because I'm close enough to all of that. There's neighbors. We can see into everybody's yards, because that's a community. There's dogs, there's parties, there's music, there's all kinds of stuff.

I just don't understand why this is a big deal. You're talking about safety? We moved here in 2007. Soon after that, there was a human torso found in a dumpster by the Eros Restaurant that had the feet, the arms hacked off and this body dumped in here. And I thought, well, that's just really disturbing and probably a low point as far as crime. We've never had that again, okay. I think that's kind of a baseline that we could all kind of say it's never been that bad, thankfully. But still, no one was running around thinking, oh, my God, I'm going to be the next person in that dumpster with my, you know, everything cut off.

I am just, I find it abhorrent that people think that someone in a wheelchair is going to bring down their property value. I'm just really ashamed of that. Yes, I'm just having a hard time with this.

CHAIRPERSON CHERWIN: Can we have some order please while the speaker is speaking, please? Let's keep the chatter down, thank you.

MS. PHARES: So, I don't think it's someone's take on an apartment building. I think there's more issues here and I think it's kind of ugly. So, thank you.

CHAIRPERSON CHERWIN: Thanks for your comment.

Standing in the back, anymore residents from Arlington Heights who would like to speak?

Good evening.

MR. CRUSIUS: Hello, members of the Plan Commission. I am Daniel Crusius, D-a-n-i-e-l C-r-u-s-i-u-s. I live on Patton Avenue in Arlington Heights and I am a lifelong resident here. I'm also proud to be a person with a disability.

So, Arlington Heights, what we stand for is we stand for inclusion, we stand for welcoming people, we stand for taking care of people and loving our neighbors around us. This project is an important manifestation of our values, serving people with disabilities and veterans, some who may be injured from war or maybe not, but this is who we are as Arlington Heights. This is about our reputation. It is about what makes Arlington Heights a good place to

be, which is because we do take care of people with disabilities. That's why our schools are a good place because we have great special education programs. That is, inclusion is what makes Arlington Heights a good place.

I'm proud to be a resident of Arlington Heights, and I hope that this can be a welcoming community. Approving this project will be a sign of welcome to people with disabilities. Thank you.

CHAIRPERSON CHERWIN: Thank you very much.

In the back of the room, Arlington Heights residents. Good evening.

MS. CRUSIUS: Good evening. My name is Christina Crusius. Christina, C-h-r-i-s-t-i-n-a, Crusius spelled C-r-u-s-i-u-s. I live at 204 North Patton, and I have for all 30 years of my life.

I am in support of this project along with members of my family, and many I know from my faith community, First United Methodist Church of Arlington Heights. I think this project is well thought out and much needed. I'm impressed with the thoroughness of the presentations, attention to detail in response to concerns that have been addressed throughout the course of the project. Also, for the record, I live in a single-family neighborhood, just two blocks from a three-story apartment. It's literally been a non-issue, and I've had friends in these apartments growing up.

But mostly, it saddens me that the reaction to living near people with disabilities is one of fear, or specifically 'not in my backyard.' In fact, it disgusts me that the immediate neighbors are alleging that disability is associated with crime. I'm sorry, what? People with intellectual and developmental disabilities are a vulnerable population. Did you know that this demographic is almost twice as likely to be victims of crime than people without disabilities? Think about that for a second.

Further, I know so many wonderful people with disabilities who have a lot to contribute and would be excellent neighbors. I hope you all would be excellent neighbors to them, too. I work with students with disabilities everyday in a school setting. Some day they will become adults who will need places to live. A place like this could allow them to live in the community relatively independently while still having supports available.

The community has been really supportive of Gerry's Cafe which opened about a year ago. This is a place some of the employees may be eligible to live. I also have a number of people with disabilities in my family and circle of friends. Additionally, I have invisible disabilities myself, including mental health related.

To all of you in the room, please be more considerate and talk like we're actually in the room. We're not scary people, I promise. I also challenge you to consider that people with disabilities are already in your neighborhoods. So, 13 percent of people in the United States have a disability. They are already living peacefully in your neighborhood and in mine.

For example, a home a block away from me became a Clearbrook home when I was growing up. They've been nothing but good neighbors and we never had a problem. I know everyone wants to believe that they support people with disabilities, but does that mean anything if concrete actions are not taken to support their disability community?

Now is the time, here is the place. Let's take advantage of this opportunity in front of us. I'm excited about the possibilities and I hope you will vote yes. Thank you.

CHAIRPERSON CHERWIN: Thank you.

DRAFT

In the back of the room, anyone else from Arlington Heights like to speak? Is there anyone else, I think we've got our location, we have a gentleman coming in here.

Yes, sir, if you could state your name and where you reside?

MR. ENTERLINE: Hello, my name Cole Enterline; I live at 121 East Council Trail. I would be about 250 feet away from this location.

Just to comment on, you know, the last speaker, I have no problem with anybody with disabilities. I don't fear the people with disabilities. My concern is when I moved to Arlington Heights, so I bought the property eight years ago and then spent the next two years planning and, well, me and my wife, we aspired to move to Arlington Heights. It became a reality when we bought our property. I then worked to build our home, and then we started creating and building our family. I now have four small children.

As some of the other neighbors, I did do my due diligence. I looked at the zoning, looked at the properties that were around, tried to understand what the neighborhood could be in the future because we were living so close to the International Plaza, we knew things were going to change.

I'm all for growth. I'm all for development. We were excited. We said, okay, this is a great single-family neighborhood. There are some businesses, you know, office buildings, medical doctors, commercial real estate, all one-story. I was like this is just going to grow and develop, our property values will increase, and I think this is going to be a great place to raise our family.

Ultimately, here we are today. The zoning is going to change. Our single-family neighborhood is changing. We're now going to have a three-story building 250 feet away from our property.

The targets that the gentleman here was speaking to, you know, they have targets of hitting 25 percent, 35 percent, I don't know all the numbers, but people who are veterans, who are disabled, that's less than 50 percent of the people in that home.

Arlington Heights also, so this is just this one building, so it's 25 units, affordable, 250 feet away. I will see it from my front porch. Directly behind me is the International Plaza. We open the door to this three-story building, the next thing that's coming, seven four-story buildings 50 feet away from my home, including an entire affordable building. That developer doesn't even want to have the affordable units mixed in with their other six buildings. They want to build their six and then outsource the seventh.

That's going to significantly change my life, my family's life, and the whole look and feel of our entire neighborhood. Had I known that, I would not have invested my entire life savings and years building my home for me and my family. So, I lose sleep at night just thinking about the destruction that's going to happen to the woods, the trees, my property value, and everything I've spent my life building. So, I urge you to please vote no. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Continuing at the back of the room, anyone else from Arlington Heights would like to speak up on this? I do not see anyone else. I would say if there's anybody else in the other rooms, to make your way up here because we're going to come back to non-Arlington Heights residents. On this side of the room?

Yes, ma'am, come up.

MS. MALZENSKI: Good evening. My name is Mary Malzenski, M-a-l-z-e-n-s-k-i. I live across in the Surrey Ridge Subdivision. I'm against this, this location.

Just a couple of blocks south of here, there's a large construction

project underway for Vietnam veterans and the disabled. I don't understand why another building, why this project is so close to that. Okay, it's on Arlington Heights Road just south of Golf.

I'm concerned about safety. I've lived in Arlington Heights for 45 years and I used to work for the Illinois Department of Mental Health in the city in Downing. The business office was across the street, residents were across from there. I used to do the night reports for the doctors of the residents escaping for drugs and then breaking back in. There's a big drug problem as it is in Illinois, and I'm just concerned for my safety.

I don't understand this location. You saw the map; it's right across the street from homes, and homes in the back of it. Thank you for your time.

CHAIRPERSON CHERWIN: Thank you.

Point of clarification, you are I guess a resident of Arlington Heights on this then. So, anybody else in the room that has not spoken?

Are we clear of other rooms, Sam? Is there anybody coming up or are we ready to close the public hearing?

MR. HUBBARD: Well, I may suggest like a short recess before we close public hearing just to check, you know, the other rooms. We can maybe take a quick break for five minutes.

CHAIRPERSON CHERWIN: All right, we'll continue the public hearing. The public hearing is not closed at this point.

MR. HUBBARD: Correct.

CHAIRPERSON CHERWIN: We will keep the public hearing open. We're going to take a brief, let's call it five-minute recess. Sam can check the other rooms and we will reconvene here in approximately five minutes. Thank you.

(Short recess.)

CHAIRPERSON CHERWIN: If anybody is in another room, please make your way up and get in line as we begin to wrap up comments. We will shortly get started.

Is there a motion to reconvene the public hearing?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

CHAIRPERSON CHERWIN: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: Any opposed?

(No response.)

CHAIRPERSON CHERWIN: The public hearing goes on.

Anyone who did not previously speak, would you like to step up?

Sure, come on. Hi.

MS. WAYCIE: Hi. I am not a resident of Arlington Heights. I am very highly connected to Arlington Heights.

CHAIRPERSON CHERWIN: Please state your name.

MS. WAYCIE: My name is Linda Waycie, Linda and then Waycie, W-a-y-c-i-e.

CHAIRPERSON CHERWIN: Thank you.

MS. WAYCIE: I attend Southminster Presbyterian Church. So, what I really would like to mention here is that a yes vote is 25 chances for veterans to find an affordable housing. I do want to quote James Dowling, Hospital Director of Edward Hines VA Hospital who

said in his support letter, and I quote, "The community needs affordable housing for veterans who are exiting programs such as VA grant and per diem, per diem only, and transition in place, and other programs. With Grace Terrace being designed for persons with disabilities and on-site service staff who will work with residents, Grace Terrace will be a great housing option for veterans in Arlington Heights and Cook County."

As Commissioners, you need to decide if you are for or against a facility that has a preference, and it doesn't mean it's going to be a 100 percent veterans, but there will be a preference for disabled veterans. So, I hope that you will vote yes for Grace Terrace. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Anyone else in the room who would like to make a comment?

Yes, sir. Sure, come on up.

MR. PIECZONKA: My name is Matthew Pieczonka, P-i-e-c-z-o-n-k-a. I live about three blocks away from the proposed site.

The first topic I'm going to bring up was, before, we spoke about Glassdoor and Indeed from the employees of Full Circle. Some of the comments that these employees themselves made as a review are, and I quote, "poor leadership," "unrealistic expectation," and then another review, "horrible," "bad leadership," "toxic," "bad." Another one, "horrible leadership," "I see why three to four different employees and managers left in a span of two to four weeks of employment just in the small amount of time I was there." Those are just a few examples of their own employees that they stated.

Then the next topic I wanted to talk about was we talked a lot about property values, and a lot that has been said was hearsay, but we have a lot of people here, and people could even say it, who here would want to live next to a site like this?

CHAIRPERSON CHERWIN: We're not taking a referendum here, guys.

Go ahead, continue with your public comments.

AUDIENCE MEMBER: Your clock is not working. Your clock is not working.

CHAIRPERSON CHERWIN: Excuse me, Michael, is the clock stuck?

MR. LYSICATOS: It's on. You can go ahead.

CHAIRPERSON CHERWIN: All right.

MR. PIECZONKA: That was going to be my last kind of show, that over probably three-fourths of people here would not want to live next to a site like this, causing the property value to go down. Common sense. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Yes, sir, in the back, stepping up. Yes, sir, come on up.

MR. STUBING: Hi, Rich Stubing, 215 West Emerson. Last name S-t-u-b-i-n-g.

I just have one, I have a question and a comment. Question is there have been a lot of numbers thrown about, about the percentage of residents with disabilities. I just wanted some clarification on that. If it's anything less than a 100 percent, I think a lot of their arguments are out the window. If it's not a 100 percent, either veteran or somebody with disability, their arguments are out the window.

My comment is you already have a 300-plus unit building approved and soon to be under construction at Arlington Heights and Algonquin. Couldn't they find 25 units there for the same residents, future residents? I think it would be a much more convenient location for them. There would be on-site resources for them to use, like restaurants and other

facilities.

Those are my comments. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Anyone else in the room who has not spoken?

Yes, sir.

MR. LEACH: My name is Fred Leach; I live at 1528 South Douglas, about two blocks or so from the proposed facility.

I've listened to all of the comments and I agree with all the people that are saying no, they don't want this facility. It's not that there's not the need, but it just doesn't make sense in this location. From the zoning and the look of the whole neighborhood, it just doesn't fit in.

But I want to talk about something else. In my career I spent in business, own my own business, ran businesses for other people, did a lot of consulting, and something just doesn't make sense. If you're going to buy a piece of property that you're going to spend a lot of money on, now you need to have all these changes and zoning changes and change the way you originally had it set up to make the neighbors happy, or not happy but to alleviate some of the concerns, that just doesn't make sense to me. If I was going to do that, any of the businesses I was running or my consultants, I'd say make a conditional offer on the property, then go through all this other stuff before you put any of your money into it, or government money which is all our money, and buy the property.

They did it all, to me, they did it backwards. Now, we're asking the Village of Arlington Heights to bail them out so they can do something with this piece of property that they own. If that's the way they're going to go forward or are operating before they even put a shovel in the ground to build this thing, that really makes me question how they're going to be running their business, because to me, any business sense says this is just done backwards.

I know a number, a lot of the other residents had a number of other questions and requests for Full Circle that they still haven't gotten answers to. I've got a sheet right here that some of the people have given me. So, to me, this just doesn't make sense. We're trying to help Full Circle out because they did things backwards, and I don't think the Village of Arlington Heights should bail somebody out in this position. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

Anyone else over here that would like to -- yes, ma'am?

MS. OGILVIE: Hi, my name is Maryann Ogilvie. It's M-a-r-y-a-n-n O-g-i-l-v-i-e. I live in Schaumburg.

I'm going to recommend that you vote yes on this proposal. I have worked in Arlington Heights 25 years, so I'm not a stranger to Arlington Heights, but I do have a 26-year-old son who has both mental illness and development disability, and my husband and I are in our 70's. For the last many, many years, we have said to ourselves, what's going to happen to him when we can't take care of him any longer?

We've looked and looked and looked, and places are full. The places that are available either have a very long waiting list, the places aren't cared for well, and some agencies have places that are great, some not so great, but at any rate there's no opening. I run into many, many parents, and when we ask them, so, what's your plan? Everybody knows that is the question, what is your plan for your kid when you can no longer take care of them. Most of the parents look at us and say we don't know yet, or he's going to live with us forever, or I'm hoping I will just live one more day than he does. That's the truth. People really do believe that.

We are very fortunate that we found a place for developmental disabilities. It's a wonderful six-story building in Aurora, and he is thriving, without parents there to rescue him or do things he really doesn't need as an adult. He is able to, with the staff and help that's there, he is able to grow and mature and is working. He's got friends, and it's all without us, but that's great because that is going to be what happens down the road.

So, I would say for the folks that need a setting like permanent supportive housing where there are services available if they need it, where they can walk to places, they can walk to work, they can bike to the store, they can have friends outside of their own home, I think that's absolutely wonderful. I am really surprised when I hear some folks say that, the NIMBYs, “not in my backyard,” you know, it's a great idea, I just don't want it near me. I really never thought any town in the northwest suburbs was so homogenous in their thinking.

I mean, look around in the room. We are all different. Well, having a mental illness or a substance abuse or a developmental disability or PTSD from being in a war, that's different, too. We all need a place to go. So, let's let people go where they can thrive. Thank you.

CHAIRPERSON CHERWIN: Thank you.

Anyone else on this side that has not spoken yet?

Yes, ma'am.

MS. PIASECKI: Hi, thank you for letting me be here. My name is Suzie Piasecki, P-i-a-s-e-c-k-i, and I'd like to buy a vowel. So, yes, I'm nervous being up here.

CHAIRPERSON CHERWIN: Just give us some indication of where you reside.

MS. PIASECKI: Oh, I'm so sorry. Mount Prospect. I live in a permanent supportive housing in Mount Prospect. So, yes, I feel like I have a lot that can be shared regarding that. I love being in a permanent supportive housing. It's really helped change my life. I'm nervous being up here.

CHAIRPERSON CHERWIN: It's okay, you're doing good.

MS. PIASECKI: Thank you. Yes, so I'm a Korean-American adoptee. I live with depression, anxiety and PTSD. I am 44. My shoe size is 8. My eighth grade locker combination is 81522.

Basically, you know, I was discouraged when I heard that Mr. Divito say are we a product or a burden, and really as a people with mental illness, we're people first. You know, I really was very discouraged to hear that. The only real disability in life that exists is not to have a heart and to not have compassion or kindness for others and for humanity. The real problem is discrimination against people with disabilities and not seeing them as people first.

You know, I think disabilities don't discriminate. All walks of life are at risk and, you know, so who's to say it's not going to be you one day, you know, and it could end up being someone you love.

So, people want to know what you are so they know how to hate you. Unfortunately, that's the way it is in this world sometimes, but labels belong on jars, not on people. Like Brian and Martin had pointed out, you know, in regard to crime and violence, year after year after year for I don't even know how many years, research has shown people with disabilities are more likely to be the victims of crime and violence rather than the perpetrators as a fact. So, no matter what has been brought up to your attention, national research shows people with disabilities are more likely to be the victims of violence and crime than the perpetrators.

As far as, I only have a minute left, okay, so there actually was a point

with my depression that I had attempted suicide. That was in 2002. So, being so bold as to share that, years later fast forward to now, actually in 2016, I ended up receiving permanent supportive house, and I look forward everyday to being able to live in my apartment, to look forward to waking up in the morning and taking care of my place, having a place that I can call home and take pride in it.

I actually look forward to paying my rent. Call me crazy, right? Yes, well, you know what, I look forward to being able to say with pride I can pay all my bills and I am self-sustaining. I may not have a lot of money at the end of the month left over, but I can pay my bills. I'm proud of being able to take care of myself and be independent.

It's only thanks to permanent supportive housing that I can do that and live independently. So, thank you.

CHAIRPERSON CHERWIN: Thank you. Anyone on this side of the room that has not yet spoken that would like to speak?

All right, seeing -- I'm sorry, are we -- oh, there you are, come on in. Hi.

MR. MOTTO: Good evening. I'm George Motto. I've been a 48-year resident of Arlington Heights. I'm a retired Physician. I am Chairperson of the Arlington Heights Age-Friendly Community Initiative, and Arlington Heights is an age-friendly community.

On all of our surveys in Arlington Heights in the area, affordable housing is the number one concern. As far as people with disabilities, as a Physician, I can guarantee you that each and every one of us at one time of our life, I'm 82 years old, I'm soon going to be disabled, okay. We cannot ignore this, and we can't keep passing the buck down the road.

Now, I've enjoyed the conversation tonight. As I've been sitting there, I've been trying to think of how can we solve this problem. It's there. People with disabilities are not going to go away. People who need help are not going to go away. A place to live is the most important thing in a person's life.

Now, how this is resolved, I don't know. It's up to you. I don't have the answers, but I'm saying this adversarial position, this tit for tat, this stuff, you know, crime statistics, I mean, I live in Scarsdale. The house is 15 feet away. I had to put frost on my windows in my bedroom because, you know, so my neighbor couldn't look in. I mean, I know it's not equal to what everybody is saying tonight, but all I can say is affordable housing for Arlington Heights for the area, for the nation, is a number one problem.

We have to start somewhere to make some inroads in this. It's going to have to be a give and take because I can guarantee you that every one of us at some time in our life is going to be disabled. I just hope to goodness that when that happens, somebody is there for me and somebody is there for you. So, we've got to stop this. We have to look objectively, not so emotionally. Oh, my house is worth $900,000, well, it's only going to be worth $850,000. You know, I mean, this, you know, who can answer these questions? That's all I'm saying.

We have a huge affordable housing crisis problem. You guys are in a position to perhaps start doing something about it. We have to start the conversation rationally.

CHAIRPERSON CHERWIN: Thank you, sir.

MR. MOTTO: Thank you very much.

CHAIRPERSON CHERWIN: Appreciate your comment, thank you.

Anyone else back over there in the ancillary room that I'm not seeing

that wants to make a comment?

Mike, do you see anybody over there?

MR. LYSICATOS: No, I'm not seeing anyone coming forward.

CHAIRPERSON CHERWIN: All right, and seeing nobody else, we're going to -- oh, I'm sorry, sir.

Go ahead. Right in front of me and I missed him.

MR. GREER: My name is Jim Greer; 6 West Emerson, a few houses away from the new project. I just want to bring up a couple of facts to consider. One is the timing. Is this the appropriate timing? Has enough planning been done, or are we just doing something because a situation arose and, you know, it's good for a project?

Please consider the folks that have invested in the area, invested in the area as a residential community and would like to see that and, at the same time, would like to be a part of the planning for the area. There's a lot going on the south side in that area right now. Is now the time to be making such a change like this? So, that if it is a good thing, to make sure that it works and that it works with all the other things that are changing.

Please consider the fact that people came into this community, it was a residential community. The zoning laws have changed gradually. There's a lot of creep going on. One zone gets changed to another, then something else happens, and there's a lot of creeping going on. That scares me.

Please vote no for this project at this time. Thank you.

CHAIRPERSON CHERWIN: Thank you, sir.

All right, any other speakers that have not spoken before we close the public hearing?

(No response.)

CHAIRPERSON CHERWIN: All right, seeing no hands, we will -- do we have a motion to -- oh, we'll just close the public hearing, I guess. We can do that without a motion.

All right, we're going to close the public hearing and we'll move to the next event for tonight which is discussion among the Plan Commissioners, and there may be questions of the Petitioner from the Plan Commissioners.

So, Mr. Jensen, you want to start us out?

COMMISSIONER JENSEN: Well, I just want to ask Staff some questions. It seems to me about three years ago, we had a group come before us, Shelter Inc. in Ivy Hill. We heard about several hours of the same kind of comments about crime, drugs, gangs and so forth. That was approved by the Board. The Board approved that unanimously even though it didn't get that kind of a recommendation I think coming out of the Plan Commission.

What kind of problems have we had with drugs, gangs, illicit activity? The people were very worried it was near the school. They were worried that these young men who are transitioning from being 17 or 18 into adulthood and trying to find a job would attack the schoolchildren. Have we had any problems from that particular project?

MR. HUBBARD: I can't speak to all of the issues you alluded to. I can state that, anecdotally, they had quite a few calls for service on their location on Golf Road when they relocated to the facility on Valley Lane over the last, I think year-and-a-half, since they've been open, they've had a, you know, significant drop in the number of calls for service.

COMMISSIONER JENSEN: Good, thank you.

AUDIENCE MEMBER: To that, I'm affiliated with --

CHAIRPERSON CHERWIN: Excuse me, public hearing is closed, my friend.

AUDIENCE MEMBER: On the question --

CHAIRPERSON CHERWIN: No, you cannot.

AUDIENCE MEMBER: Can't answer the question, okay.

CHAIRPERSON CHERWIN: No.

COMMISSIONER JENSEN: I think the other thing is we've had a lot of references early on to some data from FOIA, Freedom of Information Act. I don't know that that's, I don't know what that is that they're suggesting, so I would hope that Staff would work with the residents and put it in the form of some kind of data before it goes to the Board. If it's anecdotal, a bunch of written reports of individual cases, I don't consider that data. If it's actual numbers that can be put in some aggregate form and so forth, I think it ought to go before the Board.

So, I don't know what the quality of this FOIA data is, but it was a topic of discussion, and I would ask Staff to take a good look at that. I think the Board ought to have access to whatever that information is. That's all I've got.

CHAIRPERSON CHERWIN: Thank you, Lynn.

Joe?

COMMISSIONER LORENZINI: Sam, has there been any other interest in this property recently?

MR. HUBBARD: Recently, I mean, no. I mean, over the last, you know, five or so years, I know we were approached by a carwash that wanted to locate there. In 2016, there had been a medical office approved there. It did not move forward; they lost their tenant and they could not build. It is zoned O-T Office-Transitional Zoning District. The office market is, you know, very weak especially post COVID, which I think is one of the reasons the Staff Development Committee is, you know, open to a discussion on a change in potential use there.

COMMISSIONER LORENZINI: Thank you for that. Just a comment, or observation from the last couple of hours. Coming into this meeting, I thought the issue was the three-story building, but I don't think that's the issue. I don't think it's a three-story, four-story, two-story, one-story building, the issue is having disabled people living in there.

(Response of noes from some of the public.)

CHAIRPERSON CHERWIN: Excuse me, order.

COMMISSIONER LORENZINI: That's my observation. I've had a dear sister I trusted more than anything in my life. She had some disabilities, but she was probably the most honest, kindest person that I knew. That's just an observation I'm making. Thank you.

CHAIRPERSON CHERWIN: Mr. Bruce?

COMMISSIONER GREEN: Sam, I'd like a little more just information on the corridor plan. Was that a zoning overlay? I can't remember how that went down.

MR. HUBBARD: No, I mean, technically, it was kind of like an appendix to the Comprehensive Plan. So, it was just a, it wasn't an official zoning overlay, it was a guideline for redevelopment of this, you know, particular property among others within the South Arlington Heights corridor.

COMMISSIONER GREEN: And as for the two-story?

MR. HUBBARD: That had a --

COMMISSIONER GREEN: There's a limit on the two-story.

MR. HUBBARD: Yes.

COMMISSIONER GREEN: Yes, I remember that.

MR. HUBBARD: Yes, that had a recommendation for a two-story structure, yes.

COMMISSIONER GREEN: Okay, and just, unlike my fellow Commissioner here, I think just the opposite. For me, this is a zoning issue and a three-story building issue. I don't have the same feeling that Joe has, not that he's wrong, but I just don't agree with that at all.

CHAIRPERSON CHERWIN: Thank you, Bruce.

Sue?

COMMISSIONER DAWSON: So, to me, the questions that I have are specifically related to the two-story, three-story and the transition. Our direction, it appears, from the Village Board was that the Petitioner so demonstrate with specificity why a two-story concept is not feasible. There wasn't any direction from Village Board that it seemed to object to the three-story. They were simply talking about feasibility. Am I misinterpreting this statement?

MR. HUBBARD: The condition of approval that the Staff Development Committee is recommending is that the Petitioner provide additional depth into why the two-story alternative was not feasible. The direction from the Village Board was that the Petitioner and Staff examine the possibility of a two-story building.

COMMISSIONER DAWSON: Okay, and in terms of, we talked about it a little bit, vacancy of this property, I mean, I'm very familiar with this property. I appreciate all the residents in speaking how long they've lived here. For the record, I've lived here longer than anyone else has mentioned. So, I'm very, very familiar, considering I went to Holmes Junior High and Juliette Low and grew up in that area, with this piece of property. So, it's been vacant for a significant period of time, correct?

MR. HUBBARD: It has been, yes.

COMMISSIONER DAWSON: And there has been no viable projects to date for this property?

MR. HUBBARD: Correct, yes, it is still vacant.

COMMISSIONER DAWSON: Okay, and I'm just speaking after years and years and years of experience on this board, it's not uncommon when there's vacant property to consider making adjustments to zoning or height limitations, if it's appropriate to the property. So, I'm not asking you answer that, Sam, I'm just making that statement because we have seen many, many, many projects come through here.

So, again, I fully respect Commissioner Green's commentary specific to himself, but I have to agree with my previous two Commissioners that the very, I said at the outset I wanted to hear why this property itself was a bad situation, not why we're guessing and presuming that the residents of the property would be bad. Yet, over and over and over and over again, with a very, very few exception, all I heard was crime, danger, crime, danger, crime, danger.

I also have to state, because I would like this to be on the record, that when the residents and the other residents in other facilities and when individuals that I have to say so bravely stood up here and spoke to their own disability and experience, which is extremely difficult given the room, I saw laughing, rolling eyes, smirking. I saw specifically people that would not listen and would look at their laptop or other devices whenever anyone was speaking. There is no willingness to at least hear and respect and understand. You don't have to agree, but let's give people some courtesy and respect. That was very disturbing to me.

Contrary to that, I watched the “yes” people, when there were “no” people speaking, and I didn't see rolling eyes and laughing. To me, that lends to me what has

been previously stated which is this is a “not in my backyard” situation. This is really a concern over the residents of this community, not whether or not this is an appropriate fit.

To me, going two-story versus three-story, I said at the beginning, the two-story, let's say they can go get the funding, now they're going to come back with two-story, what is that doing to that piece of property? We're reducing green space. We're adding additional like sight line issues. To me, that is a much more problematic situation. I do still respect that this is not a three-story area, so I have reservations with respect to what the community looks like with respect to two and three-story.

But again, like Commissioner Lorenzini said, I have a family member who is a disabled adult, who finally now is able to move into disabled housing, who has a significant mental illness and lived in my aunt and uncle's basement for years and years and years and years. He's a member of our family, we never once felt unsafe around him ever. I would again agree that he probably feels more unsafe around others than I have ever felt around him. So, to hear these statements just break my heart as a lifetime resident of this community.

So, this to me, and I would also like to remind the Plan Commissioner who asked about the criminal records, that's an Illinois law issue and a discrimination issue, and not something that any one of us are allowed to consider. So, let's just remind that all the questions about criminal background checks, they're restricted by Illinois law, and Illinois law has very, very strict rules about what you can and cannot consider with respect to criminal records, and they consider consideration of criminal records to be discrimination. So, that is not in our purview.

So, to that end, again, I'm still thinking about the two-story/three-story, about the community itself, but any other questions, comments have no bearing in my mind on what our purview is on this Commission. The Village Trustees have a much different purview. They can consider some of these issues. They can. We cannot. So, that's all I have to say.

CHAIRPERSON CHERWIN: Thank you, Commissioner Dawson.

John?

COMMISSIONER SIGALOS: Well, I'll be very honest. I'm very torn on this issue because I fully understand the need for affordable housing for veterans with PTSD, for disabled people and so forth; however, I am not sure this is the right location. You can't impose a facility in an existing residential area that could hook to the rest of that residential area.

I'm hearing the people would not have bought their homes in this area if this was there. If this is approved, I could hear people selling their homes and moving out. That's going to reduce the property value. I wouldn't want to do that. We're a Village of Good Neighbors. So, I'm just concerned that this is the wrong location for this facility. We need the facility, but this is the wrong location for it.

I am also concerned with what I'm hearing about this FOIA data that reveals the vetting practices of Full Circle and their management history. That concerns me very much. The fact that they happen to have a full-time person in the building only 9:00 to 5:00, five days a week, that's less than 25 percent of the time of a full week. I mean, that's nothing. So, these are things that I'm torn of, of this, but I'm leaning that this is not the right location for this facility. That's all I have.

CHAIRPERSON CHERWIN: Thank you, sir.

Terry?

COMMISSIONER ENNES: I agree, this is a tough issue. As I have said at the last Plan Commission hearing, I appreciate the need. I'm glad that there was a reorientation

of the building. I thought the way it was laid out before was ill conceived.

I don't know if Staff can comment to this. There was a number thrown out that to make this a two-story building instead of a three-building would cost about a million dollars. That's about $40,000 a unit for 25 units. I have a background in valuation and, typically, a higher building is more expensive to build. You're elevating all these building materials. Now, granted you have more foundation and more roof on it if you spread this out.

Were you provided with this estimate of a million dollars? Was this something you guys looked into?

MR. HUBBARD: No. I mean, we didn't have a detailed pro forma, but I think it relates more to the stormwater detention requirements. It's probably where the added cost mostly comes in, not relative to the actual, you know, structural materials although that may make a difference as well. But I'm sure the Petitioner could speak more to that than I could.

COMMISSIONER ENNES: Is that something that --

CHAIRPERSON CHERWIN: Petitioner, step up.

COMMISSIONER ENNES: Do you have an architect here or the person that did this? I don't just want a management purview.

MR. WILMOTH: Yes, we do have an architect here; I'll let her speak for a moment. I would just say from the developer's perspective, it is a mix of the stormwater detention issues that were described earlier as well as lengthening a building creates that lineal feet of facade, longer roof, longer drain lines and slab as you were describing. It also makes it less efficient because you have, you know, a two-story elevator instead of a three-story elevator.

So, all of that combines, but I'll let the architect speak more directly to any specific questions you have.

COMMISSIONER ENNES: Okay.

CHAIRPERSON CHERWIN: If you could please state your name?

MS. THOMPSON: Therese Thompson, T-h-o-m-p-s-o-n; I'm with Cordogan Clark. Actually, Josh did kind give you a pretty good rundown on the things that contribute to the cost. The stormwater is substantial. An underground piped detention is substantially more than the surface detention.

COMMISSIONER ENNES: There's no more units. Why wouldn't the detention pond that's already there, why wouldn't that work?

MS. THOMPSON: The more surface area of ground we cover, the less pervious we make the --

MS. WELP: No, you've got it. That's right.

MS. THOMPSON: The more we need to store the water that isn't going to be absorbed in the what is, you know, more pervious grassed area.

COMMISSIONER ENNES: You can't just make it a little, you can't make it just a little deeper?

MS. WELP: No, depth is not something that we can add on, especially because we are utilizing a high water line and an overflow that are established for this area to the right-of-way. So, a lot of those things are already set and we're trying to abide by those.

Like Therese was saying, extending the building, I mean, we're just elongating the whole area, it will shorten the detention, adds impervious area. There is no way we would be able to get all that all aboveground storage. So, it would be a mix of both, oversized pipe, pavers, it would be a whole additional stormwater system to do that.

COMMISSIONER ENNES: Okay, thank you.

COMMISSIONER SIGALOS: Can I just interject? What about adding, a stormwater detention added to the area northeast of this, yes, this long, elongated property to the northeast right there?

MS. WELP: So, the stormwater has to be at the lowest point of the site because that's where it discharges to, that's where it naturally flows. We can't put water uphill. So, we can't take the water from downhill and get it uphill and store it there and still overflow it correctly without having some kind of a pump system.

COMMISSIONER SIGALOS: Correct me if I'm wrong, but their existing detention area, isn't that shared with memory care?

MS. WELP: Correct.

COMMISSIONER SIGALOS: Then that's north, isn't that north?

MS. WELP: That's to the south.

COMMISSIONER GREEN: It's south. It's to the south, yes.

COMMISSIONER ENNES: That's the south.

COMMISSIONER SIGALOS: Yes, but I'm saying the detention area is north of memory care.

COMMISSIONER GREEN: Right.

COMMISSIONER SIGALOS: So, isn't that going uphill from memory care?

MS. WELP: From memory care, not from our building and our site. We have to collect all the stormwater from our site and put it all into a detention basin.

COMMISSIONER SIGALOS: Right.

MS. WELP: So, that's downhill. So, we couldn't put more water to the north of our site because everything is downstream.

COMMISSIONER GREEN: Would gravity work?

MS. WELP: That is gravity. It's why --

COMMISSIONER GREEN: Yes, if you, just because you elongate the building, let's say you put an L shape in the building, I'm an architect, so the additional footage that you have of whatever it is, if you're telling me that water runs from the north to the south, why wouldn't it continue around the addition, to continue to run from the north to the south?

MS. WELP: So, that was not what I was saying. I thought he was referring to putting stormwater on the north which would mean --

COMMISSIONER GREEN: No, he didn't know that it was uphill from there.

MS. WELP: Yes. So, no, what we would be able to do is we can put more stormwater on the south which was what we would have to do, it would just have to be underground. That's what we're trying to say which is a significant --

COMMISSIONER GREEN: So, you can't dig that any deeper is what you're telling me?

MS. WELP: No.

COMMISSIONER GREEN: Why?

MS. WELP: Because that pond is connected to the memory care pond which is set at a certain elevation. So, the bottom of pond and top of pond are set, and those elevations are set on Arlington Heights code on what our overflow is which is to the east and not to the IDOT road. So, those elevations are all set in stone, so all we can do is extend the pond and meet Arlington Heights regulations for overflow and berm height and all of those.

COMMISSIONER GREEN: But this is the equation of design. You take the building and rotate it up to the north end, it's going to give you a more buildable pond down at the

south end. I say that's a matter of design. So, you just didn't design it that way. You designed a three-story building, the last meeting we had here, and you're using the same building, correct?

MS. WELP: And I'm not trying to say we can't provide more stormwater. We can, that just adds to the cost. That's all we were trying to say with the additional stormwater --

COMMISSIONER GREEN: But this, it may add to your cost, but what you're asking the neighborhood to give up, there is a cost to, you know, related to that as well. So, if you want to do business, you should do business at the best level and to make everybody as happy as you can, including the neighbors.

CHAIRPERSON CHERWIN: All right, I'm just going to interject really quickly here. We're coming up upon the time of 11:00 p.m., and in order for us to continue the meeting, I think somebody would have to make a motion.

COMMISSIONER ENNES: I would make a motion to extend the meeting by 30 minutes.

COMMISSIONER DAWSON: Second.

CHAIRPERSON CHERWIN: All in favor?

(Chorus of ayes.)

CHAIRPERSON CHERWIN: All right, public hearing continues. Sorry, that's just a rule. I don't know what catastrophe happens if that doesn't happen, but we've never gotten to the point where we've gone over it. So, I have to --

COMMISSIONER ENNES: The police show up.

CHAIRPERSON CHERWIN: Oh, yes, the police show up and arrest me.

COMMISSIONER DAWSON: Without an extension, we haven't, yes.

COMMISSIONER LORENZINI: The lights go off.

MR. WILMOTH: I just wanted to clarify for Commissioner Green, those are our third-party consultants and designers for the property.

COMMISSIONER GREEN: Right.

MR. WILMOTH: Yes, I just wanted to --

COMMISSIONER GREEN: If you had to put a two-story building there, you could do it.

MR. WILMOTH: I don't believe that that is accurate in part because, and maybe Staff can provide more input, one of the things that has been impressed upon us is the requirement to keep Emerson Street possibly to connect through the site for future connection of what is now currently terminating, which precludes us from building anything other than the drive aisle that you see north of our current site location. So, if that is also back on the table, then we could certainly revisit, but that was not my understanding.

MR. HUBBARD: I mean, we could certainly look at alternatives. I don't know how much, you know, you said 74 feet of additional building length, and we'd have to see how the stormwater lays out and whether a connection to Emerson Street was physically possible. I mean, I'm sure there's probably ways to lay it out, but again we haven't made that attempt so it's hard to say.

COMMISSIONER GREEN: Nobody has, so it's a moot point.

COMMISSIONER DAWSON: No, but it sounds like they're open to it and it's just been the Village direction or miscommunication. So, it sounds like you would be open to, if that was off the table?

MR. WILMOTH: Right, we are constrained, currently our understanding is

that we are constrained here north by what could be Emerson, and we are constrained to the south by what is the detention. And we are constrained to the east by what is proximity to our rear yard neighbor, and then we're precluded on the west by Arlington Heights and --

COMMISSIONER SIGALOS: You could move the building farther south if you got rid of those raised planters. What's the purpose of the raised planters?

MR. WILMOTH: Accessible gardening for our residents so that they can garden while on wheelchairs.

COMMISSIONER ENNES: To go back to my questions, like I said, I'm glad you re-oriented the building. I really don't want to see a three-story building in these people's backyard or from across the street in that area. From what I hear and from what my experience is, that should be a doable thing, to make it two-story, it might cost more.

But I think we need more transparency with your neighbors. When they asked questions, from what I'm hearing, they weren't given answers to questions they asked. I think that's an important thing.

But there is a need. We have approved a number of affordable housing projects in town in the past. I don't think any of us were opposed to that. We understand there is a need for it, but it's got to be right for the neighborhood. That's where I stand on it.

CHAIRPERSON CHERWIN: Thank you, Terry.

I guess I'll speak. You know, a couple of things I would say.

Oh, yes, go ahead, you can take a seat right now I think.

You know, there's been a lot of things said and a lot of, you know, concerns. I really do not like to label the folks that are opposing this as people that are against people with disabilities. I think that's unfair. I think that they've seen potential externalities around projects like this, whether or not they apply here, and they're, you know, coming up with concerns about vetting and crime associated with it.

I don't think that disability really is an issue. I think that what they're concerned about is whether or not Full Circle has done a good job in its other properties. Obviously, there has been testimony that have been submitted both ways, so that's, you know, to make that determination.

But it's less to me about the user, right? I mean, I think some of the concerns that come from the public, too, are the system that this is a part of is very difficult to manage. Full Circle has a minefield of regulations they have to go through. Cook County has tied their hands in a lot of ways. Unfortunately, regardless of who the user is, those issues might arise because of HUD regulations, you know, the limitation on criminal investigations. Well, if someone, you know, if you go back 40 months, that's okay, they can't ask about that. But if you go, you know, 18 months back, you know, up to I think three years, they can ask about that. But something terrible might have happened, you know, beyond that and people are concerned about that.

I don't think that's irrational to be concerned. That's just the apparatus that's in place for delivering these types of projects when you're tying them to the government funding. So, regardless of who the user is, I'm not looking at it from a user perspective.

The other issue that came up is affordable. As we opened the meeting, we talked about the affordable and a lot of folks said, you know, we need a more affordable supportive housing. I think as the record suggests, the state has, I think currently I saw 44 municipalities on the list of not meeting the state guideline of 10 percent. We're not one of

them. Our neighbors in Mount Prospect, Rolling Meadows, Schaumburg, Palatine, Wheeling, Buffalo Grove, I don't think any of them are below the target either. We're nearly twice what that is. So, I'm not saying that it's not an appropriate use, but I think to come in and say Arlington Heights is some kind of, you know, aberration here, that we're just, you know, it's the same issue we have anywhere.

Of course if you're developing low, you know, we say, well, there's a demand for it. Well, of course there is. If you're trying to give something away for below market value, who is not going to want to move there? So, I think there's a lot of advocates and I saw a lot of recommendation letters from organizations that are claiming that, you know, no matter what, regardless of the land use particular of the location, we need this. That's not our job. I think our job is to look at the particular site and say, and we have to balance this, and we have to say okay, the Village obviously has a policy of affordable housing, we've passed an ordinance, most municipalities have not.

We've taken that action, and I don't think anybody is saying affordable housing is, you know, the issue here. I think there's appropriate places for it. We've already placed them in certain areas, and I think a project like this, in my opinion, will probably fit pretty well even not too far south of this, you know, along Arlington Heights Road in that corridor where the buildings start to get bigger and there's more commercial, there's more activity, there's a lot more density going on. Then as we cross essentially Jewel going north, things start to scale down, all the way to essentially Downtown Arlington Heights.

You know, part of our analysis as we look at these things is, you know, the Comprehensive Plan is not like a set of handcuffs, right? It's not that we can't move off of our Comprehensive Plan, we do it from time to time, but there's a lot of thought, there's a lot of planning that goes into that. A lot of, we have a good staff, and the Staff puts a lot of time into that. They get public consideration to things like the Comp Plan, the corridor plan in addition, and you know, we put a lot of resources into that.

If we're just going to throw it out on a whim, I'm not sure why we even do it. If we're going to come in and say, well, we need this project because it's good. Well, of course it's a nice project and it will help people and we all want to help people. But you know, we could say that about a lot of projects and it just can't automatically be a trump card because we like it and we throw everything else away, throw away the planning, throw away the potential reliance. You know, if people are looking in this neighborhood and they're saying, okay, we're moving in, not only is the current zoning this but, you know, the Comp Plan says this, you know, all those things have to be considered.

You know, we go through a lot of projects where we amend the Comp Plan because it's really, you know, nobody objects to it, it makes sense. But there's a reason we do the planning process and there's a lot of resources put into it. For us to just throw it out I think is, or not consider it, I don't think is good planning.

You know, in this particular building, yes, we have the three stories, there's a density level to it. The property has been vacant but that doesn't necessarily mean it's been vacant because of the zoning. You know, there's a couple of projects that have come, as Sam noted, that didn't go through. We've got buildings that are somewhat dissimilar to this building already built, on either side commercially, a residential on the west. I think, you know, a higher density residential is, not only the structure but the density of it itself is definitely a change in nature. For this particular area, it seems like the transition from south starts going down into residential all the way up to downtown, and that this would bring it back up, in my opinion, would

be somewhat out of character for this particular location.

I think the project itself is fine and I think there are areas for it. We've demonstrated I think as a Village that we're more than willing to put these projects forward. But I think just from a pure land use perspective, compatibility and those factors, that's why I'm not supportive of it.

Yes, Lynn?

COMMISSIONER JENSEN: Yes, I think, I would take my lead from where the Board started out. I think they would be, they kind of indicated they'd probably be in support of this if it were a two-story rather than a three-story, something more compatible with the area. And I always defer to my architect here, Bruce, I think he'd like to see a two-story building there rather than three. I think he's probably right, that there can be some modifications that make that feasible.

So, from my point of view, I would like to actually vote to approve this, but I'd like to restrict it to two stories and see if we could have you rework your plans so that you could get a facility here that will take care of those who are veterans and who are disabled in one form or another, but do it in a way that's more compatible with the neighborhood.

CHAIRPERSON CHERWIN: Well, if I could ask, I don't know that that's, I think, Sam, do we have the, you know, I think the request before us is, oh, yes, I don't think that's on the table.

COMMISSIONER DAWSON: But we could certainly change our recommendation. Number one --

COMMISSIONER JENSEN: But, basically, they wouldn't have asked the question if they didn't think that was an avenue to pursue.

COMMISSIONER DAWSON: We could certainly, along those lines, instead of number one where we said demonstrate with specificity and details, we could say that they need to, you know, come to the Village with a plan for a two-story building and if the Village determines that that's not feasible in that way, then we would approve a three-story. I think that the Petitioner might, it's the Petitioner in their own comments said they're willing to work with the Village and seeing if there's other options for a two-story building. I mean, I don't know if you want to speak to that.

COMMISSIONER GREEN: No, I would like to speak to that first.

COMMISSIONER DAWSON: You know, I asked him to speak. No, I asked him to speak.

CHAIRPERSON CHERWIN: Hold on, order. Hold on, let's --

COMMISSIONER DAWSON: I would like to ask for a question.

CHAIRPERSON CHERWIN: Let's let the Petitioner speak.

MR. WILMOTH: I was just going to suggest that Commissioner Dawson is correct that if there is a way that the current constraints that we've been operating under are modified such that a two-story building can fit within the framework and not cost a million dollars more, we're not opposed to a two-story building at all.

COMMISSIONER DAWSON: Yes, I think we could. I would agree with you, Commissioner Jensen, and especially if we change the vote and the motion to a two-story building, then that would demonstrate whether or not it really is a two-story or a three-story issue as well.

CHAIRPERSON CHERWIN: Could I, Commissioner Dawson, just for clarification, the number of units would be the same, is that what you're suggesting?

COMMISSIONER JENSEN: Not necessarily.

CHAIRPERSON CHERWIN: I mean, I don't know what you're suggesting. I don't know what you're, because there's a lot of variables that could come to that.

COMMISSIONER DAWSON: That will be up to them. I think that what we're saying is that we would add to the recommendation that they work with the Village to try to re-design the proposal to a two-story building. It seems like tonight there was discussion between Staff and Petitioner about maybe re-looking at this and seeing if there is a way that they could fit a two-story building in. I'd like to allow them that opportunity to investigate that. They could certainly investigate that option between now and the Village Board hearing. They have time.

COMMISSIONER LORENZINI: Chairman?

CHAIRPERSON CHERWIN: Wait a minute.

COMMISSIONER GREEN: Can I speak yet?

CHAIRPERSON CHERWIN: Yes, please.

COMMISSIONER GREEN: I'd like to say something. This is highly irregular. This is what was presented to us tonight and this is what we vote on.

COMMISSIONER DAWSON: We do this all the time, Bruce.

COMMISSIONER GREEN: No, we don't --

COMMISSIONER DAWSON: Yes, we do.

COMMISSIONER GREEN: -- because this, a two-story building has not been shown to me; I'm not going to make a recommendation on anything. I'm going to just deny this and then we'll have a second motion or something that then you'll look at a two-story and bring it back.

CHAIRPERSON CHERWIN: All right.

COMMISSIONER LORENZINI: Chairman, can I?

CHAIRPERSON CHERWIN: Hold on, yes. You know what, sorry, I'm not a parliamentarian and I'm trying to balance the interests here.

But go ahead, Joe.

COMMISSIONER LORENZINI: Your question I think is better directed to Sam. Is it the Trustees' intention to make a two-story and leave it the same 25 units? Is that your interpretation?

MR. HUBBARD: I mean, I don't know what their intentions were as far as units. I think their intentions were to have the Petitioner explore a two-story alternative. We did see a two-story alternative. Ultimately, the Petitioner opted not to move forward with it. You know, it's been several months, I can't recall if that two-story alternative did not include the Emerson Street connection, but that is something that the Village would like to see, whether we can get creative with a two-story alternative and still keep that.

It remains to be seen. I don't know if that was ever, you know, fully explored, whether or not, I mean, if a two-story alternative is not possible with the Emerson Street connection, you know, there may be, you know, more significant concerns from Staff. You know, that's not, it's not my decision, it's a department decision and we'd have to, you know, look at a bunch of different plans and options and that would take some additional time to vet.

CHAIRPERSON CHERWIN: I thought that, am I correct in hearing the Petitioner said earlier before our questions started in the original presentation that a two-story would be infeasible or impossible?

COMMISSIONER ENNES: That's what I heard.

DRAFT

COMMISSIONER GREEN: Yes.

CHAIRPERSON CHERWIN: Isn't that what I, I mean --

COMMISSIONER DAWSON: Yes, but he clarified it, it's because of restrictions that the Village stated about not being able to go beyond Emerson Street. Then just now, just recently, Sam said, well, they could perhaps look into some alternatives there. So, it seems like there's room for discussion. I mean, I don't know if the --

COMMISSIONER ENNES: Actually, it's all this cost, but --

CHAIRPERSON CHERWIN: But that's not like the location of a fence, that's more than a little bit of --

COMMISSIONER DAWSON: It certainly is, it certainly is, but it's not the first time that we've suggested and moved things forward and asked them to go work with Staff to make some changes.

COMMISSIONER JENSEN: Well, just a question. It seems to me that, I doubt there's support on this Commission for a three-story building. I think most of us --

CHAIRPERSON CHERWIN: Well, nobody has made a motion yet, we're talking about it.

COMMISSIONER JENSEN: Yes, but most of us would probably be opposed to that. There is some amount of support for a lower building of two stories. That might be able to be passed or it might actually have more support. I think that's what Commissioner Dawson is saying. I personally --

CHAIRPERSON CHERWIN: I understand what she's saying. I just don't know how you'd craft it and what parameters are going to be.

COMMISSIONER JENSEN: We're going to ask Staff to help us there just like before.

MR. HUBBARD: I mean, my suggestion would be, you know, the Village Board is going to make a motion on what they want regardless of, you know, not regardless of what comes out of Plan Commission, but I mean, if they want a two-story alternative, that's what they are going to approve. I think if we continue with the motion as recommended by Staff, we are recommending that, you know, they provide more specificity as to why a two-story alternative isn't feasible. If as part of that they provide an alternative site plan that shows it's viable, it's something the Village Board could certainly consider, but I don't know that we necessarily have to make that a condition of approval that they only move forward with a two-story alternative and present that to the Village Board. That's my opinion.

CHAIRPERSON CHERWIN: That's like asking Sam to design the building and we'll vote on it. I mean, well, not that I don't trust you, Sam.

COMMISSIONER JENSEN: Well, so you're suggesting we should, I mean, we should accept that first point and basically the Board can decide whether they want to accept a three-story or a two-story after they've heard whatever the Petitioner has at that level.

MR. HUBBARD: Correct.

CHAIRPERSON CHERWIN: Any other questions of the Petitioner or Staff, or is there a motion?

COMMISSIONER DAWSON: I would just ask the Petitioner if they want an opportunity to revisit this before we move to a vote, you know, continue the hearing and work with Staff to see if there's a, I'm just asking the question. You don't have to. We're just a recommending body, so if you don't get approval tonight, you can still move forward to the Village. You can still do that and move forward. I'm just wondering if there's a timeframe or if you

would appreciate an opportunity --

CHAIRPERSON CHERWIN: I don't think we're going to continue this hearing, but perhaps at the next hearing.

COMMISSIONER DAWSON: We certainly can.

CHAIRPERSON CHERWIN: Yes, if somebody makes a motion, I guess we could.

COMMISSIONER DAWSON: Right. I'm just asking.

MR. WILMOTH: In either case, we are certainly willing to look at other site design options that free up some of the constraints that have been discussed tonight and work with Staff just to present what a feasible two-story building would be versus what we have as a feasible three-story right now that meets all of those other requirements. Then we'll take more guidance from the Village as we go in to our full meeting with the Trustees.

COMMISSIONER DAWSON: Okay, and that's fair.

COMMISSIONER GREEN: Okay, but that's just one of the problems that was presented here tonight.

COMMISSIONER JENSEN: I mean, if I could ask --

COMMISSIONER GREEN: It's a three-story consideration, but there are other considerations here tonight.

COMMISSIONER DAWSON: What are the other considerations, Bruce?

COMMISSIONER GREEN: The neighborhood and what they think of it and safety. I don't really have to answer to you, Sue.

COMMISSIONER DAWSON: I'm asking. I'm certainly just asking, Bruce. You said there's other considerations, so I was just asking.

COMMISSIONER GREEN: I think we should vote on this for what it is. This is what we just spent hours looking at, and I don't think you could, I've been doing this a long time, Sue, and --

COMMISSIONER DAWSON: Bruce.

COMMISSIONER GREEN: -- we just got them thrown all out the window because they're, you know, they were thrown a lifeline by the Trustees and they didn't pursue the two-story lifeline, the way I'm seeing this tonight. The three-story plan is it.

COMMISSIONER DAWSON: Sure.

COMMISSIONER JENSEN: I would just add, density and compatibility were my points.

COMMISSIONER DAWSON: Okay, I was just clarifying what those other points were, if you wanted to discuss them, you and Bruce.

CHAIRPERSON CHERWIN: Is there a motion?

Oh, Joe, yes?

COMMISSIONER LORENZINI: Yes, just one more final clarification. Sorry, if I offended anybody, but the point I'm trying to make, I don't want us spinning wheels and have this be a bunch of meetings, I think the issue is if this is going to be a rental place or it's going to be an office. So, if we even come up with a two-story, Sam, we've still got to resolve it, right?

MR. HUBBARD: Correct, yes, it would still need --

COMMISSIONER LORENZINI: Okay, so I think that's an issue, rezoning it to make it a rental place. I think we're going to waste a lot of time starting with a two-story building when that's really not the issue. The issue is should it be resolved, and I fully appreciate a lot of the commentators that you built your house next to a property that was going to be a

certain way and then to come in and change, yes, that's not what you're in for. So, I'm sorry if I offended anybody, but that's the point I was trying to make.

CHAIRPERSON CHERWIN: Is there a motion?

Sorry, Lynn, I didn't mean to look at you.

COMMISSIONER JENSEN: No, no, we're good. I'm just trying to figure out what --

CHAIRPERSON CHERWIN: Pretty soon we're going to need a motion to extend.

COMMISSIONER JENSEN: Well, we've got an issue around 15, if I read this thing marked in yellow with, you said whether we want that to be part of the motion or not. That has to do with parking, scaling the parking back from 51 to 32 which would require --

COMMISSIONER DAWSON: Well, that would be if there was a motion to approve, that would be an issue. I mean, I think that, Commissioner Lorenzini, your point is exactly what my struggle has been, is this is transition. Is it appropriate transition regardless of its use? And is a three-story versus a two-story appropriate in this area? That to me is the only consideration. The residents, anyway, I've said enough about my feelings on that, but that's the concern.

You know, I usually rely on the Staff on that, and that's where I'm at. We change zoning all the time. We put higher than three-story buildings in areas without them all the time. I just am concerned about the reasoning behind why we're hesitant in this situation.

CHAIRPERSON CHERWIN: Is there a motion? Does anybody like to make a motion?

COMMISSIONER GREEN: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees <u>denial</u> of a Preliminary Plat of Subdivision to consolidate the subject property into one lot; an Amendment to the Comprehensive Plan to reclassify the subject property from 'Offices Only' to 'Institutional'; Rezoning of the subject property from O-T Office Transitional District to the I Institutional District; and Planned Unit Development (PUD) approval to allow a 25-unit permanent supportive housing facility on the subject property.

CHAIRPERSON CHERWIN: Is there a second?

COMMISSIONER ENNES: I'll second that.

CHAIRPERSON CHERWIN: The motion has been seconded. The motion on the floor is <u>denial</u> of the motion as Mr. Green read it.

Sam, can we do a roll call vote?

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Man, I don't know. This is so hard. I don't really know. Man, this is a hard one. I want to vote no with comment, so I'm going to go that way.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.
COMMISSIONER LORENZINI: No.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Cherwin.
CHAIRPERSON CHERWIN: Yes.
MR. HUBBARD: All right, the motion passes five to two.
COMMISSIONER DAWSON: Comment?
CHAIRPERSON CHERWIN: All right, the motion passes. Yes, Commissioner comments.
COMMISSIONER DAWSON: I just want to reiterate that I am strongly concerned about the motivation behind the concerns here, but I do have my own reservations about the two-story versus three-story. I would love to see the Petitioner work with Staff to come up with a two-story option that could be more viable for this area, but other than that, I think it's a beautiful project and I want to re-commend the brave individuals who stood up and spoke about their struggles. That was very brave, so thank you.
CHAIRPERSON CHERWIN: Thank you.
Any other comments?
(No response.)
CHAIRPERSON CHERWIN: All right, so the motion denying the Petitioner's request has passed. Next steps will be communicating with our friend Sam, I think, in terms of heading to the Village Board.
Thank you, everybody, for attending.
I think we will move on to general public comment on other issues.
Any other?
(No response.)
CHAIRPERSON CHERWIN: All right, seeing no further comment, I will --
MR. WILMOTH: I just wanted to thank you all again for the opportunity to present.
CHAIRPERSON CHERWIN: Thank you.
COMMISSIONER DAWSON: Thank you.
CHAIRPERSON CHERWIN: We will go ahead and close. Is there a motion to adjourn?
COMMISSIONER DAWSON: Motion to adjourn.
COMMISSIONER GREEN: Second.
CHAIRPERSON CHERWIN: All in favor?
(Chorus of ayes.)
CHAIRPERSON CHERWIN: Any opposed?
(No response.)
CHAIRPERSON CHERWIN: All right, the motion passes, meeting is closed.
(Gavel pounded.)
CHAIRPERSON CHERWIN: Thank you all for attending.
(Whereupon, at 11:25 a.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. 2024.

_____
NOTARY PUBLIC

DRAFT

Plan Commission
8/14/2024

Item: The Moorings - Independent Living Expansion - 811 E. Central Rd. - PC#24-008

Department: Planning & Community Development Department

Requested Action:

Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621.

2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45' and 4-stories.

3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

Recommendation:

The Staff Development Committee reviewed the proposed amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building, as well as the following Variations from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621.

2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45' and 4-stories.

3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

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

1. Prior to issuance of a building permit for demolition of the existing parking areas within the location of the proposed 70-unit building, the petitioner shall submit detailed permit plans for review and approval by the Village and complete construction of the expansion of the South Parking Lot ("Future Lot") as generally depicted on the Campus Parking Exhibit (dated 6/26/24), which shall yield a total of no less than 88 parking stalls within the Future Lot parking area. Alternatively, this parking lot expansion shall be completed prior to issuance of a Certificate of Occupancy for the proposed 70-unit building should the petitioner adequately demonstrate, to the satisfaction of the Village, that sufficient onsite parking will be available for current residents during construction of the 70-unit building.

2. The petitioner shall work with the Village to install additional landscape improvements along the eastern property line between the proposed parking lot at the northeast corner of the site and the single-family homes abutting said parking lot to the east, in compliance with Section 6.15-1.2a.2. Given the potential for tree removal as a result of the proposed site work in this area, the extent of additional landscape improvements needed shall be evaluated upon sitework completion. All landscape improvements must be installed prior to issuance of a Certificate of Occupancy.

3. Should the Village Board modify the Municipal Code to allow for the exception to omit the aerial apparatus road along the south and southeastern side of the proposed building, the petitioner shall revise the site plan to be in substantial conformance with the plans shown on Sheet CEX (dated 8/1/24) and Sheet CLX (dated 8/1/24), for final review and approval by the Village.

4. An MWRD Permit shall be required.

5. Compliance with the July 9, 2024, motion by the Design Commission shall be required.

6. School, Park, and Library contributions ("impact fees") in accordance with the Municipal Code shall be required prior to the issuance of a building permit.

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

ATTACHMENTS:

Description	**Type**
Staff Report	Report
Public Notice	Exhibits
Aerial	Exhibits
CPRC Minutes 4-24-24	Minutes
DC Staff Report 24-041	Report
DC Minutes 7-9-24 Draft	Minutes

Project Narrative	Exhibits
Justification for Variations	Exhibits
Plat of Survey	Exhibits
Neighborhood Meeting Summary	Exhibits
Alternative Site Plan & Landscape Plan	Exhibits
Building Elevations	Exhibits
Building Sections	Exhibits
Campus Parking Exhibit	Exhibits
Campus Site Plan	Exhibits
Color Renderings	Exhibits
Construction Schedule and Logistics Plan	Exhibits
Engineering Plans	Exhibits
Fire Truck Turning Exhibit	Exhibits
Floor Plans	Exhibits
Landscape & Tree Preservation Plans	Exhibits
Market Study	Exhibits
Photometric Plan	Exhibits
Preliminary Stormwater Report	Exhibits
Traffic & Parking Study	Exhibits
Department Review Comments - Round 1	Exhibits
Department Review Comments - Round 1 Petitioner Response	Exhibits
Department Review Comments - Round 2	Exhibits
Department Review Comments - Round 2 Petitioner Response	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

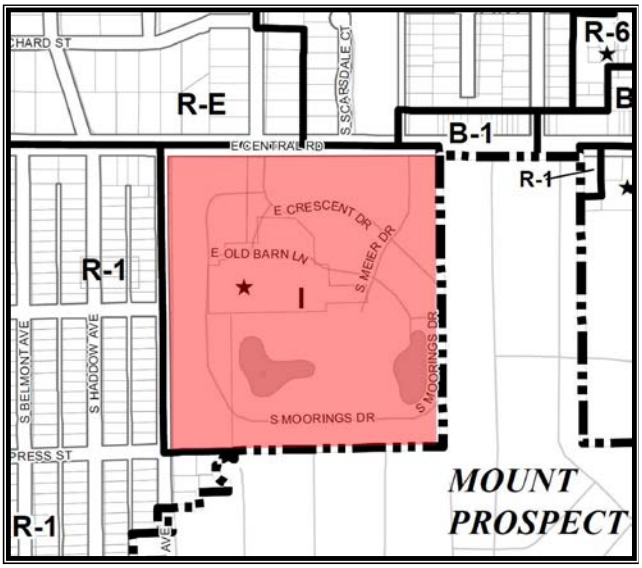
STAFF DEVELOPMENT COMMITTEE REPORT

Project Number: *PC 24-008*
Project Title: *The Moorings Independent Living Expansion*
Address: *800 E. Central Rd.*
PIN: *08-10-113-002, -003, and -004*

To: *Plan Commission*
Prepared By: *Sam Hubbard, Development Planner*
Meeting Date: *August 14, 2024*
Date Prepared: *August 9, 2024*

Petitioner: *Drew Roskos*
Perkins Eastman
Address: *209 S. LaSalle Street*
Chicago, IL 60604

Existing Zoning: *I: Institutional District*
Comprehensive Plan: *Institutional*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-E: One-Family Dwelling District R-3: One-Family Dwelling District B-1: Limited Retail Business District	Single-Family Homes	Single-Family Detached Single-Family Detached Estate, Commercial, Institutional
South	R-1: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	***- Mount Prospect -***		
West	R-1: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

Requested Action:

1. Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

Variations Required from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621.
2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45' and 4-stories.
3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

Project Background:

The subject property is approximately 41.5 acres and occupied by The Moorings, a continuing care senior living facility owned by Presbyterian Homes that provides a full range of services enabling residents to age in place. The Moorings offers two independent living options; within what is called the "Villas" consisting of 74 single-family attached units located around the perimeter of the site, and within a five-story multi-family structure consisting of 192 units. Additionally, they offer assisted living (73 units), memory care (20 beds), and a skilled nursing facility (92 beds). The property includes a total of 451 units/beds and exists as a Planned Unit Development (PUD), which was originally approved in 1985 and has been amended several times since.

The Moorings has proposed construction of a new five-story independent living building within the campus, to include 70 units and 70 parking stalls below grade within the basement of the building. In order to accommodate for the proposed building, the site would be modified by shifting several drive aisles, relocating and expanding several surface parking areas, and constructing additional onsite stormwater detention.

The new independent living building would consist of 65 two-bedroom units (93%), with the remaining five units being one-bedroom (7%). The subject property is also home to the Wheeler-Magnus Round Barn, which is one of three structures in Arlington Heights that is on the National Register of Historic Places. There is no modification or relocation of the Wheeler-Magnus barn proposed as part of this project and the building will be preserved and area around it enhanced with landscaping and a patio. Access to the campus comes from two curb cuts along Central Road at the north, and one from Douglas Avenue at the west. No change to the site access is proposed as part of this project. The proposed modification to the number of units/beds within the campus is shown below:

	Existing	Proposed
Independent Living (total)	266 units	335 units
Villas	74 units	74units
Multi-Family	192 units	192 units
Proposed Multi-Family	-	70 units
Assisted Living	73 units	73 units
Memory Care	20 beds	20 beds
Skilled Nursing	92 beds	92 beds
TOTAL	**451 units/beds**	**521 units/beds**

Zoning and Comprehensive Plan

The subject property is zoned I, Institutional District, which allows senior living facilities by-right and without the issuance of a Special Use Permit. However, all developments within the I District are required to obtain PUD approval, and since the site has previously been approved as a PUD, an amendment to that PUD is required. The site is classified as Institutional on the Comprehensive Plan and the proposed PUD amendment is compatible with this designation.

The proposed building addition and overall campus will maintain compliance to all lot coverage, impervious surface, and F.A.R. restrictions. The building also conforms to all setback regulations, however, the five-story structure will be approximately 62.5' in height and the I District restricts maximum allowable height to 45' and four stories. The petitioner has requested approval of the following variation:

- **Chapter 28, Section 5.1-8.5, Maximum Height, to allow an approximately 67.5' tall five-story building where maximum building heights are restricted to 45' and four stories.**

It should be noted that the proposed building is depicted at approximately 62.5' in height on the plans, however, the final construction type has not yet been determined, and modifications to the mechanical systems may result in slight increases to each floor height. Accordingly, the petitioner has requested the height variation to allow a 67.5' tall building to account for these potential modifications. The petitioner has provided a written justification outlining how the requested height variation conforms to the four approval criteria as summarized below, which response has been included within the materials provided to the Plan Commission:

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

The Staff Development Committee (SDC) notes that The Moorings campus has previously been granted a height variation in 2015 to allow a four-story assisted living building addition at 48.5' in height, and also in 1985 to allow construction of 5-story buildings with average heights of approximately 50'. In consideration of the existing buildings within the campus, the proposed height increase will not alter the essential character of the locality. One of the purposes of the Zoning Code is to protect the public health by preserving light and air to neighboring properties. In consideration of this standard, the newly proposed independent living building would be located towards the center of the site and setback approximately 180' from the nearest property line to the east (abutting single-family homes), and will therefore not impede light or air to nearby properties. Approval of the height variation will preserve open and greenspaces on the subject property, which will help to maintain the existing natural aesthetic within the campus. Finally, the Staff Development Committee acknowledges the unique needs of the senior population, which require shorter hallway widths for travel, which is facilitated by the height and compact design of the building, and recommends approval of the height variation.

Section 6.10 of the Zoning Code restricts enclosed rooftop appurtenances to the maximum allowable height outlined within the zoning district where the property is located. The proposed structure includes two elevator overruns, located along the east and west sides of the building, which would extend 6.5' above the height of the roofline. The following variation is required:

- **Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District**

The SDC is supportive of the requested variation due to the small size of each overrun (67 square feet), as well as their positioning between 6'-12' from the edge of the roof. The variation requested, at 6.5' in height for each overrun, is the minimum necessary to allow elevator service within the building which is a necessary component of a senior living facility to enable reasonable use of the property.

Senior living facilities are exempt from the Inclusionary Housing Ordinance, and the proposed 70-unit building will be positioned at levels reflecting the market rate for the product provided. However, The Moorings notes that the Geneva Foundation, which services as a philanthropic arm of Presbyterian Homes, provides more than $6 million of annual charitable and capital support including programs and services for residents and associates at all community locations. If a resident at The Moorings runs out of assets through no fault of their own, The Geneva Foundation will pay for the residents' housing and care.

The petitioner submitted an abbreviated market study as part of their Plan Commission application, which analyzed market competition, demographics and market penetration, as well as market demand for independent senior living units. Per the study, there was an estimated demand of around 128 units for "entrance fee" senior housing products. This figure was further adjusted based on various income demographics within the market area and the study concluded there is an overall demand of between

70-150 units of entrance fee senior housing within the market area. A copy of the study is included within the materials transmitted to the Plan Commission.

Impact fees shall be required for all proposed units within the development in accordance with Chapter 29 of the Municipal Code.

Conceptual Plan Review

The petitioner appeared before the Conceptual Plan Review Committee (CPRC) on April 24, 2024, for a preliminary review of the project concept. Feedback from the CPRC was generally favorable, and given the projects' location towards the interior of the site, there was no significant concern with the height variation at a conceptual level. The CPRC suggested the petitioner hold a neighborhood meeting in advance of their Plan Commission hearing. The minutes from the CPRC meeting are attached.

Neighborhood Meetings

On May 15th, 16th, and 21st, the petitioner held neighborhood meetings to solicit feedback from neighboring property owners. Per a summary prepared by The Moorings, eight households attended the first neighborhood meeting and asked general questions about how the building would impact views from their property and details on the construction process. Their meeting summary is included in the packet of materials provided to the Plan Commission. No one attended the 2nd and 3rd neighborhood meetings.

Site Design

The petitioner has worked with staff to bring forth a well-designed project that integrates with the existing campus and minimizes impacts to surrounding property owners. Original plans for this project included taller structures and more density in comparison to the present request. As mentioned above, the building is located towards the center of the site and away from abutting single-family homes to the east. The new parking areas along the eastern side of the site are setback a minimum of 35' from the eastern property line, which affords an area for generous landscaping.

The service area and mechanical equipment for the building will be located to the west of the structure and within the existing loading/delivery courtyard that will be well screened by the existing building. The area adjacent to the Wheeler-Magnus Round Barn is currently used for material storage and back-of-house functions, and these functions will be relocated further into the loading/delivery/service courtyard, allowing improvements around the Round Barn including a 2'-3' decorative retaining wall, a patio area, and enhanced landscaping. This area will then be available for gatherings and outdoor seating that can take advantage of the unique historical feature on the site.

Stormwater

The project includes two newly constructed stormwater areas; the first is a dry-bottom detention area at the northeast corner of the site, and the second is a wet-bottom pond to the east of the building. The newly constructed parking lot at the northeast corner of the site will collect stormwater and direct it to the dry-bottom detention pond to the north, where it will drain through an underground pipe into a 24" combined stormsewer within Central Road. The wet bottom detention pond, along with the new parking areas to the south of the building, will drain into an existing detention pond in this area, then eventually into a dry-bottom detention area at the southeast corner of the site, where the water will then integrate into a 48" stormsewer that runs along the southern property line. The development will be required to conform to all Village and MWRD regulations for stormwater control and an MWRD permit shall be required.

Building & Fire Safety

The development has been reviewed by both the Building & Life Safety Department and Fire Department and conforms to fire lane and emergency service requirements. The Village of Arlington Heights has adopted the 2018 International Fire Code (IFC), however, the 2021 and 2024 IFC would exempt the development from having to provide an aerial apparatus fire lane on the south/southeast side of the building as currently shown on the plans (due to the proposed 1A construction type and features of the structure). While the petitioner has designed the project to include the 2018 IFC required aerial apparatus fire lane, they have also prepared an alternative concept that omits the fire lane, which would allow more greenspace by the building, seven additional parking stalls, and allow the building to be constructed

closer to 62.5' in height. An alternative site and landscape plan showing the revised site configuration has been submitted and review by the Village, and is part of the materials provided to the Plan Commission.

The petitioner has initiated a Building Code Review Board request to allow for the 2021/2024 IFC exemption to omit the fire lane, which request is tentatively scheduled to be heard at the end of August (with final Village Board review potentially coming in either September or October). The SDC has recommended a condition of approval that the petitioner implement the alternative site configuration should the Village Board adopt the 2021/2024 IFC exemption.

Landscaping

A code compliant landscape and tree preservation plan has been submitted and reviewed by the Village. Overall, the new building and parking areas will be well landscaped in similar fashion to the existing campus. In anticipation of the 70-unit independent living building, in May the petitioner upgraded some of the landscaping along the eastern property line to allow the newly installed landscaping to begin growing to fill in gaps prior to commencing construction. They have also made efforts to preserve several of the mature trees within the detention basin proposed at the northeast corner of the site. However, in order to conform to code requirements, additional landscaping may be required along the eastern property line adjacent to the proposed parking lot. As a condition of approval, the SDC is recommending that the petitioner work with staff to install additional landscape improvements along the eastern property line. Given the potential for tree removal as a result of the proposed sitework in this area, the extent of additional landscape improvements shall be evaluated upon completion of the sitework, but in no case shall said landscape improvements be installed later than issuance of a Certificate of Occupancy for the 70-unit building.

Traffic and Parking

The Moorings campus has three points of access: 1) a curb cut on Douglas Avenue along the western side of the property; 2) a western access point on Central Road, and; 3) an eastern access point on Central Road which is opposite from Dryden Avenue. However, all traffic to and from the site utilizes the eastern Central Road access point, which has one lane for ingress into the property and two lanes for egress from the property (one right turn lane and one dual through/left turn lane). At this access point, Central Road contains a dedicated left turn lane for westbound traffic into the site. Per the original PUD approval from 1985, the Douglas Avenue access point is restricted to emergency vehicles only. The western Central Road access point is also restricted to emergency vehicles only. There are no changes proposed to the site access as part of this project and all site traffic would continue to utilize the eastern Central Road access point for ingress and egress.

The petitioner has submitted a traffic and parking study from a qualified professional engineer, which included a signal warrant analysis for the eastern Central Road access point. Per the study, this intersection will generally operate at a satisfactory level of service upon completion of the project given expected traffic increases over the next several years. However, left turn/through movements out of The Moorings site will operate at a level of service "F" during both the morning and evening peak hours. Southbound egress movements from Dryden are projected to operate at a level of service "E" during the morning peak hour, which is primarily due to the Dryden School expansion project and not attributed to the proposed Moorings development. While left hand/through egress movements out of the subject property are subject to a significant delay, the amount of queuing is minimal

Central Road is under IDOT jurisdiction and the petitioner has prepared a warrant analysis to verify whether the expected site traffic triggers the need for a traffic signal at the eastern Central Road access point. The results of the warrant analysis show that the intersection does not meet any of the 10 IDOT criteria necessary to warrant a traffic signal. The Staff Development Committee notes that the number of additional trips expected to travel through this intersection during peak travel times attributed to the 70-unit building are minimal (14-21 vehicles). An existing condition of approval from the 1985 PUD requires that The Moorings design, construct, and maintain a traffic signal on Central Road at any such time as warrants are met for said signal, and this condition of approval is still valid.

Since the last PUD amendment in 2015, several aspects of The Moorings have been modified, as noted below:

- The number of assisted living units has increased from 70 units to 73 units through the remodel of three 2-bedroom units into six 1-bedroom units.
- The number of skilled care beds has decreased from 105 beds to 92 beds due to decreased demand.
- The number of Senior Apartments has decreased from 202 to 192 as smaller units have been combined into larger units based on market demand.
- The number of Villa units has increased from 73 to 74 due to two vacant units having been omitted from the 2015 data and the conversion of a triplex townhome to a duplex unit proposed in 2024.

A chart depicting the current required parking for each element of the development is shown below:

Facility	Line Item	Use	Number of Seats	Number of Units/Beds	Parking Ratio	Parking Required
The Moorings	Fellowship Hall	Church	486	N/A	1 for every five seats	97
	Assisted Living	Housing for Elderly - Multi-family	N/A	73	1 per unit	73
	Memory Care	Nursing Home	N/A	20	1 for every 2 beds	10
	Senior Apartments	Housing for Elderly - Multi-family	N/A	192	1 per unit	192
	Senior Villas	Housing for Elderly - SF Attached	N/A	74	2 per unit	148
	Skilled Care	Nursing Home	N/A	92	1 for every 2 beds	46
	Proposed Senior Apts.	**Housing for Elderly**	**N/A**	**70**	**1 per unit**	**70**
					PARKING REQUIRED	**636**
					PARKING PROVIDED	**621**
					SURPLUS */ (DEFICIT)*	**-15**

The following variation is required:

- **Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621**

The petitioner has provided a written justification for the variation, which has been included within the materials provided to the Plan Commission. The Staff Development Committee notes the following with regards to the parking variation:

- During the last PUD amendment in 2015, a parking variation was granted to allow a 40-space parking deficit. The proposed parking variation will reduce the deficit to 15 spaces, whereby improving the parking situation on the property.
- A significant part of the parking variation is generated by the Villa units, which require two parking stalls per unit. While all Villa units contain at least a one-car garage (with some units having two-car garages), the total parking required for these units is 148 spaces. The Villas provide 109 parking stalls, resulting in a 39-space deficit created from these units. Accordingly, the Villas account for more than the overall campus parking deficit (15 spaces). However, all Villa units include driveway parking stalls, which although not technically included in the code required parking supply, can provide additional parking capacity as needed.
- The Fellowship Hall accounts for 97 parking spaces of the overall code required parking, however, this facility is to be used by residents of the community who are already counted as part of the other line items within the parking requirements. The Fellowship Hall should not create a practical need for an additional 97 parking spaces.
- Skilled Nursing, Memory Care, and Assisted Living residents do not own cars. Based on a survey of current car ownership for Independent Living residents within The Moorings, demand is 0.82 parking stalls per Independent Living unit. Upon completion of the project, a minimum of 244 parking stalls will be reserved for Independent Living residents, equating to 0.93 parking stalls per unit.

The parking areas located furthest from the residential buildings will be reserved for staff and visitors, and the residential parking stalls will be located in close proximity to the Independent Living units. The building will include the code-required loading zone along the western elevation, and an indoor bike storage room will be included in the below-grade garage to comply with the bike parking regulations.

The petitioners total proposed parking supply includes a "Future Parking" lot expansion located to the south of the existing Independent Living building, which would yield a total of 88 parking stalls and is intended to be constructed prior to construction of the proposed building. However, detailed plans showing this parking lot were not included within the application, although the petitioner has provided a plan showing the conceptual parking lot layout. The parking lot expansion, landscaping, and photometrics will be required to conform to all code requirements, or The Moorings will need to seek a variation. Because the proposed building will require removal of an existing parking lot that is currently used by residents and staff of the existing Independent Living building, a condition of approval has been included to require the petitioner to complete construction of the parking lot expansion prior to beginning construction of the proposed building. Alternatively, completion of this parking lot expansion may be deferred until no later than occupancy of the proposed 70-unit building should the petitioner adequately demonstrate, to the satisfaction of the Village, that sufficient onsite parking will be available for current residents during construction of the 70-unit building.

RECOMMENDATION

The Staff Development Committee reviewed the proposed amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building, as well as the following Variations from Chapter 28 of the Municipal Code:

1. Section 10-4, to reduce the number of required off-street parking stalls from 636 to 621.
2. Section 5.1-8.5, to allow a 67.5' tall 5-story building where building heights are limited to 45' and 4-stories.
3. Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

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

1. Prior to issuance of a building permit for demolition of the existing parking areas within the location of the proposed 70-unit building, the petitioner shall submit detailed permit plans for review and approval by the Village and complete construction of the expansion of the South Parking Lot ("Future Lot") as generally depicted on the Campus Parking Exhibit (dated 6/26/24), which shall yield a total of no less than 88 parking stalls within the Future Lot parking area. Alternatively, this parking lot expansion shall be completed prior to issuance of a Certificate of Occupancy for the proposed 70-unit building should the petitioner adequately demonstrate, to the satisfaction of the Village, that sufficient onsite parking will be available for current residents during construction of the 70-unit building.
2. The petitioner shall work with the Village to install additional landscape improvements along the eastern property line between the proposed parking lot at the northeast corner of the site and the single-family homes abutting said parking lot to the east, in compliance with Section 6.15-1.2a.2. Given the potential for tree removal as a result of the proposed site work in this area, the extent of additional landscape improvements needed shall be evaluated upon sitework completion. All landscape improvements must be installed prior to issuance of a Certificate of Occupancy.
3. Should the Village Board modify the Municipal Code to allow for the exception to omit the aerial apparatus road along the south and southeastern side of the proposed building, the petitioner shall revise the site plan to be in substantial conformance with the plans shown on Sheet CEX (dated 8/1/24) and Sheet CLX (dated 8/1/24), for final review and approval by the Village.
4. An MWRD Permit shall be required.
5. Compliance with the July 9, 2024, motion by the Design Commission shall be required.

6. School, Park, and Library contributions (“impact fees”) in accordance with the Municipal Code shall be required prior to the issuance of a building permit.
7. The Applicant must comply with all Federal, State, and Village codes, regulations, and policies.

_____ August 9, 2024
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON AUGUST 14, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-008, a request for approval of an Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property. The subject property is located at 811 E. Central Road and identified by PINs: 08-10-113-002, 08-10-113-003, and 08-10-113-004. The subject property is legally described as follows:

Parcel 1:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 330.53 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG A LINE 330.5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 192.66 FEET; THENCE EASTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 270.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE RIGHT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 35.0 FEET; THENCE EASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 210.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE, A DISTANCE OF 25.0 FEET; THENCE EASTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 60.0 FEET; THENCE NORTHERLY PARALLEL TO SAID WEST LINE, A DISTANCE OF 97.48 FEET; THENCE WESTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 210.0 FEET; THENCE NORTHWESTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE RIGHT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 80.0 FEET; THENCE WESTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 130.0 FEET; THENCE NORTHERLY PARALLEL TO SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 140.0 FEET; THENCE EASTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 190.0 FEET; THENCE NORTHERLY PARALLEL TO SAID WEST LINE, A DISTANCE OF 135.84 FEET TO A POINT ON A LINE 749.0 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF CENTRAL AVENUE; THENCE EASTERLY PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 170.36 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 35.0 FEET; THENCE EASTERLY PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 200.0 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 80.0 FEET; THENCE WESTERLY PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 180.0 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 95.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 70.0 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 135.0 FEET; THENCE NORTHWESTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 127.28 FEET; THENCE WESTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 185.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE AFORESAID SOUTH LINE OF CENTRAL AVENUE, A DISTANCE OF 120.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 55.0 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 434.0 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED CENTRAL AVENUE; THENCE EASTERLY ALONG SAID SOUTH LINE OF CENTRAL AVENUE, 902.99 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION IO, SAID POINT BEING 50.0 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE, A DISTANCE OF 1368.57 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 991.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 2:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 1 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1 /4 OF THE NORTHWEST 1/4; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 330.53 FEET; THENCE NORTHERLY ALONG A LINE 330.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 192.66 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 455.0 FEET TO A POINT ON A LINE 749.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF CENTRAL AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 287.50 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 114 OF THE NORTHWEST 114, A DISTANCE OF 135.84 FEET; THENCE WESTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 190.0 FEET; THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE, A DISTANCE OF 140.0 FEET; THENCE EASTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 130.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE RIGHT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 180.0 FEET; THENCE EASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 210.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, A DISTANCE OF 97.48 FEET; THENCE WESTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 60.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID WEST LINE, A DISTANCE OF 25.0 FEET; THENCE WESTERLY PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 210.0 FEET; THENCE NORTHWESTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE RIGHT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 35.0 FEET; THENCE WESTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE LEFT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 270.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel 3:
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10; THENCE NORTHERLY ALONG THE WEST LINE THEREOF, A DISTANCE OF 1406.13 FEET TO THE SOUTHERLY LINE OF CENTRAL AVENUE, BEING A LINE 50.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4OF THE NORTHWEST 1/4; THENCE EASTERLY ALONG SAID SOUTH LINE OF CENTRAL AVENUE, A DISTANCE OF 419.20 FEET; THENCE SOUTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 434.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 104.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 75.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 30.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 20.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 56.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 220.0 FEET TO A POINT ON A LINE 749.0 FEET SOUTH OF AND PARALLEL WITH THE AFORESAID SOUTH LINE OF CENTRAL AVENUE; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DJSTANCEOF 112.14 FEET TO A POINTON A LINE 330.50 FEET EAST OF AND PARALLEL WITH THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10; THENCE SOUTHERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 647.66 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST 1 /4 OF THE NORTHWEST 1 /4, A DISTANCE OF 330.53 FEET EAST OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 330.53 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WEST 33.0 FEET THEREOF DEDICATED FOR DOUGLAS AVENUE, BY PLAT OF DEDICATION RECORDED JANUARY 25, 1993 AS DOCUMENT 93060438), IN COOK COVNTY, ILLINOIS.

Parcel 4:
THAT PART OF THE NORTHEAST 114 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; TIIENCE EASTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 330.53 FEET; THENCE NORTHERLY ALONG A LINE 330.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST J/4, A DISTANCE OF 647.66 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF CENTRAL AVENUE, A DISTANCE OF I 12.14 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 220.0 FEET; THENCE EASTERLY PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 56.0 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 20.0 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 8.0 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 75.0 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 159.0 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 120.0 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 185.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE RIGHT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 127.28 FEET; THENCE SOUTHERLY ALONG A LINE DEFLECTING 45 DEGREES TO THE RIGHT FROM AN EXTENSION OF THE LAST DESCRIBED LINE, A DISTANCE OF 135.0 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE OF CENTRAL AVENUE, A DISTANCE OF 70.0 FEET; THENCE SOUTHERLY PERPENDICULAR WITH SAID SOUTH LINE, A DISTANCE OF 95.0 FEET; THENCE EASTERLY PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 180.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO SAID SOL:TH LINE, A DISTANCE OF 80.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 200.0 FEET; THENCE SOUTHERLY PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 35.0 FEET; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 457.86 FEET TO THE POINT 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:
- Section 10-4, to reduce the number of required off-street parking stalls.
- Section 5.1-8.5, to allow a 67.5' tall 5-story building wherebuilding heights are limited to 45' and 4-stories.
- Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.

The Plan Commission will consider any zoning actions or relief from Chapter 28 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.

Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 30th, 2024 (4617864)

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 07/30/2024 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 # 4617864

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

IN THE MATTER OF THE APPLICATION OF
THE MOORINGS OF ARLINGTON HEIGHTS, LLC,
800-811 CENTRAL AVENUE, ARLINGTON HEIGHTS, ILLINOIS

PINS: 08-10-113-002-0000; 08-10-113-003-0000; 08-10-113-004-0000

NOTIFICATION AFFIDAVIT / ARLINGTON HEIGHTS PLAN COMMISSION

I, Brendan Penny, hereby certify as follows:

1. That on July 29, 2024, such date being no less than 15 days prior to the August 14, 2024 public hearing date for the above-referenced matter, affiant caused to be mailed, through first-class mail, in the Post Office of Chicago, Illinois, copies of the attached Notice of Public Hearing (Exhibit A) to all listed taxpayers of real estate within two hundred fifty (250) feet, excluding public rights-of-way, and to the owners, or representatives, of property listed as exempt, if any.

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

3. That on July 30, 2024, such date being no less than 15 days prior to the August 14, 2024 public hearing date for the above-referenced matter, affiant caused to be posted on the property a notice sign stating the zoning action requested as well as the date, time and place of the public hearing; the location of the posted Notice of Public Hearing and sign photos are attached (Exhibit C).

Further affiant sayeth naught.

Brendan Penny
Attorney for Petitioner

Subscribed and sworn to before me
this 7th day of August, 2024

Carol L Andersen
Notary Public

CAROL L ANDERSEN
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
March 10, 2027

EXHIBIT A

NOTICE OF PUBLIC HEARING

July 29, 2024

VIA FIRST-CLASS MAIL

NOTICE OF PUBLIC HEARING BEFORE THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS

Please be advised that a public hearing has been scheduled before the Plan Commission of the Village of Arlington Heights to consider an application that has been filed with the Village for the approval of a Planned Unit Development amendment to allow a new 5-story building with 70-units for independent living within the Moorings campus, and Variations from Chapter 28 of the Municipal Code to reduce the number of required off-street parking stalls, to allow a 5-story building at 67.5 feet in height, and to allow two 6.5-foot tall elevator overruns that exceed the maximum allowable height.

The location of the property in question is 800-811 E. Central Road, Arlington Heights, Illinois, and commonly known as "The Moorings of Arlington Heights" (the "Property").

The Property is owned by The Moorings of Arlington Heights, LLC ("Applicant") and has been for more than 30 years. The Property is described by the following Permanent Tax Index Numbers: 08-10-113-002-0000, 08-10-113-003-0000 and 08-10-113-004-0000.

The public hearing will be held by the Arlington Heights Plan Commission in the Board Room on the 3rd Floor of the Municipal Building, located at 33 South Arlington Heights Road, Arlington Heights, Illinois, at 7:30 PM on Wednesday, August 14, 2024. 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 for the construction of the development described in this notice, including, without limitation, special use permits, variations, map or text amendments, or other special approvals.

The hearing will be open to the public and comments on the proposal are invited. All interested persons will be given the opportunity to express their views or concerns at the hearing.

The Plan Commission may continue the hearing to a further date, time and place by public announcement at the hearing and without the mailing of additional individual notices.

Very Truly Yours,
MELTZER, PURTILL & STELLE LLC

Brendan Deeny

Attorneys for Applicant

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 60005, (847) 368-5793 (Voice) or (847) 368-5980 (Fax) or emercado@vah.com.

EXHIBIT B

NAMES AND ADDRESSES OF TAXPAYERS OF RECORD
OF ALL PROPERTIES WITHIN TWO HUNDRED FIFTY (250) FEET
(EXCLUDING RIGHTS-OF-WAY) FROM THE SUBJECT PROPERTY

03-32-331-010-0000
RONALD D GONKA
610 E CENTRAL
ARLINGTN HTS, IL 60005

03-32-331-011-0000
MARCELINO B DE LA CRUZ
626 E CENTRAL RD
ARLNGTON HTS, IL 60005

03-32-425-012-0000
CRAIG HARTMAN
922 S BEVERLY LANE
ARLINGTN HTS, IL 60005

03-32-425-003-0000
MICHAEL ALBERT & MARY
924 SOUTH BEVERLY LANE
ARLNGTON HTS, IL 60005

03-32-425-004-0000
EDWARD T LUBOMSKI
930 S BEVERLY
ARLNGTN HTS, IL 60005

03-32-425-005-0000
JENNY BELLE S SALCEPUE
938 S BEVERLY LN
ARLNGTON HTS, IL 60005

03-32-425-017-0000
MARK A WALKER & LISA W
921 S BEVERLY LN
ARLNGTON HTS, IL 60005

03-32-425-008-0000
DOMENICO GAMBINO
7 BLOSSOM CT
S BARRINGTON, IL 60010

03-32-425-009-0000
ALEKSANDAR PERIC
929 S BEVERLY LN
ARLNGTON HTS, IL 60005

03-32-425-010-0000
G & A RESTREPO
935 S BEVERLY LN
ARLNGTON HTS, IL 60005

03-32-424-038-0000
SCOTT H TRANTER
952 SCARSDALE CT
ARLNGTON HTS, IL 60005

03-32-424-037-0000
PATRICK & DANIELLE SUL
956 S SCARSDALE CT
ARLNGTON HTS, IL 60005

03-32-424-036-0000
DOUGLAS N STEFFEN TRUS
960 S SCARSDALE CT
ARLNGTON HTS, IL 60005

03-32-424-035-0000
JOHN JILEK JR & TANIA
964 S SCARSDALE CT
ARLNGTON HTS, IL 60005

03-32-409-034-0000
EXEMPT
Southminster Presbyterian Church

03-32-418-034-0000
MATTHEW T JORDAN
927 S DRYDEN PL
ARLINGTN HTS, IL 6000

03-32-418-033-0000
RICHARD D STUCKEY
929 S DRYDEN PL
ARLINGTN HTS, IL 60005

03-32-418-032-0000
GAC ENTERPRISES LLC
309 N OWEN ST
MT PROSPECT, IL 60056

03-32-418-035-0000
AUREO & C ZANON
926 S ROOSEVELT AVE
ARLINGTN HTS, IL 60005

03-32-418-036-0000
KIEL QUATMAN
928 S ROOSEVELT AVE
ARLNGTON HTS, IL 60005

03-32-418-025-0000
LINDA ZS SEWING CENTER
1030 E CENTRAL
ARLNGTON HTS, IL 60005

03-32-418-026-0000
LINDA ZS SEWING CENTER
1030 E CENTRAL RD
ARLNGTON HTS, IL 60005

03-32-418-027-0000
LINDA ZS SEWING CENTER
1030 E CENTRAL RD
ARLNGTON HTS, IL 60005

03-32-418-028-0000
LINDA ZS SEWING CENTER
1030 E CENTRAL RD
ARLNGTON HTS, IL 60005

03-32-419-038-0000
FRANK PIOTROWSKI
923 ROOSEVELT
ARLNGTON HTS, IL 60005

03-32-419-039-0000
ANIL & SUSHMA BHAT
927 S ROOSEVELT AVE
ARLINGTN HTS, IL 60005

03-32-419-034-0000
CAROLYN FRITCH
930 S CLEVELAND AVE
ARLINGTN HTS, IL 60005

03-32-419-019-0000
1112 EAST CENTRAL LLC
1112 E CENTRAL RD
ARLINGTN HTS, IL 60005

03-32-419-020-0000
RONALD L REICHL
1112 E CENTRAL RD
ARLINGTON HT, IL 60005

03-32-419-021-0000
RONALD L REICHL
1112 E CENTRAL RD
ARLINGTON HT, IL 60005

03-32-419-022-0000
RONALD L REICHL
1112 E CENTRAL RD
ARLINGTON HT, IL 60005

03-32-419-023—0000
RONALD L REICHL
1112 E CENTRAL RD
ARLINGTON HT, IL 60005

03-32-419-024-0000
ESSENTIAL MANAGEMENT
1120 E CENTRAL RD
ARLNGTON HTS, IL 60005

03-32-419-025-0000
ESSENTIAL MANAGEMENT
1120 E CENTRAL RD
ARLNGTON HTS, IL 60005

03-32-419-026-0000
ESSENTIAL MANAGEMENT
1120 E CENTRAL RD
ARLINGTON HT, IL 60005

08-10-213-001-0000
ILDA Y MURZAKU
2 AUDREY LANE
MT PROSPECT, IL 60056

08-10-213-002-0000
MAUREEN PETERSON
4 AUDREY LN
MT PROSPECT, IL 60056

08-10-213-003-0000
FRANK PETERSON
6 S AUDREY
MT PROSPECT, IL 60056

08-10-213-004-0000
ARNOLD WIECZOREK
8 AUDREY LN
MT PROSPECT, IL 60056

08-10-213-005-0000
EDWARD FLAHERTY
10 AUDREY LN
MT PROSPECT, IL 60056

08-10-213-006-0000
DAN EWING
12 AUDREY LN
MT PROSPECT, IL 60056

08-10-213-007-0000
MARY L MCCLOSKEY TRUST
14 AUDREY LN
MT PROSPECT, IL 6005

08-10-213-008-0000
IZABELA DARIUSZ MATELA
16 S AUDREY LN
MT PROSPECT, IL 60056

08-10-213-009-0000
BRAD/JEANNE GATES
18 AUDREY LN
MT PROSPECT, IL 60056

08-10-213-010-0000
JOSEPH STANFA
20 AUDREY LN
MT PROSPECT, IL 60056

08-10-213-011-0000
DAVID NGUYEN
22 S AUDREY LN
MT PROSPECT, IL 60056

08-10-214-001-0000
PEPITO MIQUE
1 S AUDREY LN
MT PROSPECT, IL 60056

08-10-214-002-0000
EWA JURCZENIA
5 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-003-0000
EWA JURCZENIA
5 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-004-0000
JOSE DECHOUDENS
7 S AUDREY LN
MT PROSPECT, IL 60056

08-10-214-005-0000
ROBERT MUSIALOWICZ
9 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-006-0000
SCOTT T RUD
11 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-007-0000
KEVIN J CASSIDY
13 S AUDREY LANE
MT PROSPECT, IL 60056

08-10-214-008-0000
JUSTIN LATTA
15 S AUDREY LANE
MT PROSPECT, IL 60056

08-10-214-009-0000
VITO LIROSI
17 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-010-0000
HENRY E DARWIT
19 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-011-0000
J M FEELEY
21 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-012-0000
LUIS & E & N & MEDINA
2 S HATLEN AVE
MT PROSPECT, IL 60056

08-10-214-013-0000
FRIEDERIKE MANG
4 S HATLEN AV
MT PROSPECT, IL 60056

08-10-214-014-0000
JOHN A AMANN SR
6 S HATLEN
MT PROSPECT, IL 60056

08-10-214-015-0000
ARTHUR FELSKI
8 HATLEN AV
MT PROSPECT, IL 60056

08-10-214-016-0000
JOHN B KURZAWA
10 HATLEN AVE
MT PROSPECT, IL 60056

08-10-214-017-0000
KAREN V FARNSWORTH
12 HATLEN AVE
MT PROSPECT, IL 60056

08-10-214-018-0000
AS TRUSTEES OF THE WIL
14 HATLEN AVE
MT PROSPECT, IL 60056

08-10-214-019-0000
GIUSEPPE STANFA
20 AUDREY LN
MT PROSPECT, IL 60056

08-10-214-020-0000
HANS WODARZ
18 HATLEN ST
MT PROSPECT, IL 60056

08-10-214-021-0000
TOM & NANCY PARDO
20 HATLEN AV
MT PROSPECT, IL 60056

08-10-214-022-0000
DODD M VERNON
22 S HATLEN AVE
MT PROSPECT, IL 60056

08-10-203-004-0000
CAROL A CIMO
100 AUDREY LN
MT PROSPECT, IL 6005

08102040080000

08-10-203-005-0000
STEVEN R KOSICK
102 AUDREY LN
MT PROSPECT, IL 60056

08-10-203-006-0000
NILDA TOLEDO
104 AUDREY LN
MT PROSPECT, IL 60056

08-10-203-007-0000
BEN MCINTYRE
106 AUDREY LN
MT PROSPECT, IL 60056

08-10-203-008-0000
LAURA TURBIN
108 S AUDREY LN
MT PROSPECT, IL 60056

08-10-203-011-0000
JOHN TOMASZEWSKI
8308 DENALI PARKWAY
AUSTIN, TX 78726

08-10-203-010-0000
WILLIAM ELLSWORTH JOHN
112 AUDREY LN
MT PROSPECT, IL 60056

08-10-203-001-0000
SUSAN T OSTROWSKI
116 AUDREY LN
MT PROSPECT, IL 60056

08-10-203-002-0000
LOUIS G PETRONE
118 AUDREY LN
MT PROSPECT, IL 60056

08-10-203-003-0000
GAYLE A SWIER
120 AUDREY LN
MT PROSPECT, IL 60056

08-10-204-008-0000
HERCULES J DIOLITSIS T
101 AUDREY LN
MT PROSPECT, IL 60056

08-10-204-009-0000
DON JASTREBSKI
5956 N LEADER AVE
CHICAGO, IL 60646

08-10-204-010-0000
ARMANDO B BERNARDI & E
105 AUDREY LN
MT PROSPECT, IL 60056

08-10-204-011-0000
AUSTIN WEBER
107 AUDREY LN
MT PROSPECT, IL 60056

08-10-204-012-0000
RICHARD P BAUER
109 AUDREY LN
MT PROSPECT, IL 60056

08-10-204-013-0000
A & A ANZALONE
413 HELENA DR.
MT PROSPECT, IL 60056

08-10-204-014-0000
SCOTT DURHAM
113 AUDREY LN
MT PROSPECT, IL 60056

08-10-204-001-0000
THOMAS C SMITH
117 AUDREY LN
MT PROSPECT, IL 60056

08-10-204-002-0000
RICHARD MCNULTY
1908 CONNIE LANE
MT PROSPECT, IL 60056

08-10-204-015-0000
ROBERT MCDONNELL
100 S HATLEN
MT PROSPECT, IL 60056

08-10-204-016-0000
EDITH M JENDAL
102 S HATLEN AVE
MT PROSPECT, IL 60056

08-10-204-017-0000
PAULINE MC KENNA
104 HATLEN AVE
MT PROSPECT, IL 60056

08-10-204-018-0000
ROSEMARY ANN DUDA
106 HATLEN AVE
MT PROSPECT, IL 60056

08-10-204-019-0000
DAVID D HINES & CYNTHI
108 HATLEN AVE
MT PROSPECT, IL 60056

08-10-204-020-0000
RENATA CIOCHON
110 HATLEN AVE
MT PROSPECT, IL 60056

08-10-114-138-0000
SAMER E ZABANEH
200 S MEIER RD
ARLNGTN HTS, IL 60005

08-10-114-137-0000
ROBERT KEMPANOWSKI
202 S MEIER
ARLNGTON HTS, IL 60005

08-10-114-136-0000
WING S LEON
204 MEIER RD
ARLINGTON HT, IL 60005

08101141350000

08-10-114-135-0000
OSAROSEMWEN ERHABOR
206 MEIER RD
ARLNGTON HTS, IL 60005

08-10-114-134-0000
ALAN W ROLLA
208 MEIER RD
ARLNGTON HTS, IL 60005

08-10-114-133-0000
P PANAGAKOS L ELIOPOUL
210 MEIER RD
ARLINGTON HT, IL 60005

08-10-114-155-0000
HARVEY AND PATRICIA ME
201 S PRAIRIE
ARLNGTN HTS, IL 60005

08-10-114-029-0000
LINDA ELLEFSEN
221 S PRAIRIE
ARLNGTON HTS, IL 60005

08-10-114-114-0000
MARTIN MCHUGH
209 S PRAIRIE AVE
ARLINGTN HTS, IL 60005

08-10-114-153-0000
MATTHEW S DELK
200 S PRAIRIE AVE
ARLNGTON HTS, IL 60005

08-10-114-152-0000
ROSEANN SCHUMAKER
701 W GOLF RD
MT PROSPECT, IL 60056

08-10-114-154-0000
PRAIRIE AVE HOMEOWNERS
701 W GOLF RD
MT PROSPECT, IL 60056

08-10-114-151-0000
KEVIN J & SUSAN L RYAN
455 E ALGONQUIN RD
ARLNGTON HTS, IL 60005

08-10-114-150-0000
ROSEANN SCHUMAKER
701 W GOLF RD
MT PROSPECT, IL 60056

08-10-114-125-0000
MARCIN CWALINSKI & EDY
228 S PRAIRIE AVE
ARLNGTON HTS, IL 60005

08-10-114-110-0000
S WEINER & K KOPIN
211 S LEONARD LANE
ARLINGTN HTS, IL 60005

08-10-114-111-0000
PHIL & JEN WALTER
219 S LEONARD LN
ARLNGTON HTS, IL 6000

08-10-114-112-0000
W & A TARCHALA
221 S LEONARD LN
ARLINGTN HTS, IL 60005

08-10-114-113-0000
DONALD MAHONY JR
223 S LEONARD LN
ARLNGTON HTS, IL 60005

08-10-114-149-0000
MARIO PICICCO
225 S LEONARD LANE
ARLINGTON HT, IL 60005

08-10-114-121-0000
DAVID W DOBBS
200 S LEONARD LN
ARLNGTON HTS, IL 60005

08-10-114-122-0000
ROBERT M BARTNIK
206 S LEONARD
ARLINGTON HT, IL 60005

08-10-114-065-0000
SUNG I JUN & BOK S JUN
212 S LEONARD LN
ARLNGTON HTS, IL 60005

08-10-114-066-0000
GEORGE P THOMAS & ALIC
224 S LEONARD LN
ARLNGTON HTS, IL 60005

08-10-114-067-0000
RUTH E RAPP
228 S LEONARD LN
ARLINGTN HTS, IL 60005

08-10-114-120-0000
STEVEN BEVERLY & LAURE
201 S HELENA AVE
ARLNGTON HTS, IL 60005

08-10-114-063-0000
CHRISTOPHER H THOMPSON
213 S HELENA AVE
ARLNGTON HTS, IL 60005

08-10-114-062-0000
CYNTHIA M WATERS
219 S HELENA AVE
ARLNGTON HTS, IL 60005

08-10-114-061-0000
NICK FOSCO
225 S HELENA
ARLNGTON HTS, IL 60005

08-10-114-103-0000
GLENN LUEBKE
1202 S HICKORY
ARLINGTN HTS, IL 60005

08-10-114-104-0000
KAROLEWSKI
1208 S HICKORY
ARLINGTON HT, IL 60005

08-10-114-105-0000
JOSEPH PELLEGRINO
214 S HELENA
ARLNGTON HTS, IL 60005

08-10-114-106-0000
EXEMPT
20 S HELENA AVE
MOUNT PROSPECT, IL 60056

08-10-114-107-0000
JOAN R LYNCH
226 S HELENA
ARLNGTN HTS, IL 60005

08-10-114-102-0000
MICHAEL FERRY & MAURA
1201 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-114-101-0000
RAYMOND & CAROL MICEK
1207 S DOUGLAS
ARLINGTON HT, IL 60005

08-10-114-100-0000
GEORGE MAENTANIS
1213 S DOUGLAS AV
ARLNGTON HTS, IL 60005

08-10-114-099-0000
ROBERT KALINSKI
1219 S DOUGLAS
ARLINGTON HT, IL 60005

08-10-114-098-0000
CHRISTIAN SMAGLINSKI O
225 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-103-030-0000
MARY MCILWEE
615 SOUTH PINE AVE
ARLINGTN HTS, IL 60005

08-10-103-031-0000
V RECCHIA
1052 S DOOGLAS
ARLNGTN HTS, IL 60005

08-10-107-013-0000
BERT D DEFEVER & IVETT
1100 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-107-014-0000
CAROL ANDERSON
1104 S DOUGLAS AVE
ARLINGTON HT, IL 60005

08-10-107-015-0000
WILLIAM T NICHOLSON
1285 LUTHER LANE #209B
ARLINGTON HT, IL 60004

08-10-107-016-0000
THE KRZYSZTOF POREBSKI
1112 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-107-017-0000
FREDERICK & RUTH SCHNI
1116 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-107-018-0000
EDWARD OLEKSY
1120 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-107-019-0000
THADDEUS BABICZ
1124 S DOUGLAS ST
ARLINGTON HT, IL 60005

08-10-107-020-0000
AUGUSTIN SANDOR
1128 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-107-021-0000
DAVID & DENISE SANDER
1132 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-107-022-0000
R C & J J PHILLIPS
1136 S DOUGLAS AVE
ARLINGTN HTS, IL 60005

08-10-107-023-0000
IRENE A NIKODEM
1140 S DOUGLAS
ARLINGTN HTS, IL 60005

08-10-107-024-0000
PATRICIA A MCDONELL
1144 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-111-011-0000
JINNY KHOSHO
1200 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-111-012-0000
DARWIN ROOBINADEH
1206 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-103-029-0000
BOGUSLAW GORNIA
1044 S DOUGLAS
ARLINGTON HT, IL 60005

08-10-103-028-0000
BRIAN & CAROL TURCOTTE
1040 S DOUGLAS AV
ARLINGTN HTS, IL 60005

08-10-103-027-0000
TRUSTEE OF PURTA TRUST
1036 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-103-026-0000
ANTHONY B. GENOVA
1032 S DOUGLAS AV
ARLINGTN HTS, IL 60005

08-10-103-025-0000
MANUELITO P AGRAVANTE
1028 S DOUGLAS AV
ARLNGTON HTS, IL 60005

08-10-103-024-0000
ANDREW M KRUSCHEL
1024 S DOUGLAS AV
ARLINGTN HTS, IL 60005

08-10-103-023-0000
JERRY M LARSEN & SAMAT
1020 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

03-32-331-006-0000
JOHN & KAYE DIGIOVANNI
611 ORCHARD EAST
ARLINGTON HT, IL 60005

03-32-331-005-0000
ORCHARD TRUST DATED 5
607 E ORCHARD ST
ARLNGTON HTS, IL 60005

03-32-331-004-0000
PERRY M DAZZO & MARY B
535 E ORCHARD ST
ARLNGTON HTS, IL 60005

03-32-331-003-0000
RYAN DAVID BENNETT DEC
525 E ORCHARD ST
ARLNGTON HTS, IL 60005

03-32-331-002-0000
TIMOTHY R LAVENDER
515 E ORCHARD LN
ARLNGTON HTS, IL 60005

03-32-331-009-0000
N M WILLIAMS
602 E CENTRAL RD
ARLINGTN HTS, IL 60005

03-32-331-008-0000
GEORGE C KUEFNER
526 E CENTRAL RD
ARLNGTON HTS, IL 60005

03-32-331-007-0000
DEBORAH CALLERO
925 S BURTON PLACE
ARLINGTN HTS, IL 60005

08-10-103-022-0000
GRATTAN PROPERTIES LLC
139 S ASH ST
PALATINE, IL 60067

08-10-103-036-0000
ARUN M MADHURI MEHTA
1012 S DOUGLAS AV
ARLNGTN HTS, IL 60005

08-10-103-037-0000
RYAN CHAMBERS
1012 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-103-040-0000
JEANETTE DOMEK
1008 S DOUGLAS AV
ARLNGTON HTS, IL 60005

08-10-103-042-0000
DANIEL GERDES
513 E CENTRAL RD
ARLINGTON HT, IL 60005

08-10-103-004-0000
JUSTIN BERGER
511 E CENTRAL RD
ARLINGTON HT, IL 60005

08-10-103-041-0000
BASSEM HEDI CHABCHOUBI
1009 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-103-038-0000
DOROTHY LARRANCE
1017 S HADDOW AV
ARLNGTON HTS, IL 60005

08-10-103-039-0000
DOROTHY LARRANCE
1017 S HADDOW AV
ARLNGTON HTS, IL 60005

08-10-103-033-0000
VIM ADDERLEY
1021 S HADDOW AV
ARLNGTON HTS, IL 60005

08-10-103-013-0000
JIGAR PATEL
1023 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-103-014-0000
GLONID RRODHE
1025 S HADDOW AVENUE
ARLNGTN HTS, IL 60005

08-10-103-015-0000
GREGORY IBBOTSON
1027 S HADDOW
ARLINGTN HTS, IL 60005

08-10-103-016-0000
GREGORY IBBOTSON
1027 S HADDOW
ARLINGTN HTS, IL 60005

08-10-103-017-0000
ROBERT M THOMPSON
1041 S HADDOW
ARLINGTN HTS, IL 60005

08-10-103-034-0000
ROBERT THOMPSON
1041 S HADDOW
ARLINGTON HT, IL 60005

08-10-103-035-0000
CYNTHIA R CWICK NOT IN
1047 S HADDOW
ARLNGTON HTS, IL 60005

08-10-103-020-0000
NANCY GONZALEZ
1089 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-102-036-0000
OVIDIU BALBA
931 S VAIL AVE
ARLNGTON HTS, IL 60005

08-10-102-035-0000
EXEMPT
1008 S HADDOW AVE
ARLINGTON HEIGHTS, IL 60005

08-10-102-022-0000
SILVIO MAMA & FEIM MAM
1012 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-102-023-0000
LUCAS J DIPALERMO NOT
1016 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-102-024-0000
NAZIKE RRODHE
1018 S HADDOW
ARLNGTN HTS, IL 60005

08-10-102-025-0000
ROBERT EKL
1020 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-102-026-0000
ROBERT EKL
1020 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-102-027-0000
FIORE GRANDE
1028 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-102-028-0000
FIORE GRANDE
1028 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-102-029-0000
MARCIN MAJOCHA
1080 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-102-030-0000
MARCIN MAJOCHA
1080 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-102-031-0000
JOHN K ARPAN
1090 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-102-032-0000
JOHN K ARPAN
1090 S HADDOW AVENUE
ARLINGTN HTS, IL 60005

08-10-107-001-0000
LECH SUZANOWICZ
1101 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-107-002-0000
JAMES C CULLEN JR
1105 S HADDOW AVE
ARLINGTN HTS, IL 60005

08-10-107-003-0000
MARIE L DEVEREAUX
1109 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-107-004-0000
NALINI GOYAL
8301 N PARKSIDE AVE
MORTON GROVE, IL 60053

08-10-107-005-0000
KEN & SHERRY REPPLE
1117 S HADDOW
ARLNGTN HTS, IL 60005

08-10-107-006-0000
RICHARD G DOERING
1121 S HADDOW AVE
ARLINGTN HTS, IL 60005

08-10-107-007-0000
SCOTT & JENNIFER SEBO
1125 S HADDOW AV
ARLNGTON HTS, IL 60005

08-10-107-008-0000
REBECCA KRON
1129 S HADDOW AVE
ARLINGTN HTS, IL 60005

08-10-107-009-0000
MICHAEL GIACHETTI
1133 S HADDOW AV
ARLINGTN HTS, IL 60005

08-10-107-010-0000
JAN KWIATKOWSKI
1137 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-107-011-0000
BASILA DEANY
1141 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-107-012-0000
FRANK F GIACOMINO
1145 S HADDOW
ARLINGTON HT, IL 60005

08-10-106-013-0000
LYLE C ATONSON
1100 S HADDOW AV
ARLNGTON HTS, IL 60005

08-10-106-014-0000
CORNWALL GORDON
1104 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-106-015-0000
HP ILLINOIS I LLC
180 N STETSON AVE
CHICAGO, IL 60601

08-10-106-016-0000
GEO & SUS. PAALBALOG
1112 S HADDOW AV
ARLINGTN HTS, IL 60005

08-10-106-017-0000
T WILHELM
1116 S HADDOW AVE
ARLINGTON HT, IL 60005

08-10-106-018-0000
DOMINICK P TUNZI
1120 S HADDOW
ARLNGTON HTS, IL 60005-

08-10-106-019-0000
DONALD J KING
1124 S HADDOW
ARLINGTN HTS, IL 60005

08-10-106-020-0000
BRUCE BANG
1128 S HADDOW
ARLINGTON HT, IL 60005

08-10-106-021-0000
PIOTR & K KOKSZKA
1132 S HADDOW AV
ARLNGTON HTS, IL 60005

08-10-106-022-0000
JEFFERY M WARSAW
1136 S HADDOW
ARLNGTON HTS, IL 60005

08-10-106-023-0000
LAWRENCE E INGRAM SR
1140 S HADDOW
ARLNGTN HTS, IL 60005

08-10-106-024-0000
JODI ELAYNE STIPES
1144 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-110-011-0000
VELITCHKO AVDJIEV
1200 S HADDOW AV
ARLINGTON HT, IL 60005

08-10-111-013-0000
IRENE GRABOWSKI
1210 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-111-014-0000
JACEK GRZANKA
1214 S DOUGLAS AVE
ARLNGTON HTS, IL 60005

08-10-111-015-0000
EUGENE R STEPNIAK
1222 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-111-016-0000
EUGENE R STEPNIAK
1222 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-111-017-0000
LORENA HERNANDEZ
1226 S DOUGLAS AV
ARLNGTN HTS, IL 60005

08-10-111-018-0000
CARMELA GIANNINI
234 S DOUGLAS
ARLNGTON HTS, IL 60005

08-10-111-001-0000
ANNETTA GROMOW
1201 S HADDOW AVE
ARLINGTN HTS, IL 60005

08-10-111-002-0000
ROBERT HANSEN
1205 S HADDOW
ARLNGTON HTS, IL 60005

08-10-111-003-0000
DONALD HELLWEG
1209 S HADDOW AVE
ARLINGTON HT, IL 60005

08-10-111-004-0000
WIESLAW RYNDAK
1213 S HADDOW
ARLNGTON HTS, IL 60005

08-10-111-005-0000
B POMAZAK 1370-7
1217 S HADDOW
ARLINGTON HT, IL 60005

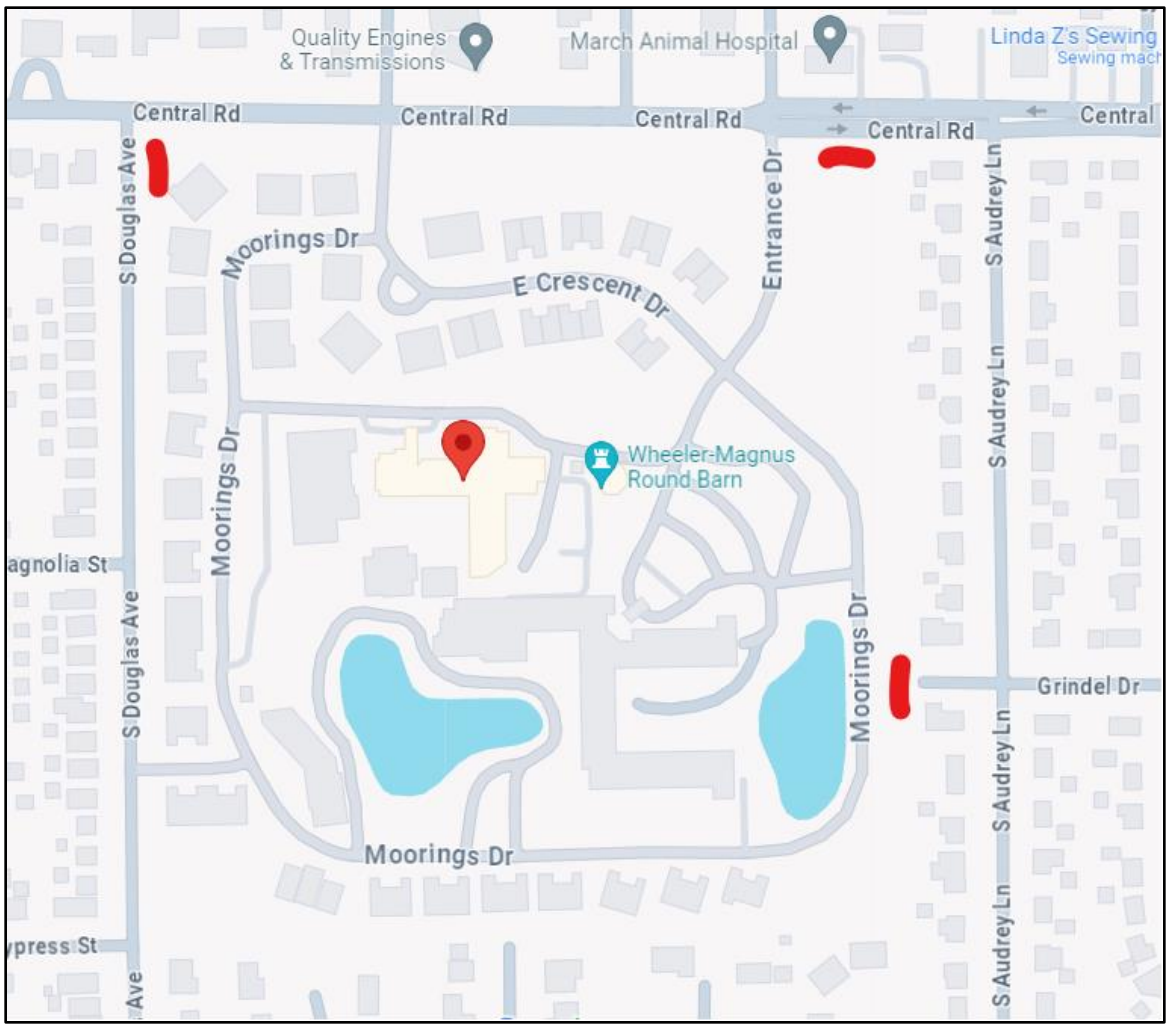
08-10-111-006-0000
ALDRIDGE A MAURER & RA
1221 S HADDOW AVE
ARLNGTON HTS, IL 60005

08-10-111-007-0000
DELORE ROPER
1225 S HADDOW AV
ARLNGTN HTS, IL 60005

34529\006\4880-2350-0723

EXHIBIT C

LOCATION AND PHOTOS OF POSTED NOTICE



Sign Locations


NOTICE OF PUBLIC HEARING
Hearing For:
PUD Amendment to allow construction of a 79-unit independent living building
Variation to reduce the number of required off-street parking stalls
Variation to allow a 67.5' tall 5-story building, and
Variation to allow two 6.5' tall elevator overruns above the max allowed height
Hearing Location:
Arlington Heights Municipal Building
33 S. Arlington Heights Road
DATE: August 14th, 2024
TIME: 7:30pm
PUBLIC ATTENDANCE & COMMENTS INVITED
For Details Call:
The Moorings
(847) 956-4304
Or:
Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200


NOTICE OF PUBLIC HEARING
Hearing For:
PUD Amendment to allow construction of a 70-unit independent living building,
Variation to reduce the number of required off-street parking stalls,
Variation to allow a 67.5' tall 5-story building, and
Variation to allow two 6.5' tall elevator overruns above the max allowed height.
Hearing Location:
Arlington Heights Municipal Building
33 S. Arlington Heights Road
DATE: August 14th, 2024
TIME: 7:30pm
PUBLIC ATTENDANCE & COMMENTS INVITED
For Details Call:
The Moorings
(847) 956-4304
Or:
Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200


NOTICE OF PUBLIC HEARING
Hearing For:
PUD Amendment to allow construction of a 70-unit independent living building.
Variation to reduce the number of required off-street parking stalls.
Variation to allow a 67.5' tall 5-story building, and
Variation to allow two 6.5' tall elevator overruns above the max allowed height.
Hearing Location:
Arlington Heights Municipal Building
33 S. Arlington Heights Road
DATE: August 14th, 2024
TIME: 7:30pm
PUBLIC ATTENDANCE & COMMENTS INVITED
For Details Call:
The Moorings
(847) 956-4304
Or:
Village of Arlington Heights
Department of Planning and
Community Development
Phone: (847) 368-5200


E Central Rd
S Scarsdale Dr
S Dryden Dr
Private
S Meier Dr
E Crescent Dr
Private
GENERAL AREA OF BUILDING ADDITION
E Old Barn Ln
S Douglas Ave
Private
S Moorings Dr

REPORT OF THE PROCEEDINGS OF

THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING HELD ON: **April 24, 2024**

Project Title: The Moorings Independent Living Expansion

Address: 800 E. Central Rd.

Petitioner: Drew Roskos
Perkins Eastman
Address: 209 S. LaSalle Street
Chicago, IL 60604

Requested Action:

1. Amendment to PUD Ordinances #85-154, #88-057, #89-043, #91-108, #92-051, #93-051, #02-077, #06-069, and #15-046 to allow construction of a five-story, 70-unit independent living building.

Variations Required:

1. Variation to Chapter 28, Section 5.1-8.5, Maximum Height, to allow an approximately 65' tall five-story building where maximum building heights are restricted to 45' and four stories.
2. Additional variations may be required based upon the submittal of detailed plans.

Attendees: Drew Roskos, Perkins Eastman
Jerry Walleck, Perkins Eastman
Nadim Abi-Antoun, Presbyterian Homes
Joe Hassel, President & CEO of Presbyterian Homes
Lisa Vandermark, Executive Director Presbyterian Homes
Scott Freres, Lakota Group
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Sam Hubbard, Planning Department

Project Summary:

The subject property is approximately 41.5 acres and occupied by The Moorings, a continuing care senior living facility that provides a full range of services enabling residents to age in place. The property exists as a Planned Unit Development (PUD), which was originally approved in 1985 and has been amended several times since. The Moorings has proposed construction of a new five-story independent living building within the campus, to include 70 units and 73 parking stalls below grade within the basement of the building. In order to accommodate for the proposed building, the site would be modified by shifting several drive aisles, relocating and expanding several parking areas, and constructing additional onsite stormwater detention.

The new independent living building would consist of 65 two-bedroom units (93%), with the remaining five units being one-bedroom (7%). The subject property is also home to the Wheeler-Magnus Round Barn, which is one of three structures in Arlington Heights that is on the National Register of Historic Places. There is no modification or relocation of the Wheeler-Magnus barn proposed as part of this project and the building will be preserved. Access to the campus comes from two curb cuts along Central Road at the north and one from Douglas Avenue at the west. No change to the site access is proposed as part of this project.

Meeting Discussion:

Mr. Abi-Antoun – we are non-profit organization and have been in the Chicago market for 120 years. In 2001, we were associated with The Moorings of Arlington Heights, a continuing care retirement community that has been in the Arlington Heights market since 1988. We own two other communities, one in Evanston and one in Lake Forest. We serve about 1,500 residents across our continuum, and we are here today to discuss the expansion of the proposed 70 units in Arlington Heights.

Ms. Vandermark – has been executive director of The Moorings since 2016, and was a part the assisted living expansion around that time, which expanded our assisted living product by 73 units. Then a year later, our assisted living memory support expansion was completed in 2018/2019. In 2005, shortly after we acquired The Moorings, we built 22 Villa homes. We have over the years invested an average of $14-$17 million dollars in capital over the past 10 years, with the with the goal of continuing to meet the needs of our current residents and future residents.

Mr. Hassel – thanked everyone for responding to their submittal and appreciate the feedback. He introduced their team, Drew Roskos & Jerry Walleck, architects with Perkins Eastman, Scott Freres from Lakota Group, Chris Fish & Steven Corcoran with Eriksson Engineering, and Harold Francke from MPS Law.

Mr. Freres – was involved with the 2015 PUD amendment for the assisted living facility, and now we are back with the request to add on and reinvest in property with an independent living expansion. A few important things to keep in mind about this project:

1. As the project design has proceeded, it has been important for the development team to collaborate with Village staff. Staff has given some really detailed preliminary feedback from all the different departments, which outlines key items that they are keeping in mind as they finalize the development proposal.
2. The Moorings understands that it is important to consider the concerns of our neighbors, and I want to let you know that we are sending out invitations to all of our neighbors on all four surrounding sides, including Mount Prospect on the east, to make sure that they're heard, they're concerns are answered and they understand what our proposal is. The neighborhood meeting will be complete prior to submission of our formal application.
3. We are asking for a variation. There are requirements and standards that need to be met and we intend to prove up compliance with those as we present our case in the formal application.

Mr. Roskos – is an architect and gerontologist, and is proposing a 70-unit independent living expansion on the Moorings campus. The unit sizes are between 1,050 and 1,700 square feet, which are sizable units. The building is five stories tall, which will require a variation, and we are also looking for a variation on the height. We believe we have created a complementary expansion of the existing campus that has responded to the site characteristics and to the architecture of the existing campus. The existing curb cuts into the campus will be maintained. We have done a traffic study at key intersections and we are bringing in people through the site in a similar circulation pattern that will wrap them around the expansion. The main entry to the proposed building will be through the existing entry to the primary Moorings building to the west. There will be a secondary access point into the independent living extension as well. We will provide 70 structured parking spaces underneath the footprint of our building and we're excited about the project.

Mr. Walleck – explained that one of the reasons they were proposing a five-story building was to preserve green space in the campus. They did not want a building that was overly spread out so they wanted to keep the density a little more direct. Additionally, travel distance is important for seniors, so being able to keep the footprint a little tighter so the residents are not having to walk far when they come down the elevators and get to the different amenities. The smaller building footprint also allows them to preserve some of the surrounding parking areas. So while

the building does go up, it has a smaller footprint, and they have tried to keep it more towards the center of the campus and away from the surrounding neighborhood.

Mr. Hubbard – The Moorings is part of a PUD, and the proposal for a new 70-unit independent living facility requires an amendment to that PUD. Staff has only identified one variation based on a review of the preliminary and conceptual plans. It is a height variation and it would be to allow an approximately 65-foot tall five-story building where maximum building heights are restricted to 45 feet and four stories. The Moorings campus has previously been granted a height variation in 2015 to allow four-story assisted living addition at just under 49 feet in height. Also, in 1985 to allow construction of five-story buildings with average heights just under 50 feet. This would be the tallest building on the campus, however, it would be centrally located within the campus. It would be about at 187 feet away from the nearest property line to the east, which about single-family homes. The petitioner will need to provide justification for the variation based on the four approval criteria.

The Village is recommending a neighborhood meeting and the development team is in the process of setting that up, so that will occur well in advance of the Planning Commission hearing on this project. We will ask for a summary of the meeting from the petitioner outlining, generally, how many people attended, what the issues were that they raised, and any response that was given to those issues.

We are recommending that the petitioner provide generous landscape screening, especially on the eastern property line, which is the closest area to the proposed building addition. There are modifications proposed to the parking lot and drive aisles in that area and we want to make sure that there is a dense screen to the east abutting the single-family neighborhood there in Mount Prospect. We also are asking the development team to analyze the placement of the new parking areas and whether they can be shifted closer to the interior of the site and away from the perimeter. This would place them closer to some buildings/uses to which they serve. We are asking for data on parking usage in the parking lots that will be removed to accommodate for the building so that we can evaluate the impact of having to shift that parking demand to other areas of the site.

Recommending the petitioner set up a meeting with the Building and Life Safety Department and Fire Department to discuss fire and life safety code requirements. The petitioner should provide a Fire and Life Safety Exhibit to facilitate any discussion on compliance with code requirements. A Traffic and Parking Study will be required and we are asking for data on the overall uses within the campus. Historically, the site has operated at a parking deficit, and variations have been granted. During the last PUD amendment in 2015, a parking variation was granted, however, it appears a parking variation may no longer be required based on preliminary data provided for this development. Comparing the current data on uses and number of units within the campus to the data provided in 2015, it shows significant changes have occurred and we want to understand where these changes have occurred and if we have the most accurate and up-to-date information to allow us to assess parking from a code standpoint. We are supportive of this project.

Commissioner Sigalos – is in favor of the project concept, liked the condensed footprint so there is more green space. Asked if the number of proposed units was driven by demand or economics?

Mr. Abi-Antoun – it is a combination of both. The market study showed a demand for a higher number of units, but we felt this was the right expansion number for us.

Commissioner Sigalos – was not too concerned with the height, large property and should not have a substantial impact on the surrounding residential properties. Very much in favor of the project concept.

Mr. Abi-Antoun – the building height is also a product of consumer preferences for larger ceiling heights.

Commissioner Jensen – considers the Moorings a tremendous asset to the Village. Not too concerned with the height, based on the building location at the interior of the property. During the 2015 PUD amendment many of the neighbors expressed concern over the proposed building additions, but since they have been constructed, he believes they have been well received. Does not anticipate the neighborhood meeting to be very controversial. Believes the code required parking is likely excessive and that parking variation may be warranted. Data on parking usage would be helpful for when this application comes before the Plan Commission. In favor of the project concept.

Commissioner Green – is also in favor of the project, and agrees the property is large enough so that the height will not be an issue. Was pleased that the Round Barn would be preserved. Anticipated the surrounding residents would not have a problem but the neighborhood meeting would be important.

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

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION:**	
Project Name:	The Moorings – Independent Living Expansion	**DC Number:**	24-041
Project Address:	811 E. Central Rd	**Petitioner Name:**	Andrew Roskos
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Perkins Eastman 209 S. LaSalle Street, Suite 400 Chicago, IL 60604
Date Prepared:	June 26, 2024	**Meeting Date:**	July 9, 2024

Requested Action(s):
Approval of the architectural design for a new independent living building at the existing Moorings property.

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 amendment of an existing Planned Unit Development (PUD). 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 Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. At this time, the Moorings is proposing to build a new five-story independent living building within the existing campus, with a total of 70 dwelling units on floors one through five, and 73 parking spaces below grade in the basement level.

Preliminary Design Commission Review:
This project received a preliminary Design Commission review on May 14, 2024. During the preliminary review, the petitioner presented three exterior design options. All of the options were received favorably by the Design Commission with mixed feedback regarding preferences and detailing. The petitioner has provided a detailed written response to the feedback received at the preliminary review, noting that they have incorporated many of the Design Commission's suggestions by modifying Option 1 with elements from Option 2.

Architectural Design:
As noted above, the current design is a revised version of Option 1, incorporating some of the elements from Option 2. The result is a highly detailed and thoughtful modern design which will bring a fresh look to the Mooring's campus, while still complementing the existing buildings with similar massing, materials, and colors.

Overall, the proposed design is very nicely done, with only a couple of comments that the Design Commission should evaluate:

- The red brick portion of the building at the north corner has a somewhat massive and heavy appearance as compared to the rest of the design. Consider breaking up the amount of brick with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
- The design of the west wall is a large, flat, and blank wall of the metal panel or fiber cement accent material. This large blank wall looks out of place with the rest of the highly detailed design. The west wall will be visible from other buildings on the campus, and it is recommended that the design of the west wall be revised to include a mix of materials and colors to break up the blank wall to add interest to the appearance.

Equipment Screening:
All mechanical equipment and utility meters are required to be screened from view. The proposed design includes numerous rooftop mechanical units. The plans include a continuous louver screen to fully enclose all of the mechanical equipment. The proposed screen looks quite tall, but it is setback from the perimeter, so the appearance should be diminished.

Signage:
The petitioner is proposing numerous new ground signs as follows:

- a new main entrance sign facing Central Road.
- an internal "identity signage element" located at the fork in the main entry drive.
- approximately three internal Wayfinding signs.

Per code, one 80 sf ground sign is allowed to face Central Road, and all internal directional ground signs are limited to 6 sf maximum size and three feet maximum height. At this time, the signage plans are being considered conceptual due to a lack of detailed information, but there appears to be a number of code issues with the proposed signage in regards to size and quantity. The Design Commission can provide general feedback on the aesthetics of the conceptual signage, but Staff will need to work with the petitioner on revisions to comply with code.

The Moorings currently has three ground signs at the main entrance facing Central Road. The petitioner needs to clarify if the existing signs are intended to remain or be removed.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the design of the new Independent Living Expansion at the Moorings located at 811 E. Central Road. This recommendation is subject to compliance with the plans received 6/27/24, 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. Consider breaking up the red brick portion of the design at the north corner of the building with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
2. A recommendation to revise the design of the west wall to include a mix of materials and colors to break up the blank wall and add interest to the appearance.
3. 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.
4. Separate permits are required for all signs, and all signage shall comply with the Sign Code, Chapter 30.



June 27, 2024

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 24-041

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 9, 2024

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

Members Present:	Jonathan Kubow, Chair John Fitzgerald Scott Seyer Ted Eckhardt
Members Absent:	Kirsten Kingsley
Also Present:	John Anstadt, JMB Architects for *101 S. Fernandez Ave.* Sean Thompson, Owner of *101 S. Fernandez Ave.* Lisa Vandermark, Executive Director for *The Moorings* Drew Roskos, Perkins/Eastman for *The Moorings* Scott Freres, Lakota Group for *The Moorings* Steve Hautzinger, Planning Staff

DRAFT

REVIEW OF MEETING MINUTES FOR JUNE 25, 2024

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF JUNE 25, 2024. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEW

DC#24-038 – 101 S. Fernandez Ave.

John Anstadt, representing *JMB Architects,* and Sean Thompson, the homeowner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to demolish an existing single-story house with attached two-car garage to build a new a new two-story residence with an attached two-car garage. The proposed design complies with the R-2 zoning requirements. The proposed new house is very nicely designed in a traditional style with quality materials and a tasteful neutral color palette that will fit very well in this location. However, the Design Commission should evaluate the proposed two-story massing in this location which is surrounded predominantly by single-story homes. Also, this property has an existing pool house which is proposed to remain. The pool house has visible frontage along Sigwalt Street on the north. The pool house is built with red brick, which matches the existing house being demolished, but it does not match the new house which is primarily tan. The Design Commission should evaluate the mismatched color scheme between the existing pool house and the proposed new house. With these items, Staff recommends approval.

Sean Thompson said he has been a resident for over 55 years, raised his family here, and is now looking to make a significant investment in the neighborhood to continue the tradition. They talked to many of their neighbors and everyone is generally supportive of the project, and they are committed to making the project a good project. He previously went before the ZBA for the pool house, which at that time was to make the pool house look like it fit with the house; that is their commitment here. They will make sure that the pool house and the color scheme matches the new home and fits in the neighborhood.

Mr. Anstadt said they spent quite a lot of time on the site, trying to incorporate the new plan to the existing and how it fits within the context of the neighborhood. They specifically designed the one-story element facing Fernandez to provide less impact on what they consider the busier of the two streets. They feel the one-story element also complements the one-story cabana next to it. They purposely designed a 2-car garage versus 3-car, and the existing driveway will remain. With regards to colors, their biggest challenge is that they are not in favor of the existing brick on the cabana, which matches the existing home that is now being torn down. They are hoping to build the new house with a different color palette. The proposed color palette is stone and shingle siding in a very traditional sense, and their goal is to match the existing stone on the cabana to the new home. He presented a sample of what they feel is the closest to that stone, whether it is this blend or a mixture of blends; their goal is to match the existing stone on the cabana. The roofing, window color, fascia, trim, will all match the cabana, where it differs is with the brick. They are proposing to dye the brick on the cabana in a permanent color to match and blend in with the siding on the proposed new home so it all blends. He brought additional photos of the existing cabana to see how much foliage exists and how it is hidden.

Commissioner Eckhardt asked if the cabana is a monolithic stucco or face brick, and Mr. Anstadt said it is face brick, and Mr. Thompson added that it is almost the exact same brick that is on the existing home, and it has texture.

Chair Kubow asked if there was any public comment on the project and there was no response from those in the audience.

The commissioners summarized their comments. Commissioner Seyer said the new home looks great; it feels more contextual now, and he is in favor of it. If the goal is to match the existing materials of the pool house and do something to blend in and make it look like the new house, he is in support of that. Commissioner Eckhardt agreed with Commissioner Seyer's comments and had nothing more to add. Commissioner Fitzgerald agreed as well, and said the new home looks better than the existing one-story home because it looks like it could have been here a long time and was added onto over the years. He said this is a great project. Chair Kubow also agreed and said this is a unique property that the owner is just doing more with a long-term investment; he fully supports the project.

DRAFT

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT *101 S. FERNANDEZ AVENUE.* THIS RECOMMENDATION IS BASED ON THE ARCHITECTURAL PLANS RECEIVED 5/8/24, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THE PETITIONER TESTIFIED THAT THEY INTEND TO MATCH THE TEXTURE AND COLORS ON THE EXISTING POOL HOUSE AS CLOSE AS POSSIBLE TO THE COLORS OF THE NEW HOUSE.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

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

DRAFT

ITEM 2. INSTITUTIONAL REVIEW

DC#24-041 – The Moorings/Independent Living Expansion – 811 E. Central Rd.

Lisa Vandermark, Executive Director for *The Moorings*, Drew Roskos, representing *Perkins/Eastman*, and Scott Freres, representing *Lakota Group*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project requires Plan Commission review and Village Board approval for amendment of an existing Planned Unit Development (PUD). Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only. The Moorings is an existing 41-acre senior living community that was originally approved as a Planned Unit Development in 1985. At this time, the Moorings is proposing to build a new 5-story independent living building within the existing campus, with a total of 70 dwelling units on floors one through five, and 73 parking spaces below grade in the basement level.

This project received a preliminary Design Commission review on May 14, 2024. During the preliminary review, the petitioner presented three exterior design options. All of the options were received favorably by the Design Commission with mixed feedback regarding preferences and detailing. The petitioner has provided a detailed written response to the feedback received at the preliminary review, noting that they have incorporated many of the Design Commission's suggestions by modifying Option 1 with elements from Option 2.

As noted above, the current design being presented tonight is a revised version of Option 1, incorporating some of the elements from Option 2. The result is a highly detailed and thoughtful modern design which will bring a fresh look to the Mooring's campus, while still complementing the existing buildings with similar massing, materials, and colors.

Overall, Staff feels the proposed design is very nicely done, with only a couple of comments that the Design Commission should evaluate:

- The red brick portion of the building at the north corner has a somewhat massive and heavy appearance as compared to the rest of the design. Consider breaking up the amount of brick with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
- The design of the west wall is a large, flat, and blank wall of the metal panel or fiber cement accent material. This large blank wall looks out of place with the rest of the highly detailed design. The west wall will be visible from other buildings on the campus, and it is recommended that the design of the west wall be revised to include a mix of materials and colors to break up the blank wall to add interest to the appearance.

All mechanical equipment and utility meters are required to be screened from view. The proposed design includes numerous rooftop mechanical units. The plans include a continuous louver screen to fully enclose all of the mechanical equipment. The proposed screen looks quite tall, but it is setback from the perimeter, so the appearance should be diminished.

The petitioner is proposing numerous new ground signs as follows:

- a new main entrance sign facing Central Road.
- an internal "identity signage element" located at the fork in the main entry drive.
- approximately three internal Wayfinding signs.

Per code, one 80 sf ground sign is allowed to face Central Road, and all internal directional ground signs are limited to 6 sf maximum size and three feet maximum height. At this time, the signage plans are being considered conceptual due to a lack of detailed information, but there appears to be a number of code issues with the proposed signage in regards to size and quantity. The Design Commission can provide general feedback on the aesthetics of the conceptual signage, but Staff will need to work with the petitioner on revisions to comply with code. The Moorings currently has three ground signs at the main entrance facing Central Road. The petitioner needs to clarify if the existing signs are intended to remain or be removed.

DRAFT

Commissioner Eckhardt asked if Staff did an analysis of code compliant signage versus a potential sign variation, and Mr. Hautzinger reiterated that code allows one 80 sf ground sign facing Central Road and all internal signage is limited to only 6 sf in size and 3-feet in height. Chair Kubow asked about the location of the wayfinding signs being shown, which Mr. Hautzinger indicated and added that the petitioner can elaborate on those locations.

Mr. Hautzinger said that overall, Staff recommends approval of the proposed design of the new Independent Living expansion with the following:

1. Consider breaking up the red brick portion of the design at the north corner of the building with more accent material, possibly grouping some of the windows horizontally, vertically, or both.
2. A recommendation to revise the design of the west wall to include a mix of materials and colors to break up the blank wall and add interest to the appearance.

Ms. Vandermark said she has been Executive Director at The Moorings since May 2016, and she introduced the team here tonight on behalf of the project.

Mr. Roskos said the revisions that were made after the preliminary review in May were based on feedback from the commissioners as well as their own internal feedback. They brought together all the elements of Option 2 into Option 1, making Option 1 their preferred option. The materials were balanced, both in terms of their usage and proportions, and different size windows were introduced to suggest a more residential quality. He presented three different versions of how to address the blank west wall, looking at how the materials might wrap around. He explained that the west wall is a service wall consisting of an elevator, a fire stair, a trash chute, and there are no apartments that abut this wall. He said they agreed with Staff that the west wall needs some attention, and he reviewed each of the 3 options presented, reiterating their preference for Option 1.

Chair Kubow asked about the vehicular circulation in the area of the west wall and Mr. Roskos replied that it is primarily back-of-house service, with parking on the left and storage and maintenance on the right. He also indicated where pedestrian traffic will occur with people entering and exiting the building.

Mr. Roskos referred to the northeast corner of the building with regards to the change of materials. He explained that they feel this area has a good design and they like that the front feels like an anchor and that there is a mix of materials that come off of that; however, they are open to doing more there if necessary. The west end of the building is where the main loading dock is located and it faces the healthcare building, so even if units were put there, they could not market them, which is why that area became a service area of the building.

Commissioner Eckhardt asked about the accuracy of colors being shown in the image of the existing single-story service areas, and Mr. Roskos clarified that the one-story area is a white brick material.

Mr. Freres commented on signage stating that it is currently difficult to locate the Moorings site based on the existing signage which runs parallel to the road, which is why they chose to address the signage at the main entrance at this time. Since they are making a change to the building, they feel now is the time to re-invent their signage, re-think the lettering, and re-work how they are going to package their brand. The site is currently very cluttered in terms of signage, and the existing signs are not really needed. One new perpendicular sign with 2 sign faces will be more effective and easier to read when traveling in either direction. They recognize that the scale, the height, and the materials chosen for signage needs to reflect the architectural character and style of the new building, and they put together three different signs as part of tonight's review, although they will probably re-think all signage on the campus at some point to have more of a holistic wayfinding signage program. The three signs being shown tonight include one monument sign at the main entrance measuring 18-feet in length with a 2-sided sign face of about 30 sf on each side. The other two signs being presented are to provide clear identifiers for people to maneuver throughout the site. They anticipate lighting the sign at the main entrance and the sign at the main intersection, as well as possibly lighting the wayfinding signs.

Chair Kubow asked if there was any public comment on the project and there was no response from those in the

audience.

The commissioners summarized their comments. Commissioner Fitzgerald liked the project a lot, he found all sides of the building interesting, he liked the colors and how all the materials work together. He felt the area at the north end was fine as shown, but something more needed to be done on the west wall to encourage people to walk the property. He liked Option 1, with Option 2 being his second choice. With regards to signage, he supported the direction and style of the signs being presented tonight; he agreed that the existing signage needs to be updated, and he liked that the signs are being located where people will notice them.

With regards to the blank end of the building, Commissioner Eckhardt commented that the white brick accent pieces are small, light, and framing in nature on the other rendered elevations; he did not see big, solid portions of the lighter color; however, Option 1 has a big, heavy white element on the corner of the building. Although he felt that Option 1 is the best design of the 3 options presented, in terms of breaking down a big wall and the geometry and the massing of the end of the building, he questioned the design motif of Option 1 with the bracketing details at the corner. Commissioner Eckhardt asked if the coloration of the light-colored brick is similar to the color of the barn, and Mr. Roskos replied that the barn is bright white and the brick color will be a white that is not as bright. Commissioner Eckhardt concluded that this is a great project, and he agreed with Commissioner Fitzgerald's comments.

Commissioner Seyer was in favor of the project, it looks great. With respect to the west end of the building that is clearly a concern, he felt that Option 1 is by far the best design because it breaks down the heavy massing of it all. However, he had concerns about the windows in the stairwell at the end of the building, with regards to the lighting in the stairwell that might have different emergency lighting (cool temperate light) that will be on all the time, which could be problematic from the outside. Commissioner Seyer also liked the materials wrapped on the corner. He reiterated that he liked Option 1, but was unsure about the windows in the stairwell; even though he wants windows there, what will the end result be with the lighting? That is his only concern about the project. The rest of the project is really nice, the massing and the materiality is very well proportioned. He agreed that the proposed new signage will look vastly improved and he would be in favor of it, assuming the 3 existing signs that are set back from the road will be removed, which the petitioner confirmed. Commissioner Seyer asked the other commissioners for their opinion about the windows in the stairwell with regards to lighting, as well as the petitioner.

Chair Kubow said it is a wonderfully designed project, he loved the contemporary architecture being proposed and he supports Option 1 for the west wall. He was in favor of the northwest corner of the building and would not change anything, it is very modern and he loved the punched openings and the very small cornice that gives a sense of pop and differentiation from the other sides of the building. He was not opposed to removing the windows in the stairwell at the west end of the building, and he agreed that the current signage needs a refresh. Chair Kubow asked if the existing tree at the front entry will be removed, and Mr. Freres replied that some landscape improvements are proposed for the site to open up the visibility at the entrance; however, their intent is to not remove any big trees if possible. Chair Kubow was in favor of everything presented, with Option 1 being his preferred option, and he appreciated the summary that the petitioner provided regarding previous comments from the commissioners.

The commissioners responded to Commissioner Seyer's concerns about lighting from the stairwell windows at the end of the building. Commissioner Fitzgerald agreed with the concerns about the lighting from these windows; it should not stand out in a bad way. Commissioner Eckhardt agreed as well and suggested adding something to the windows to make them look like the residential windows, in color and in temperature. Super bright white lighting will be a disappointment. Mr. Roskos presented two solutions with regards to the windows on the west facade; changing the color and temperature of the light itself, which will be around 2,700 kelvin, or putting a film on the windows that will allow daylight in but soften the glow out. Commissioner Seyer was unsure how that would look, but he reiterated that he does like the windows there. Chair Kubow added that it is nice having natural light in the stairwell. Commissioner Eckhardt said that a combination of changing the temperature of the lights and adding either blinds or film to the windows is the way to go.

DRAFT

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN OF THE NEW INDEPENDENT LIVING EXPANSION AT *THE MOORINGS* LOCATED AT *811 E. CENTRAL ROAD.* THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/2724, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. APPROVAL OF OPTION 1, PRESENTED TONIGHT, FOR THE WEST WALL.
2. A REQUIREMENT THAT THE PETITIONER STUDY AND RESOLVE THE POTENTIAL DIFFERENTIATION OF LIGHTING COLOR FROM THE WEST WALL STAIRWELL WINDOWS, AS COMPARED TO THE RESIDENTIAL UNITS, SO THAT THE OVERALL EXTERIOR APPEARANCE IS SIMILAR.
3. THAT THE NEW SIGNAGE PRESENTED TONIGHT IS FOR PRELIMINARY REVIEW ONLY, AND AN ACKOWLEGEMENT THAT NEW SIGNAGE WILL BE RESUBMITTED BY THE PETITIONER IN THE FUTURE.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer said it is hard to mandate the color temperature of lights in a stairwell that he believed are an emergency path that requires a bolder, brighter light. He encouraged the petitioner to make it look nice from the outside with the appropriate color temperature and film. He suggested eliminating the window on the top floor in the metal panel area, and add blinds in the other 3 windows so it is not so bright.

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

DRAFT

ITEM 3. OTHER BUSINESS

Public Comment

There was none.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:20 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.

DRAFT

For more than 30 years, The Moorings of Arlington Heights has provided high-quality living options for older adults in the Greater Chicago area. With robust programming, diverse opportunities for engagement, a full continuum of care, and a reputation for providing seniors peace of mind as their needs may change, there has been a visible and vocal desire for more Independent Living residences that offer a LifeCare contract.

As a Life Plan Community, The Moorings of Arlington Heights provides older adults guaranteed access to higher levels of care, including Assisted Living and Skilled Nursing care to suit any changing needs, through a LifeCare contract. This offering is a highly desirable senior living choice because of the security it provides. Additionally, the Geneva Foundation, which serves as the philanthropic arm of Presbyterian Homes, provides more than $6 million of annual charitable and additional capital support with programs and services that are funded to respond to the needs of residents and associates at all community locations.

In late 2023, Presbyterian Homes and The Moorings of Arlington Heights began exploring what it would mean to add additional Independent Living residences to the community. Working alongside consultants, the team is now in the early stages of plans for this proposed expansion, which also includes a renewal of the dining spaces and common areas.

Presbyterian Homes is continually assessing and reacting to the changing landscape in senior living, ensuring they are adapting to the current wants and needs of older adults. That mindset is a central reason why this expansion is so important. The Moorings has become a well-known neighbor in Arlington Heights, and this expansion is part of a long-term plan to serve more older adults in the community and remain a positive presence now and for many years to come. This expansion will be a vital component of a renewal of the community and a continued affirmation of The Moorings' commitment to help older adults live better, longer.

The Moorings expansion project includes a new 70-unit Independent Living building, two villas, underground resident parking, renewal of the dining spaces and common areas of the current Independent Living building, and a renovated entry sequence that will unify the two Independent Living buildings. The stormwater capacity will be increased to reflect the adjusted amount of

impervious area. The expansion of The Moorings will provide value to all residents of the community, both current and future.

Throughout the process, The Moorings will emphasize, as always, being a good neighbor to those residing in the surrounding neighborhoods. We will ensure clear and timely communication and provide easy ways to engage in dialogues with members of our team. A full communication plan has been developed and implemented starting in January 2024.

The proposed development will seek three variances in the PUD amendment process: (i) to permit construction of a 67.5 foot, 5-story building in the I district, (ii) to allow two 6 ½ foot elevator overruns to be constructed above the permitted building height in the I District, and (iii) to reduce the required off-street parking by 8 spaces, from 636 space to a total of 628 spaces. The overall building height is approximate and will be updated when we have more information on the proposed grading around the new building footprint. We will continue to work with staff to address any additional zoning concerns related to the proposed expansion.

Sustainability Strategy Overview:

During the schematic design stages, the design team carefully selected the following overarching design principles aligned with the AIA design excellence framework, emphasizing a holistic approach to environmental stewardship and resilience. More detailed sustainability design solutions will be developed further throughout the entire design phases under the guidance of these principles:

1. **Design for Ecosystem**: Protect and restore natural ecosystems, promote biodiversity, and integrate green infrastructure.
2. **Design for Water**: Optimize water conservation through efficient fixtures, rainwater harvesting, and sustainable stormwater management.
3. **Design for Economy**: Ensure economic feasibility and long-term value by minimizing lifecycle costs and maximizing operational efficiency.

4. **Design for Energy**: Achieve net-zero energy use through passive design strategies, renewable energy sources, and energy-efficient systems.
5. **Design for Well-being**: Promote occupant health and comfort by maximizing natural light, air quality, and thermal comfort.
6. **Design for Resources**: Prioritize the use of sustainable materials, reduce waste, and incorporate recycling and reuse strategies.
7. **Design for Community**: The Moorings fosters connection to the larger community in Arlington Heights.

Design for Ecosystem:

1. **Wet Bottom Pond:** We will augment the design of the wet pond to integrate "infiltration" zones within the new wet pond. This approach will support natural plantings, enhance infiltration, and create habitats.
2. **Native Plants and Low-Irrigation Landscaping:** Prioritizing native plants and those needing minimal irrigation will create a sustainable, resilient landscape that supports local biodiversity.
3. **Preservation of Existing Vegetation:** Existing mature trees and vegetable gardens will be preserved to maintain the site's natural heritage and ecosystem stability.

Design for Water:

1. **Native Plants and Low-Irrigation Landscaping:** Emphasizing native plants and species requiring minimal irrigation aligns with water conservation goals and enhances landscape sustainability.
2. **Stormwater Management:** Multiple retention ponds throughout the campus will capture and store stormwater for on-site landscape irrigation, reducing reliance on potable water sources.

Design for Energy:

1. **Building Orientation:** In-house energy modeling has been used to compare various design options, helping the design team optimize building performance by properly orienting the building.
2. **Energy-Efficient HVAC System:** An energy model will optimize HVAC system sizing to conserve energy, promoting efficiency and sustainability.
3. **Individual HVAC Controls:** Each resident unit will have individual HVAC controls to enhance energy efficiency and occupant comfort.
4. **Energy Efficient Appliances:** The project will use ENERGY STAR rated Energy Efficient appliances.

Design for Well-being:

1. **Dedicated Ventilation Systems:** Ensuring adequate indoor air quality through dedicated ventilation systems.
2. **Indoor Air Quality:** Selecting indoor finishes with zero volatile organic compounds (VOCs) supports indoor air quality and occupant health.
3. **Daylighting and Biophilia:** By incorporating daylighting strategies and biophilic design principles, including sizable windows and carefully curated views, we aim to enhance occupant well-being by directly connecting residents to the picturesque natural scenery of the campus. Each unit will feature a dedicated balcony or patio, connecting residents with outdoor views and promoting well-being.
4. **Body-Mind-Spirit:** The landscape design creates multiple walking paths connects all residents with various wellness programs throughout the campus, enriching their holistic mind-body-spirit experience.
5. **Circadian light strategy**: Lighting fixtures inside resident rooms will have a specified color temperature of around 2700K, designed to support residents' circadian cycles.

Design for Resources:

1. **Reduce dependency on fossil fuels:** Specifying exclusively electrical appliances for all resident units, including the cooking range, reduces reliance on fossil fuels and promotes energy efficiency, aligning with sustainable energy practices.
2. **Longevity and Easy Maintenance:** Prioritizing durable, low-maintenance materials throughout the project lifecycle minimizes material use and environmental impact, promoting resource efficiency.
3. **Adaptive Reuse of Existing Structures:** Strategically locating the new building to preserve and potentially adapt the existing barn for future use by residents supports sustainable development practices and enhances community continuity.
4. **Mindful Materials Selection:** All finishes will undergo vetting via the Mindful Materials platform, ensuring products selected prioritize human health and environmental sustainability, in line with responsible material sourcing practices.

Design for Community:

1. The Moorings provides programs to encourage community interaction on the campus. In the past, activities have included: Arlington Heights Public Library bus visits, a petting zoo, guest musician, intergenerational activities from local schools.
2. Residents of The Moorings participate in the activities within the surrounding community; they shop, receive healthcare, and access community resources within Arlington Heights.
3. Transportation is also provided for residents to access the services and activities throughout the Village.

Responses to Land Use Variation Criteria
The Moorings of Arlington Heights

I. Variation from Chapter 28, Section 5.1-8.5 to allow a 67.5' tall, 5-story building.

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.
   Response: The addition of new Independent Living residences at The Moorings and the other improvements being proposed for construction will not alter the essential character of the locality. The existing use of the Property, which provides housing and care for older adults, has been operating on the subject property for more than 30 years. The proposed expanded residential use will be consistent with the current residential use of the subject property and the residential use of surrounding properties. Finally, the amended planned unit development zoning of the property being requested will be consistent with the residential zoning of the properties that surround the subject property.

2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
   Response: The size, shape and developed condition of the Property present significant barriers to the construction of new, low-rise residential housing on-site. The Applicant requires the requested variation so that it can construct the proposed 70-unit Independent Living building and respond to the demand that exists in the community for this type of housing option. Furthermore, this variation will allow the building to be constructed within 300 feet of the community spaces (providing wellness events, activities and culinary services) to ensure that they are readily accessible to future residents.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.
   Response: Granting the proposed variation will be in harmony with the spirit and intent of this Chapter. Construction of the structure being proposed will promote the health and welfare of Village residents by expanding the availability of a housing option for older adults within the community. In addition, that structure and the accompanying site improvements have been designed to respect the residential character of the neighborhood, not adversely impact light or air to neighboring properties, and not create undue traffic congestion in area streets.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.
   Response: The requested variation is the minimum variance necessary to allow expansion and improvement of the subject property. The existing buildings on the campus range from 1 to 5 levels. The existing 5 story Independent Living building is adjacent to the proposed 5 story building.
   Travel distance is a primary concern when developing residences for senior living. Therefore, a tight building footprint is needed, which results also in the need for more building levels. The proposed number of stories and overall building height strikes a balance between what is needed for future residents and what is appropriate for the existing site. Additionally, a tight footprint allows the distance between the proposed building and the single-family buildings to the east to be greater. The proposed location is

more than 127' west of the east property line, and it is greater than 230' from the nearest single-family structure.

The proposed building height is a direct result of today's market demands and living standards that call for higher ceilings than those found in existing buildings, which results in an increased overall building height. Additionally, as the current construction type remains under evaluation, transitioning to an alternative construction type will impact the building's height. Therefore, the current design incorporates flexibility to accommodate different structural systems.

Furthermore, the uncertainty surrounding the mechanical systems due to the current code revisions may require modifications in the system typology. Therefore, increased plenum space is required to ensure flexibility in accommodating various systems on each floor and to comply with updated regulations.

II. Variation from Chapter 28, Section 6.10, to allow two 6 ½ foot tall elevator overruns to be constructed above the maximum building height permitted in the I District.

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.

   Response: The addition of new Independent Living residences at The Moorings and the other improvements being proposed for construction will not alter the essential character of the locality. The proposed expanded residential use will be consistent with the current residential use of the subject property and the residential use of surrounding properties. The 6 ½ foot height of the overruns will not negatively impact surrounding properties with respect to sunlight, air or visibility.

2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

   Response: The Property is improved with various categories of dwelling units and associated parking to offer differing housing options and services to the older adult community. As a result of the existing buildings, limited options remain to further develop the site so future buildings must have a limited footprint and be constructed vertically rather than horizontally. This presents additional concerns for certain aspects of development, including elevator construction. The Applicant requires this variation to complete the proposed construction with design specifications that adequately accommodate the needs of its prospective residents.

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

   Response: Granting the requested variation will be in harmony with the spirit and intent of this Chapter by promoting efficient utilization of the land in harmony with the existing development, allowing innovative design of the proposed new building while also catering to the needs of future residents. Granting the requested variation is also necessary to build vertically as planned and limit the new building footprint, thereby preserving the existing natural areas.

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

Response: The requested variation is the minimum variance necessary to allow expansion and improvement of the subject property. The elevator overruns occupy only a small portion of the roof area. The height of each overrun is designed to be as short as possible.

III. Variation from Chapter 28, Section 10.4 to reduce the amount of required off-street parking by 15 spaces, from the required 636 spaces to 621 spaces.

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.
   Response: The proposed expanded residential use will be consistent with the current residential use of the subject property and the residential use of surrounding properties. The variation for reduced parking is necessary to allow for further development within the current configuration of the site and to preserve existing natural areas. Furthermore, the proposed parking will be designed to adequately accommodate the expansion on the Property to prevent negative impacts to surrounding roadways.

2. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
   Response: The size, shape and configuration of existing development significantly limits the Applicant's ability to continue to increase off-street parking on the Property. The proposed parking will conform to the existing setback and lot requirements and will provide adequate parking for the expanded use on site, pursuant to the traffic report submitted with this request.

3. The proposed variation is in harmony with the spirit and intent of this Chapter.
   Response: The proposed variation is in harmony with the spirit and intent of this Chapter by allowing further development and utilization of the site to help meet the needs of the surrounding community. Additionally, limiting the impervious surface area leaves increased room for the Applicant to continue its efforts to enhance the existing landscape buffer and preserve existing natural areas.

4. The variance requested is the minimum variance necessary to allow reasonable use of the property.
   Response: The requested variation is the minimum variance necessary to allow expansion and improvement of the subject property. Parking and traffic studies have been provided to staff which support the finding that the total proposed parking spaces are adequate to accommodate the needs of the existing campus and proposed expansion. It should also be noted that, in 2015, the Village approved a PUD Amendment which granted a parking variation to reduce the number of required off-street parking spaces by 43 spaces from 581 spaces to 538 spaces (Ordinance 15-046). This represented a 7.4% reduction in required parking. The current project requires 636 off-street parking spaces, but only 621 parking spaces are being provided so a variation is needed to reduce the parking requirement by 15 spaces. This represents only a 2.4% reduction in the required number of spaces, which is proportionately significantly less relief than was requested and granted in 2015 (2.4% vs. 7.4%).

GREMLEY & BIEDERMANN

License No. 184-002761

Professional Land Surveyors

4505 North Elston Avenue, Chicago, IL 60630

Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com

Plat of Survey

Parcel 1: That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; Thence Easterly along the South line thereof 330.53 feet for a point of beginning; Thence Northerly along a line 330.5 feet East of and parallel with the West line of said Northeast Quarter of the Northwest Quarter, a distance of 192.66 feet; Thence Easterly perpendicular to said West line, 270.0 feet; Thence Southeasterly along a line deflecting 45° to the right from an extension of the last described line, 35.0 feet; Thence Easterly along a line deflecting 45° to the left from an extension of the last described line, 210.0 feet; Thence Southerly parallel with said West line, 25.0 feet; Thence Easterly perpendicular to said West line 60.0 feet; Thence Northerly parallel to said West line, 97.48 feet; Thence Westerly perpendicular to said West line, 210.0 feet; Thence Northwesterly along a line deflecting 45° to the right from an extension of the last described line 180.0 feet; Thence Westerly along a line deflecting 45° to the left from an extension of the last described line, 130.0 feet; Thence Northerly parallel to said West line of the Northeast Quarter of the Northwest Quarter, a distance of 140.0 feet; Thence Easterly perpendicular to said West line, 190.0 feet; Thence Northerly parallel to said West line 135.84 feet to a point on a line 749.0 feet South of and parallel to the South line of Central Avenue; Thence Easterly parallel to said South line 170.36 feet; Thence Northerly perpendicular to said South line 35.0 feet; Thence Easterly parallel to said South line 200.0 feet; Thence Northerly perpendicular to said South line 80.0 feet; Thence Westerly parallel to said South line 180.0 feet; Thence Northerly perpendicular to said South line 95.0 feet; Thence Westerly parallel with said South line 70.0 feet; Thence Northerly perpendicular to said South line, 135.0 feet; Thence Northwesterly along a line deflecting 45° to the left from an extension of the last described line, 127.28 feet; Thence Westerly along a line deflecting 45° to the left from an extension of the last described line, 185.0 feet; Thence Southerly perpendicular to the aforesaid South line of Central Avenue, 120.0 feet; Thence Westerly parallel with said South line, 55.0 feet; Thence Northerly perpendicular to said South line, 434.0 feet to a point on the South line of aforementioned Central Avenue; Thence Easterly along said South line of Central Avenue, 902.99 feet to a point on the East line of said Northeast Quarter of the Northwest Quarter of Section 10, said point being 50.0 feet South of the Northeast corner thereof; Thence Southerly along said East line 1368.57 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; Thence Westerly along the South line thereof, 991.0 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; Thence Easterly along the South line thereof, 330.53 feet; Thence Northerly along a line 330.50 feet East of and parallel with the West line of said Northeast Quarter of the Northwest Quarter, a distance of 192.66 feet for a point of beginning; Thence continuing Northerly along the last described line, a distance of 455.0 feet to a point on a line 749.0 feet South of and parallel with the South line of Central Avenue; Thence Easterly along said parallel line 287.50 feet; Thence southerly parallel with said West line of the Northeast Quarter of the Northwest Quarter, a distance of 135.84 feet; Thence Westerly perpendicular to said West line 190.0 feet; Thence southerly parallel with said West line 140.0 feet; Thence Easterly perpendicular to said West line 130.0 feet; Thence Southeasterly along a line deflecting 45° to the right from an extension of the last described line, 180.0 feet; Thence Easterly along a line deflecting 45° to the left from an extension of the last described line 210.0 feet; Thence Southerly parallel with the aforesaid West line of the Northeast Quarter of the Northwest Quarter of Section 10, a distance of 97.48 feet; Thence Westerly perpendicular to said West line 60.0 feet; Thence Northerly parallel with said West line 25.0 feet; Thence Westerly perpendicular to said West line, 210.0 feet; Thence Northwesterly along a line deflecting 45° to the right from an extension of the last described line, 35.0 feet; Thence Westerly along a line deflecting 45° to the left from an extension of the last described line 270.0 feet to the point of beginning, in Cook County, Illinois.

Parcel 3: That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: beginning at the Southwest corner of said Northeast Quarter of the Northwest Quarter of Section 10; Thence Northerly along the West line thereof 1406.13 feet to the Southerly line of Central Avenue, being a line 50.0 feet South of and parallel with the North line of said Northeast Quarter of the Northwest Quarter; Thence Easterly along said South line of Central Avenue, 419.20 feet; Thence Southerly perpendicular to said South line, 434.0 feet; Thence Westerly parallel with said South line, 104.0 feet; Thence southerly perpendicular to said South line 75.0 feet; Thence Westerly parallel with said South line 30.0 feet; Thence Southerly perpendicular to said South line 20.0 feet; Thence Westerly parallel with said South line 56.0 feet; Thence southerly perpendicular to said South line 220.0 feet to a point on a line 749.0 feet South of and parallel with the aforesaid South line of Central Avenue; Thence Easterly along said parallel line 112.14 feet to a point on a line 330.50 feet East of and parallel with the West line of said Northeast Quarter of the Northwest Quarter of Section 10; Thence Southerly along said parallel line 647.66 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter 330.53 feet East of the point of beginning; Thence Westerly along said South line 330.53 feet to the point of beginning (except that part thereof dedicated for Douglas Avenue by Plat of Dedication recorded January 25, 1993 as document 93060438) in Cook County, Illinois.

Parcel 4: That part of the Northeast Quarter of the Northwest Quarter of Section 10, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of said Northeast Quarter of the Northwest Quarter; Thence Easterly along the South line thereof 330.53 feet; Thence Northerly along a line 330.50 feet East of and parallel with the West line of said Northeast Quarter of the Northwest Quarter, a distance of 647.66 feet for a point of beginning; Thence Westerly parallel to the South line of Central Avenue, a distance of 112.14 feet; Thence Northerly perpendicular to said South line 220.0 feet; Thence Easterly parallel to said South line 56.0 feet; Thence Northerly perpendicular to said South line 20.0 feet; Thence Easterly parallel with said South line, 30.0 feet; Thence Northerly perpendicular to said South line 75.0 feet; Thence Easterly parallel with said South line 159.0 feet; Thence Northerly perpendicular to said South line 120.0 feet; Thence Easterly parallel with said South line 185.0 feet; Thence Southeasterly along a line deflecting 45° to the right from an extension of the last described line, 127.28 feet; Thence Southerly along a line deflecting 45° to the right from an extension of the last described line, 135.0 feet; Thence Easterly parallel with said South line of Central Avenue, 70.0 feet; Thence Southerly perpendicular with said South line, 95.0 feet; Thence Easterly parallel to said South line, 180.0 feet; Thence Southerly perpendicular to said South line 80.0 feet; Thence Westerly parallel with said South line 200.0 feet; Thence Southerly perpendicular to said South line 35.0 feet; Thence Westerly parallel with said South line 457.86 feet to the point of beginning, in Cook County, Illinois.

Legend:

Storm MH	Pole with Traffic Signal	Telephone Vault	Mail Box
Storm CB	Electric Traffic Control Box	Telephone Pedestal	Bumper Post
Storm Inlet	Electric Traffic Vault	Public Telephone	Guy Anchor
Storm Inlet	Gas Buffalo Box	Combination Pedestal	Soil Boring
San MH	Gas Hand Hole	Utility Pole	Monumentation Found
San Clean Out	Gas Meter	Electric Manhole	Monumentation Established
Water Valve Vault	Gas Valve	Electric MH	Unclassified Manhole
Water MH	Gas MH	Electric Vault	Auto Sprinkler
Water Buffalo Box	Gas Vault	Electric Meter	Hose Connection
Water Hand Hole	Gas Buffalo Box	Electric Pad	Fire Alarm
Water Meter	Cable TV Pedestal	Electric Pedestal	Flag Pole
Water Fire Hydrant	Parking Meter	Electric Light Pole	Tree – Deciduous
Telephone MH	Sign Post	Electric Traffic Signal	Tree – Evergreen

A.=ASPHALT ELEVATION
X.=CONCRETE ELEVATION
EL.=ELEVATION

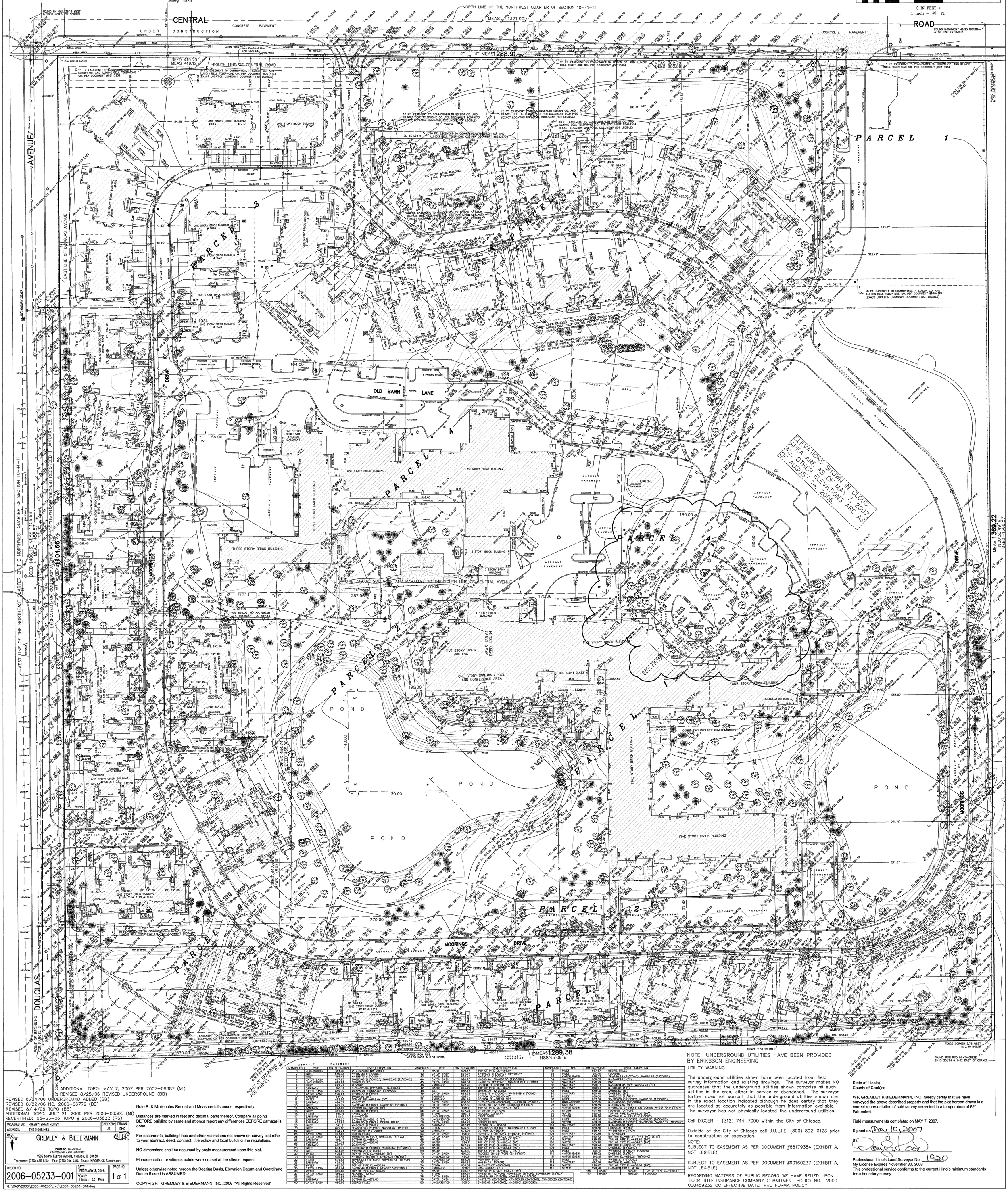
FFE.=FINISHED FLOOR ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION

W.=WALK ELEVATION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



ADDITIONAL TOPO: MAY 7, 2007 PER 2007-08387 (MI)
REVISED 8/25/06 REVISED UNDERGROUND (BB)
REVISED 8/24/06 UNDERGROUND ADDED (BB)
REVISED 8/22/06 NO. 2006-06779 (BB)
REVISED 8/14/06 TOPO (BB)
ADDITIONAL TOPO: JULY 21, 2006 PER 2006-06505 (MI)
RECERTIFIED: 05-23-06 TOPO # 2006-05822 (RS)

ORDERED BY:	PRESBYTERIAN HOMES	CHECKED:	DRAWN:
ADDRESS:	THE MOORINGS	JB	BMC

GREMLEY & BIEDERMANN

License No. 184-002761
Professional Land Surveyors
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Fax: (773) 286-4184 Email: INFO@PLCS-Survey.com

ORDER NO.	DATE:	PAGE NO.
2006-05233-001	FEBRUARY 3, 2006.	1 OF 1
	SCALE: 1 INCH = 40 FEET	

G:\CAD\2006\2006-05233\dwg\2006-05233-001.dwg

Note R. & M. denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Monumentation or witness points were not set at the clients request.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

COPYRIGHT GREMLEY & BIEDERMANN, INC. 2006 "All Rights Reserved"

ASPHALT PAVEMENT

MANHOLES	TYPE	RIM ELEVATION	INVERT ELEVATION
1	UNCLASSIFIED	691.98	W=E=678.98 (12"CONC)
2	INLET	689.83	N=687.33 (12"CONC)
3	INLET	691.63	N=688.53 (12"CONC)
4	CATCH BASIN	687.63	E=685.48 (12"CONC), W=685.48 (12"CONC)
5	UNCLASSIFIED	688.59	DEBRIS FILLED
6	INLET	689.49	BOTTOM EL=686.18 (6")
7	SANITARY	692.42	TOP OF PIPE EL=683.91 (8"), S=676.99
8	CATCH BASIN	688.19	W=685.79 (12"CONC), E=685.64
9	CATCH BASIN	694.50	S=685.30 (18"RCP)
10	SANITARY	689.40	S=680.08 (8")
11	WATER	693.99	TOP OF BELL=688.04 (10")
12	INLET	694.93	W=687.27 (12"CONC)
13	INLET	692.72	S=686.47 (18"RCP), N=688.60 (18"RCP)
14	SANITARY	693.68	BOTTOM EL=683.08 (8")
15	INLET	691.69	S=687.09 (18"RCP)
16	STORM	691.14	S=679.06 (12"RCP)
17	SANITARY	692.01	S=N=679.51
18	SANITARY	694.63	BOTTOM EL=686.18 (8")
19	SANITARY	692.55	E=688.50 (12"RCP), DEBRIS FILLED
20	INLET	692.21	W=688.91 (12"CONC)
21	INLET	692.66	NE=688.86 (12"CONC), N=688.76 (12"RCP)
22	INLET	694.74	W=688.54 (12"CONC)
23	CATCH BASIN	694.66	DEBRIS FILLED
24	CATCH BASIN	694.65	E=690.45 (12"CONC), W=690.50 (8"PVC)
25	SANITARY	696.17	BOTTOM EL=686.67
26	SANITARY	695.69	BOTTOM EL=687.09
27	SANITARY	693.25	W=687.65
28	INLET	694.43	E=690.52 (12"CONC), W=690.52 (18"CONC)
29	INLET	694.26	NW=691.21 (12"CONC)
30	WATER	693.67	TOP OF PIPE EL=688.87 (8")
31	STORM	695.49	N=690.19 (18"RCP), S=690.24 (15"RCP)
32	STORM	694.53	NE=688.78 (18"RCP), NW=688.73 (18"RCP)
33	SANITARY	694.35	FLOODED
34	WATER	693.78	TOP OF PIPE EL=688.18
35	CATCH BASIN	691.74	S=687.49 (18"RCP), NE=687.34(18"RCP)
36	WATER	692.89	TOP OF PIPE EL=685.59
37	CATCH BASIN	691.22	FLOODED (12"RCP)
38	INLET	691.64	N=688.54
39	SANITARY	691.90	BOTTOM EL=679.85
40	CATCH BASIN	698.96	DEBRIS FILLED
41	WATER	693.14	TOP OF PIPE EL=688.94
42	CATCH BASIN	694.54	S=691.39 (12"CONC), NE=691.44
43	CATCH BASIN	694.47	N=691.31 (12"CONC)
44	CATCH BASIN	695.20	N=685.05, W=685.65 (24"CONC)
45	CATCH BASIN	694.12	E=688.19, S=688.19 (12"CONC), NW=688.19 (12"CONC)
46	SANITARY	694.92	BOTTOM EL=680.01 (8")
47	SANITARY	694.95	BOTTOM EL=680.00 (8")
48	SANITARY	695.15	BOTTOM EL=680.00 (8")
49	CATCH BASIN	691.08	E=687.93 (12"CONC), W=687.93 (12"CONC)
50	CATCH BASIN	694.69	W=688.09 (12"CONC)
51	CATCH BASIN	694.70	E=688.36, W=688.55 (12"CONC)
52	SANITARY	693.15	BOTTOM EL=680.00 (8")
53	CATCH BASIN	694.58	E=690.64 (12"CONC)
54	CATCH BASIN	694.58	E=690.64 (12"CONC)
55	CATCH BASIN	694.61	E=690.64 (12"CONC)
56	CATCH BASIN	694.61	N=690.54 (12"CONC)
57	UNCLASSIFIED	689.52	CATCH BASIN
58	UNCLASSIFIED	689.52	FLOODED
59	CATCH BASIN	695.74	DEBRIS FILLED
60	SANITARY	689.79	BOTTOM EL=680.39
61	STORM	696.80	SW=688.18 (18"RCP), NE=688.22 (18"RCP)
62	SANITARY	695.68	BOTTOM EL=680.28
63	CATCH BASIN	695.81	NE=687.41 (18"RCP), E=687.31 (18"RCP)
64	CATCH BASIN	695.84	BOTTOM EL=687.29 (18"CONC)
65	WATER	694.95	TOP OF PIPE EL=690.60 (8")
66	WATER	694.91	TOP OF PIPE EL=690.56 (8")
67	WATER	692.82	TOP OF PIPE EL=687.47 (10")
68	WATER	694.05	TOP OF PIPE EL=689.50 (10")
69	WATER	693.30	TOP OF PIPE EL=687.70 (10")
70	CATCH BASIN	691.47	FLOODED (N=291'RCP) (E=24'RCP)
71	UNCLASSIFIED	689.11	FOUNTAIN PUMP
72	UNCLASSIFIED	689.09	FOUNTAIN PUMP
73	CATCH BASIN	686.83	W=685.03 (10"RCP)
74	STORM	693.36	W=679.87 (36"CMP)
75	SANITARY	695.81	NW=E=684.11 (8")
76	WATER	688.74	TOP OF PIPE EL=683.24 (10")
77	STORM	689.54	N=685.26 (12"RCP), NE=685.04 (8"RCP), SE=684.94 (12"RCP)
78	CATCH BASIN	689.34	N=684.99 (12"RCP), SE=685.19 (10"RCP)
79	CATCH BASIN	686.20	E=679.70 (36"CONC), NW=680.20 (24"CONC), SW=680.20 (24"CONC)
80	UNCLASSIFIED	688.61	S=680.86 (24"CONC), N=680.61 (24"CONC)
81	INLET	687.57	DEBRIS FILLED
82	INLET	687.01	FLOODED
83	CATCH BASIN	688.00	E=684.24 (24"CONC), N=680.83 (24"CONC)
84	SANITARY	688.05	N=S=679.12 (8")
85	SANITARY	690.03	N=S=684.93 (8"), W=684.93 (8")
86	SANITARY	689.44	W=684.64 (8")
87	SANITARY	689.90	S=685.20 (12"RCP)
88	CATCH BASIN	690.00	E=683.83 (12"RCP), E<683.36 (12"CONC)
89	UNCLASSIFIED	687.98	W=685.03 (24"CONC)
90	INLET	688.00	N=687.65 (36"CONC), W=681.70 (18"RCP)
91	CATCH BASIN	688.00	N=687.70 (18"RCP)
92	STORM	689.98	TOP OF PIPE EL=685.03 (10")
93	STORM	689.98	BOTTOM EL=684.93 (18"CONC)
94	STORM	689.99	N=683.89 (18"CONC), W=684.35 (18"CONC)
95	STORM	689.99	N=683.89 (18"CONC), W=683.79, S=683.79 (18"CONC)
96	SANITARY	689.79	TOP OF PIPE EL=680.39 (8")
97	INLET	688.30	E=685.29 (12"RCP)
98	INLET	688.43	E=685.42 (12"RCP)
99	CATCH BASIN	690.18	N=S=684.98 (12"RCP)
100	WATER	690.47	TOP OF PIPE EL=681.87 (N-S 10") (E 8")
101	WATER	690.65	TOP OF PIPE EL=684.55 (10")
102	WATER	692.70	TOP OF PIPE EL=687.60 (10")
103	SANITARY	689.83	BOTTOM EL=682.38 (10")
104	SANITARY	689.44	S=684.58 (12"CONC)
105	WATER	689.41	W=685.01 (12"RCP), FLOODED
106	WATER	688.92	E=686.82 (12"RCP)
107	CATCH BASIN	690.21	BOTTOM EL=686.81 (18"CONC)
108	SANITARY	689.71	W=686.21 (12"CONC)
109	INLET	689.41	BOTTOM EL=681.36
110	CATCH BASIN	691.67	TOP OF PIPE EL=682.67 (10"), E=690.67 (10"), E=W=684.10(10" METAL)
111	SEWER	690.21	E=W=684.10(10" METAL)
112	SEWER	690.64	TOP OF PIPE EL=682.84
113	SANITARY	690.16	BOTTOM EL=681.36
114	STORM	689.54	TOP OF PIPE EL=682.67 (10")
115	SEWER	690.21	E=W=684.10(10" METAL)
116	WATER	699.64	TOP OF PIPE EL=692.84
117	WATER	699.25	FLOODED

NOTE: UNDERGROUND UTILITIES HAVE BEEN PROVIDED BY ERIKSSON ENGINEERING

UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER – (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

NOTE:
SUBJECT TO EASEMENT AS PER DOCUMENT #88179384 (EXHIBIT A, NOT LEGIBLE)

SUBJECT TO EASEMENT AS PER DOCUMENT #90160237 (EXHIBIT A, NOT LEGIBLE)

REGARDING MATTERS OF PUBLIC RECORD WE HAVE RELIED UPON TICOR TITLE INSURANCE COMPANY COMMITMENT POLICY NO.: 2000 000459232 OC EFFECTIVE DATE: PRO FORMA POLICY

State of Illinois)
County of Cook)ss

We, GREMLEY & BIEDERMANN, INC. hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey corrected to a temperature of 62° Fahrenheit.

Field measurements completed on MAY 7, 2007.

Signed on May 10, 2007

By:

Professional Illinois Land Surveyor No. 1920
My License Expires November 30, 2008
This professional service conforms to the current Illinois minimum standards for a boundary survey.

PRESBYTERIAN HOMES

8707 Skokie Boulevard, Suite 400 | Skokie, IL 60077 | www.PresbyterianHomes.c

RECEIVED
JUL 0 9 2024
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

June 28, 2024

Sam Hubbard, Development Planner
Village of Arlington Heights

Dear Mr. Hubbard,

The Moorings of Arlington Heights planned a neighborhood meeting to discuss the expansion project and due to the number of names on the list provided (see attached) by the village we broke it up into 3 separate meetings to have the space and do a Q&A with our neighbors following the presentation. A letter was sent out (see attached) for meetings on May 15th, May 16th, May 21st.

Response to the May 15th meeting was good with 8 households attending our presentation. Comments from the residents wanted to know about parking for the contractors, if there was going to be a dirt mound, would their view change and a few neighbors commented on if they could come to the VAH public meetings in support of the project.

Our architect and landscape design responses to the above comments and questions were as follows:

1. Contractor Parking – Our goal is to have our contractors park on site and parking off site in a neighborhood is not allowed and violators will be removed from the job
2. Dirt mound concern - In our planning we hope to keep the dirt on site due to costs but like we did during our last expansion the proper measures were taken and once the dirt can be reused it was done in a timely manner
3. Would my view change? -Their view would remain and in some aspects it would improve with enhanced landscaping and younger trees to mix in with our mature trees
4. Can we attend VAH public meetings? – Yes and the date is TBD and we appreciate the support

In attendance from the Presbyterian Homes side was Lisa Vandermark our Executive Director of the Moorings of Arlington Heights, Seth Awes Community Life Director for the Moorings, Eric Schmitt Senior Project Manager, Drew Roskos Perkins Eastman, Scott Frese Lakota Group and Nancy Lawrence Moorings Executive Assistant.

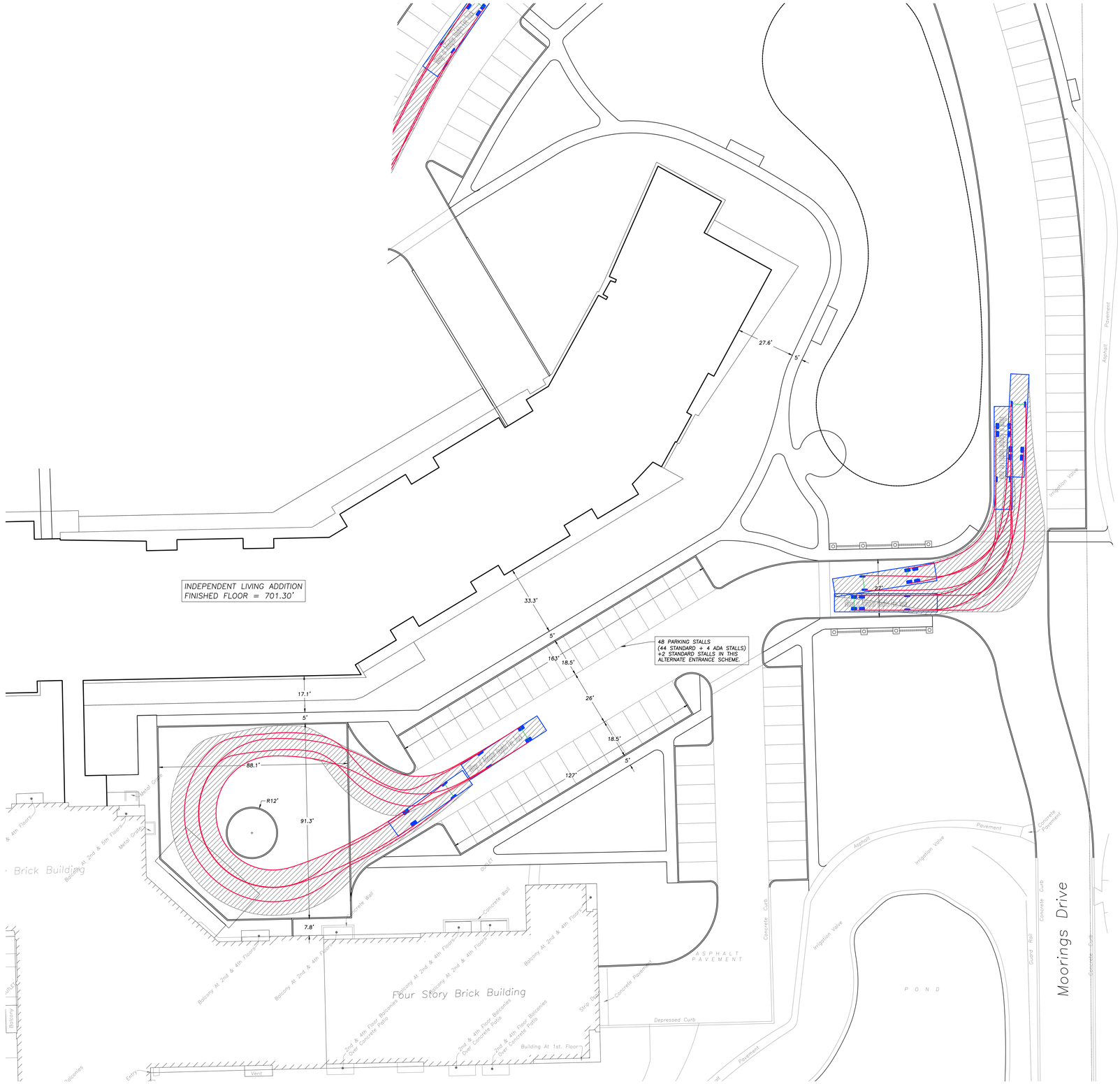
The May 16th and May 21st meetings did have responses, but none were interested in attending the meetings. The Moorings and our partners were on site in case neighbors showed but that was not the case.

Sincerely,

PRESBYTERIAN HOMES

8707 Skokie Boulevard, Suite 400 | Skokie, IL 60077 | www.PresbyterianHomes.org

Eric Schmitt
Senior Project Manager
Presbyterian Homes

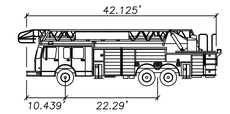


N

20' 0' 20' 40' 60'

Scale: 1"=20'

VEHICLE LEGEND

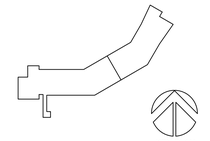


Village of Arlington Heights Fire Truck

Overall Length	*42.125ft*
Track Width	*8.170ft*
Lock-to-lock time	*4.00s*
Curb to Curb Turning Radius	*41.330ft*

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

ALTERNATE ENTRANCE GEOMETRY PLAN

SCALE:

CEX

ISSUED FOR PLAN
COMMISSION RESUBMISSION

08.01.2024

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Old\2024-05-13 Moorings Site Plan_Alternate Geometry.dwg
Plotted: 8/02/24 @ 11:51am By: cfish



Legend

- Existing Tree to Remain
- Proposed Shade Tree
- Proposed Upright Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Planting Beds
- Seed Mix A
- Seed Mix B
- Assumed Limit of Work

Planting Notes

Plant species and character to be consistent with initial Landscape Plan shown on L-101 and in Plant Schedule L-103.

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 10 20' 40' 80'

SCALE : 1" = 20'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

ALTERNATE ENTRANCE LANDSCAPE PLAN

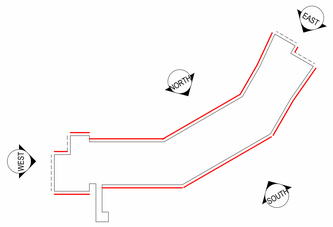
SCALE:

CLX

ISSUED FOR PLAN COMMISSION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_G.Ajouz.rvt
5/10/2024 9:28:01 AM

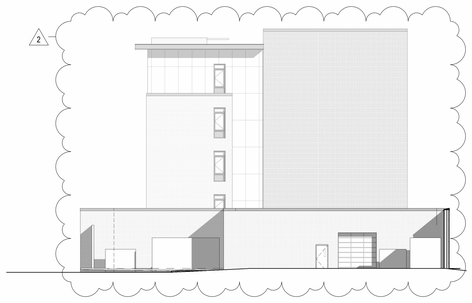




7 **DS-EXT-EL-NORTH**
1/16" = 1'-0"



5 **DS-EXT-EL-EAST**
1/16" = 1'-0"



4 **DS-EXT-EL-WEST**
1/16" = 1'-0"



1 **DS-EXT-EL-SOUTH**
1/16" = 1'-0"

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

OVERALL BUILDING ELEVATIONS

A-201

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

C:\REVIT_LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/31/2024 10:35:39 AM



1 **DS-EXT-EL-SW**
1/8" = 1'-0"



2 **DS-EXT-EL-S**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
<varies>	
EWS-01	EXT. WALL SYSTEM - RED BRICK BLEND MODULAR BRICK 01
EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OHD-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING ELEVATIONS

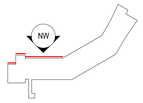
SCALE: As indicated

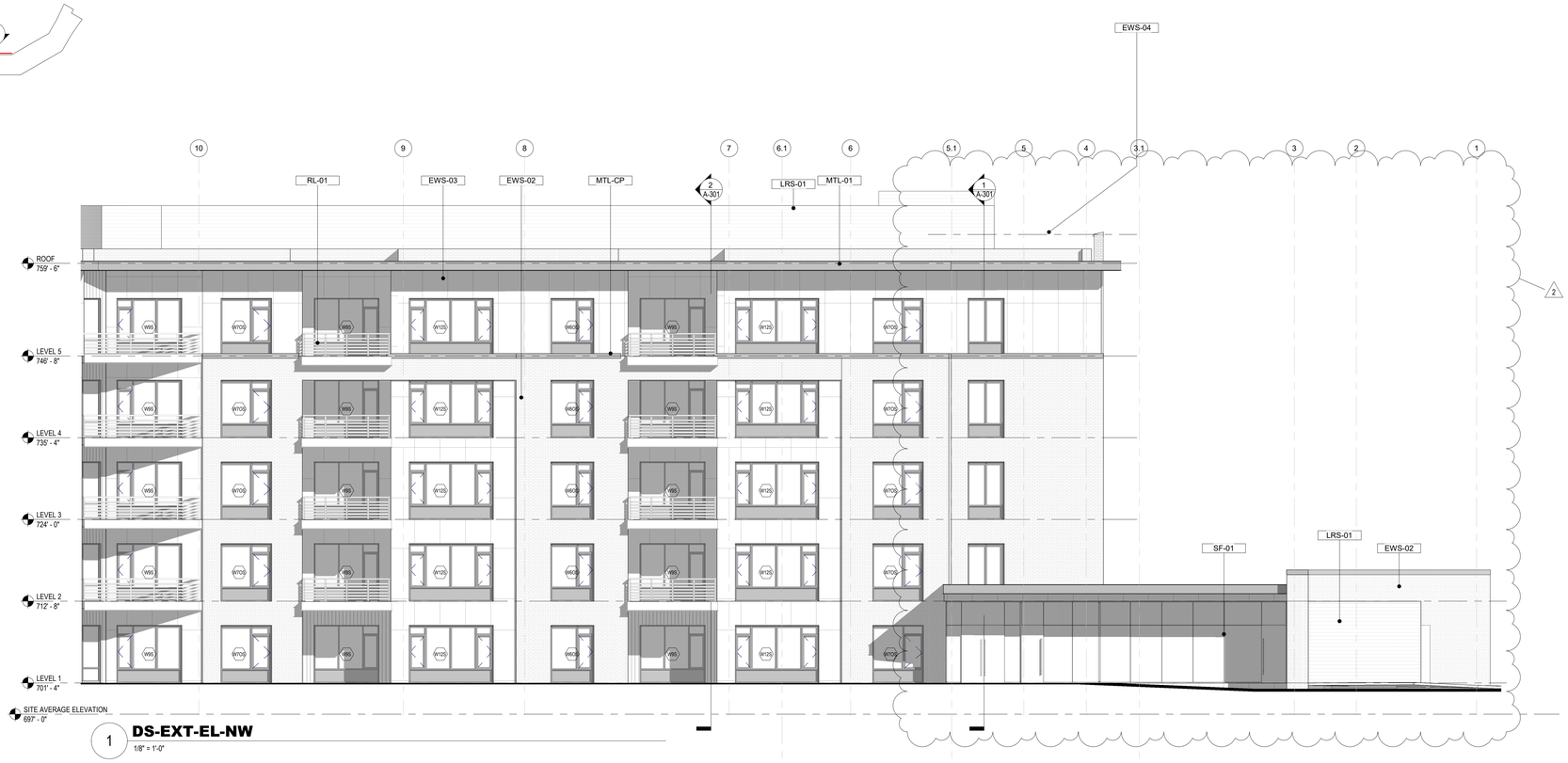
A-202

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/31/2024 10:03:15 AM





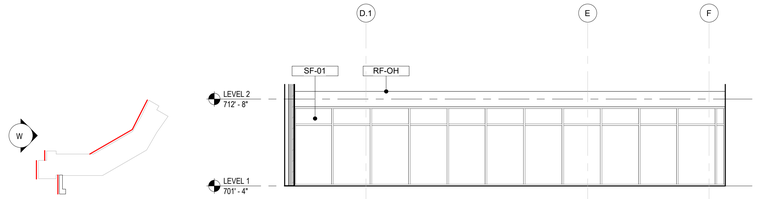
1 **DS-EXT-EL-NW**
1/8" = 1'-0"



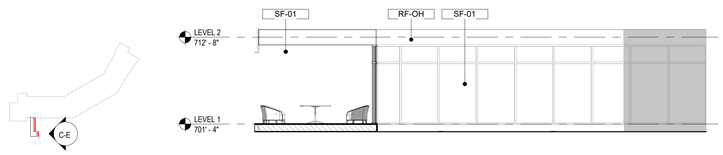
2 **DS-EXT-EL-N**
1/8" = 1'-0"



3 **CONNECTOR DS-EXT-EL-N**
1/8" = 1'-0"



4 **CONNECTOR DS-EXT-EL-W**
1/8" = 1'-0"



5 **CONNECTOR DS-EXT-EL-E**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text

<varies>	
EWS-01	EXT. WALL SYSTEM - RED BRICK BLEND MODULAR BRICK 01
EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OHD-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE: As indicated

A-203

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/31/2024 10:03:35 AM



1 **DS-EXT-EL-SE**
1/8" = 1'-0"



2 **DS-EXT-EL-E**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
<varies>	
EWS-01	EXT. WALL SYSTEM - RED BRICK BLEND MODULAR BRICK 01
EWS-02	EXT. WALL SYSTEM - WHITE AND GRAY BLEND MODULAR BRICK 02
EWS-03	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-03B	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON METAL STUD
EWS-04	EXT. WALL SYSTEM - ACCENT MATERIAL (METAL PANEL OR FIBER CEMENT SIDING PANEL) ON CMU
LRS-01	LOUVERED ROOF EQUIPMENT SCREENING SYSTEM - BROWN
MTL-01	PRE-FINISHED METAL FASCIA TO MATCH WINDOW FINISH
MTL-CP	METAL COPING TO MATCH WINDOW FINISH
OHD-01	OVERHEAD SECTIONAL DOOR
RF-OH	ROOF OVERHANG WITH LINEAR CANOPY CEILING SYSTEM SOFFIT
RL-01	DECORATIVE METAL RAILING SYSTEM - FINISH TO MATCH WINDOW
RL-02	DECORATIVE GLASS RAILING SYSTEM
SF-01	EXTERIOR ALUMINUM STOREFRONT SYSTEM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

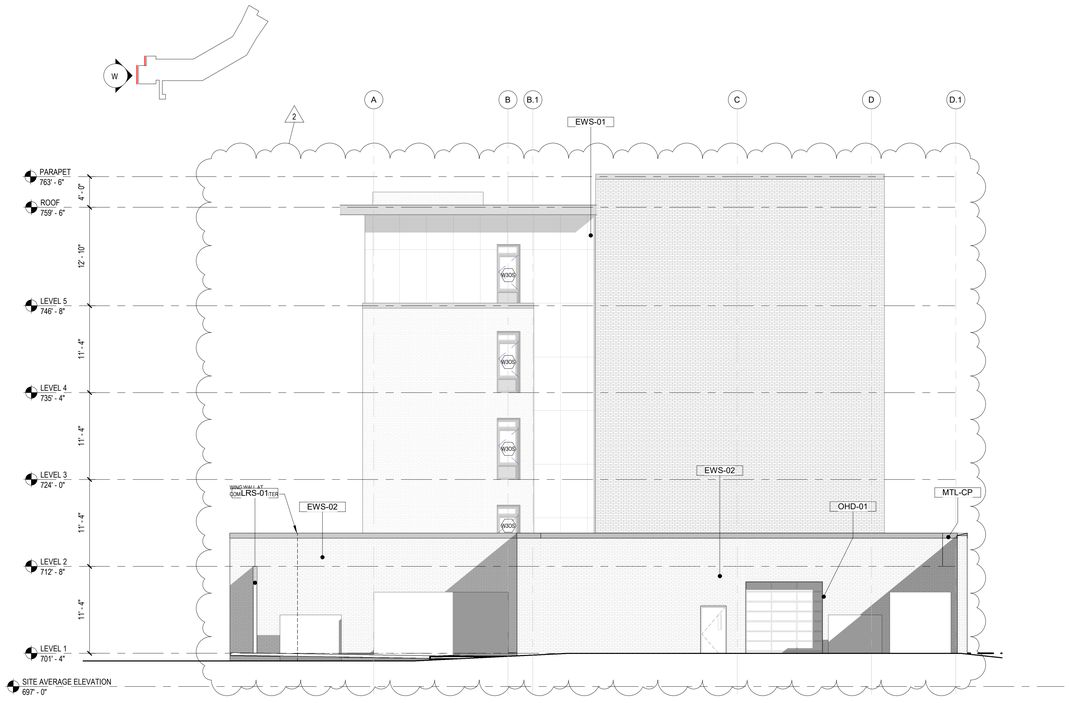
0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN



3 **DS-EXT-EL-NE**
1/8" = 1'-0"



4 **DS-EXT-EL-W**
1/8" = 1'-0"

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING ELEVATIONS

SCALE: As indicated

A-204

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gjouz.rvt
7/31/2024 10:03:54 AM



1 **3D - SOUTH VIEW**



2 **3D - NORTH VIEW**

C:\REVIT LOCAL\102120_ARCH_NB_R23_g.ajouz.rvt
7/31/2024 10:05:00 AM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

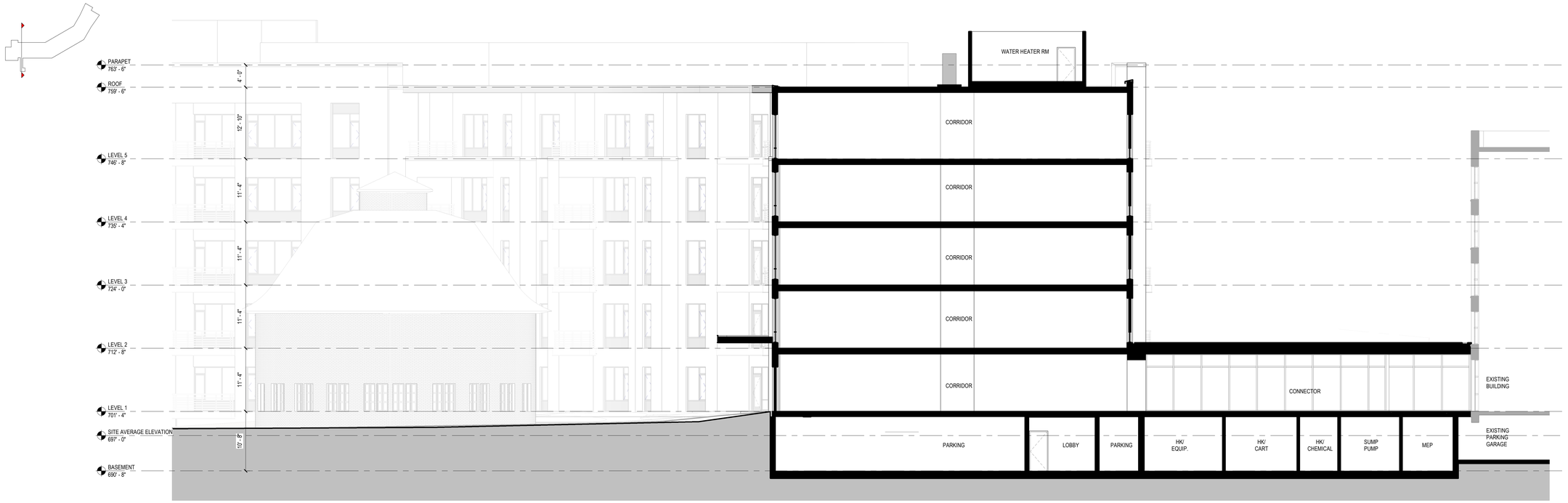
DRAWING TITLE:

BUILDING AXON

A-700

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024



1 **DS-BLDG-SC-AA**
1/8" = 1'-0"



2 **DS-BLDG-SC-BB**
1/8" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_gjouz.rvt
7/2/2024 1:55:58 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BUILDING SECTIONS

SCALE: As indicated

A-301

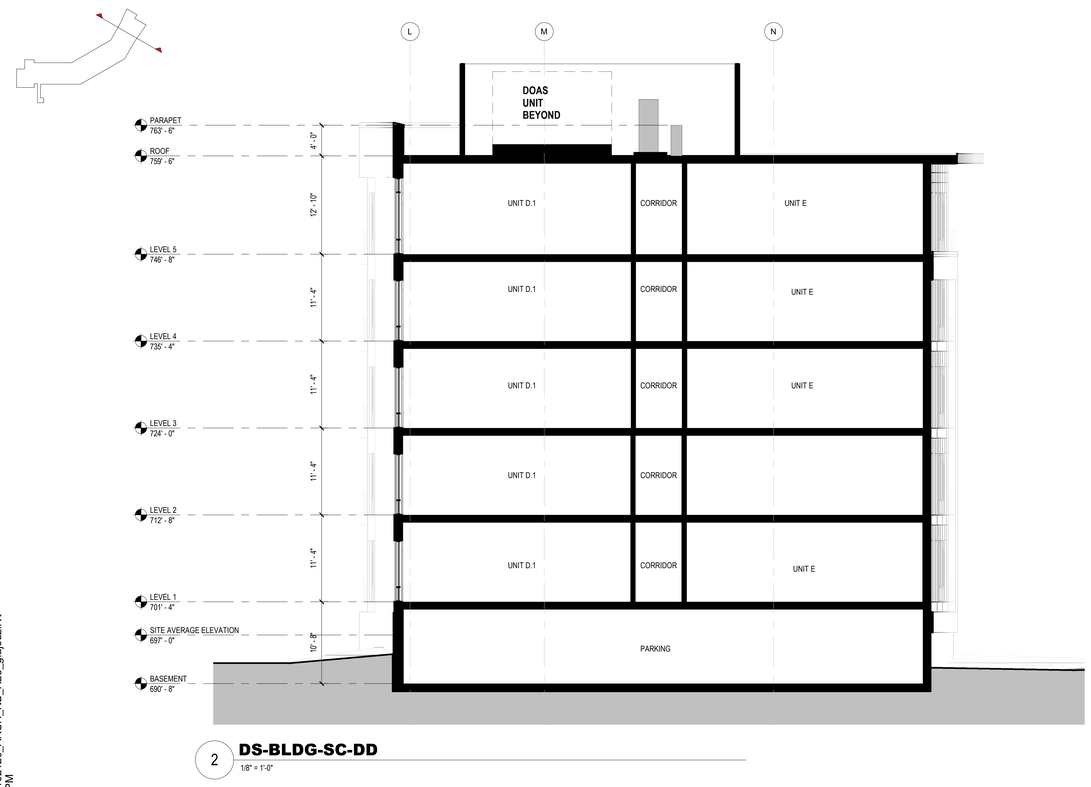
ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024



1 **DS-BLDG-SC-CC**

1/8" = 1'-0"



2 **DS-BLDG-SC-DD**

1/8" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_g ajbuiz.rvt
7/2/2024 1:56:11 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

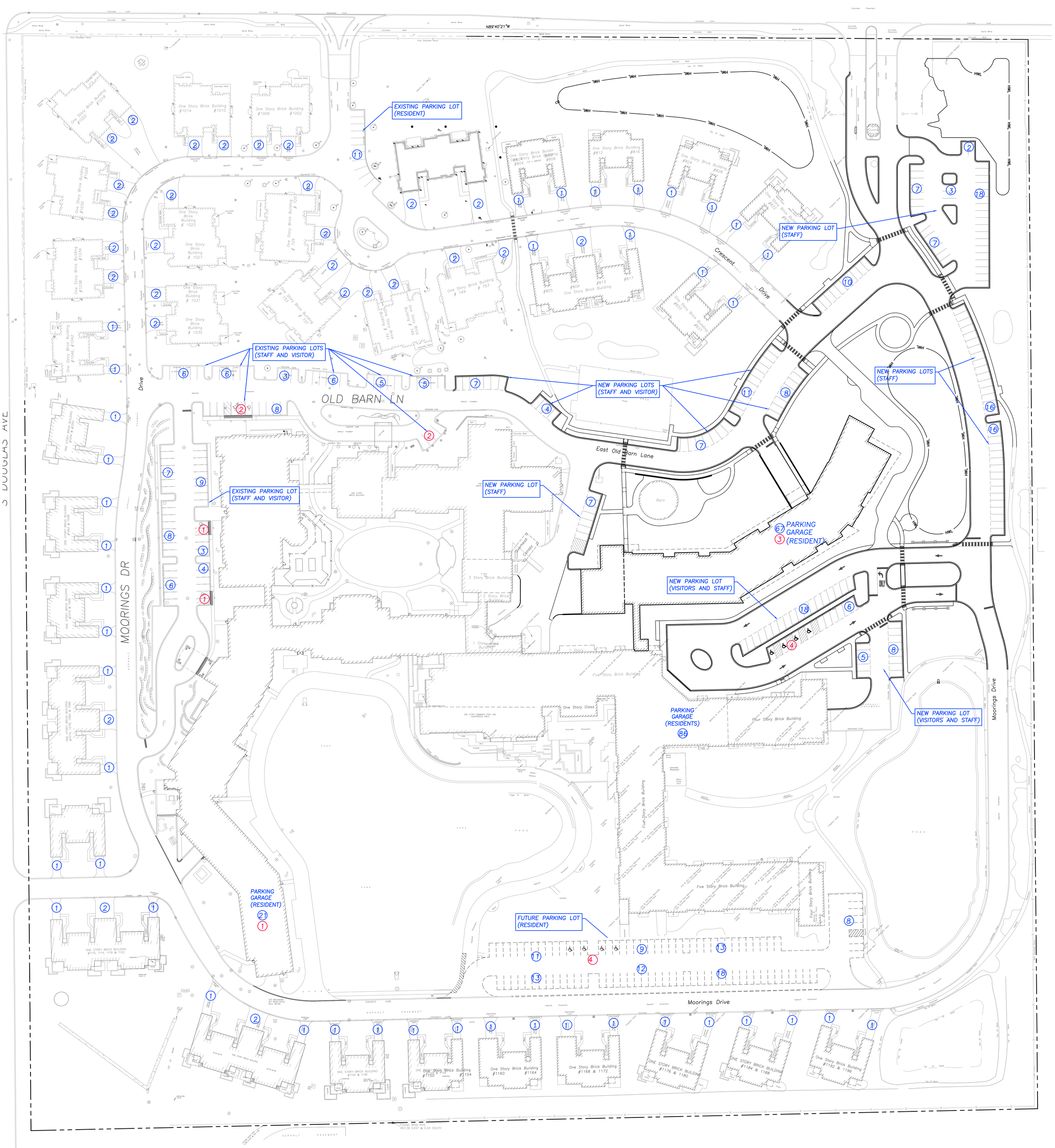
BUILDING SECTIONS

SCALE: As indicated

A-302

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024



PARKING COUNT

	REGULAR	ADA
VILLAS (GARAGE ONLY)	98	0
INDEPENDENT LIVING (EXISTING GARAGE)	86	0
INDEPENDENT LIVING (PROPOSED GARAGE)	67	3
ASSISTED LIVING (EXISTING GARAGE)	21	1
EXISTING LOTS	87	6
PROPOSED LOTS	160	4
FUTURE LOTS	84	4
TOTAL	603	18

LEGEND

(X) STANDARD PARKING STALL

(X) ACCESSIBLE PARKING STALL

Sheet Title:

CAMPUS PARKING EXHIBIT

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2015
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Date:
CMF	6/26/24
Checked By:	Project No.
MR	0000.00

Sheet No:

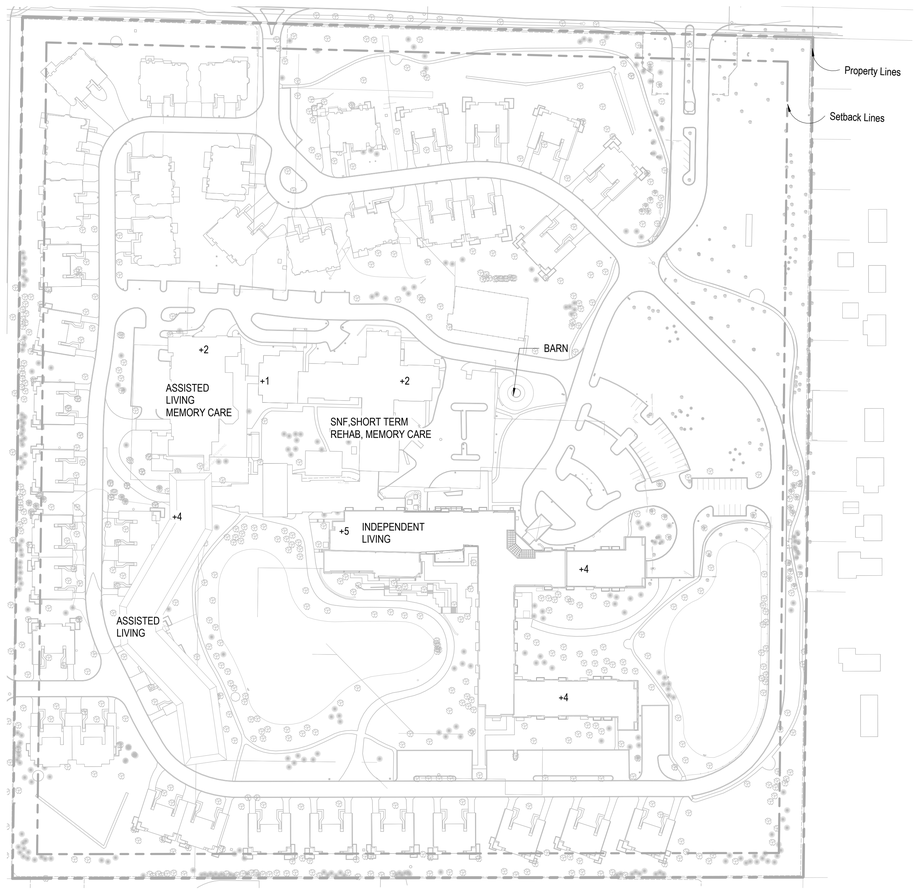
EXHIBIT

THE MOORINGS OF ARLINGTON HEIGHTS

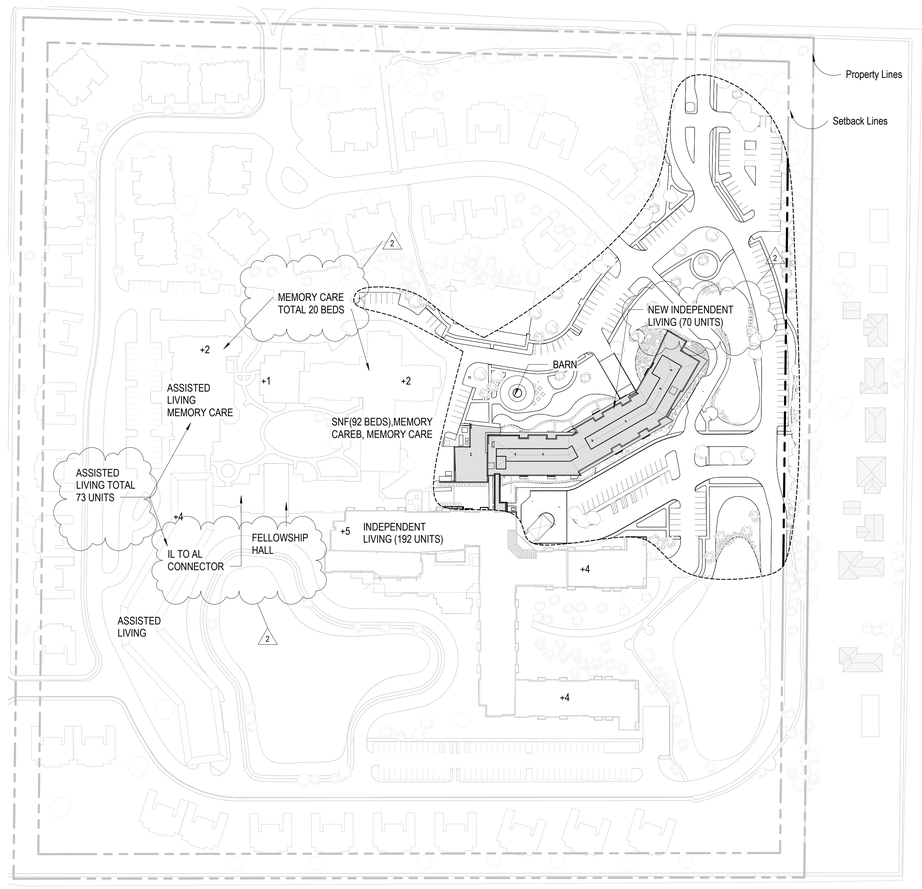
PRESBYTERIAN HOMES

811 E. Central Road
Arlington Heights, Illinois

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM



1 **EXISTING SITE PLAN**
1" = 100'-0"



2 **ARCHITECTURAL SITE PLAN**
1" = 100'-0"

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 50' 100' 200' 300'
SCALE : 1" = 100'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

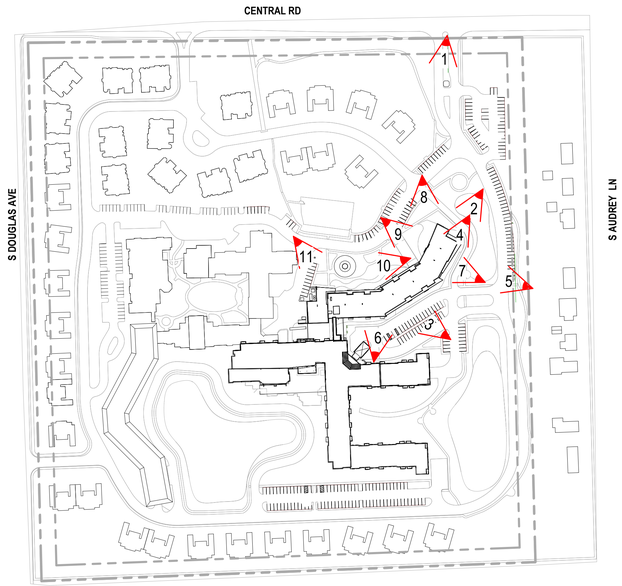
ARCHITECTURAL SITE PLAN

A-001

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_g.ajpuz.rvt
8/2/2024 11:05:13 AM



RENDERING SITE KEY PLAN

2



1 - AERIAL VIEW



2 - EAST VIEW

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL

KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T: +1.312.755.1200
F: +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

COLOR RENDERINGS

A-701

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_g.ajouz.rvt
7/31/2024 10:47:48 AM



3. SOUTH VIEW



4. EAST VIEW



5. SOUTH EAST VIEW



6. SOUTH EAST VIEW - BALCONY

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/31/2024 10:05:32 AM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

COLOR RENDERINGS

A-702

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024



7. SOUTH EAST VIEW



8. NORTH EAST VIEW



9. NORTH EAST VIEW



10. NORTH WEST VIEW

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/31/2024 10:05:38 AM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

COLOR RENDERINGS

A-703

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

2



11. NORTH WEST VIEW

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

COLOR RENDERINGS

A-704

ISSUED FOR PLAN COMMISION RESUBMISSION

08.01.2024

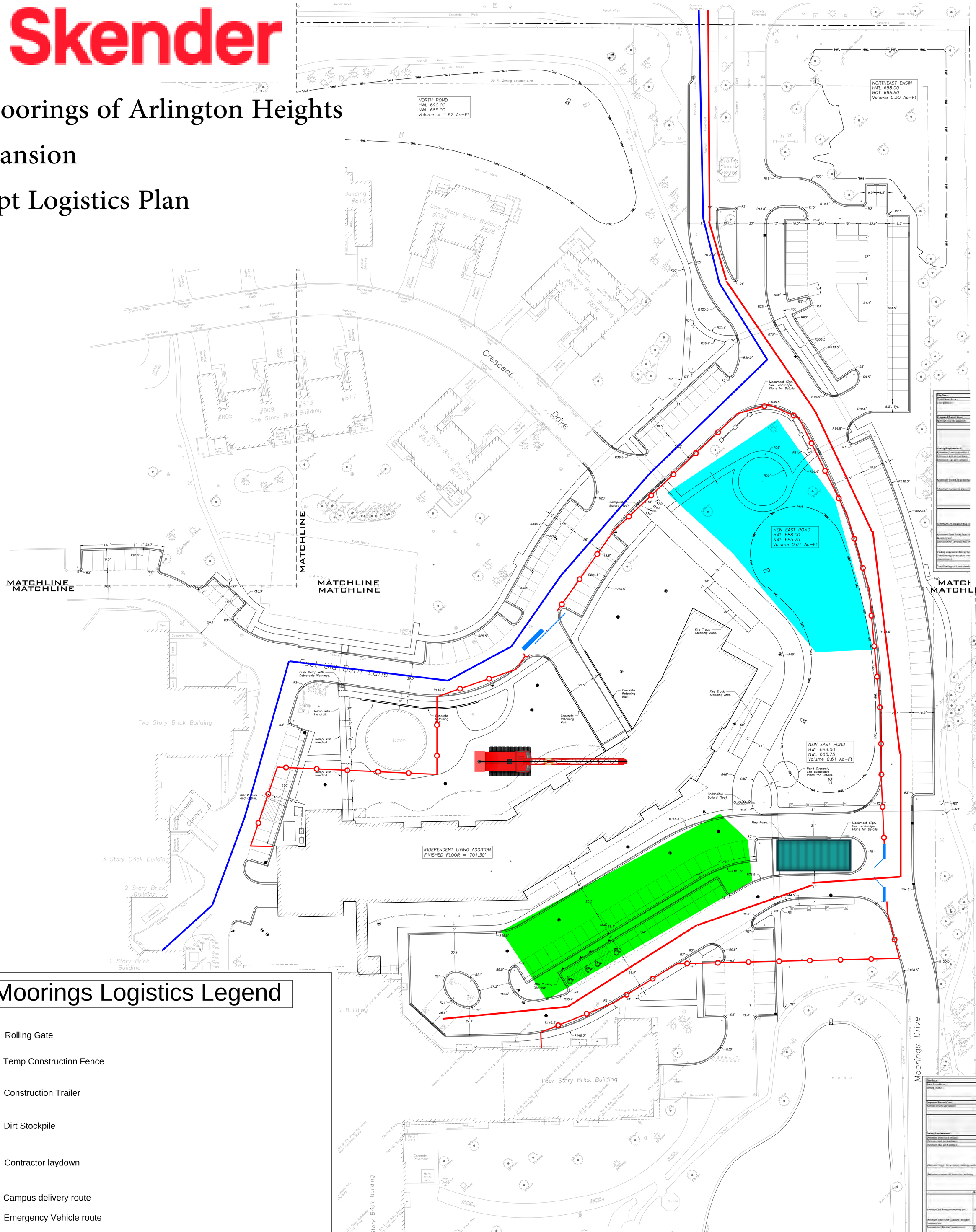
C:\REVIT LOCAL\102120_ARCH_NB_R23_gjouz.rvt
7/31/2024 10:05:43 AM

Skender

The Moorings of Arlington Heights

IL Expansion

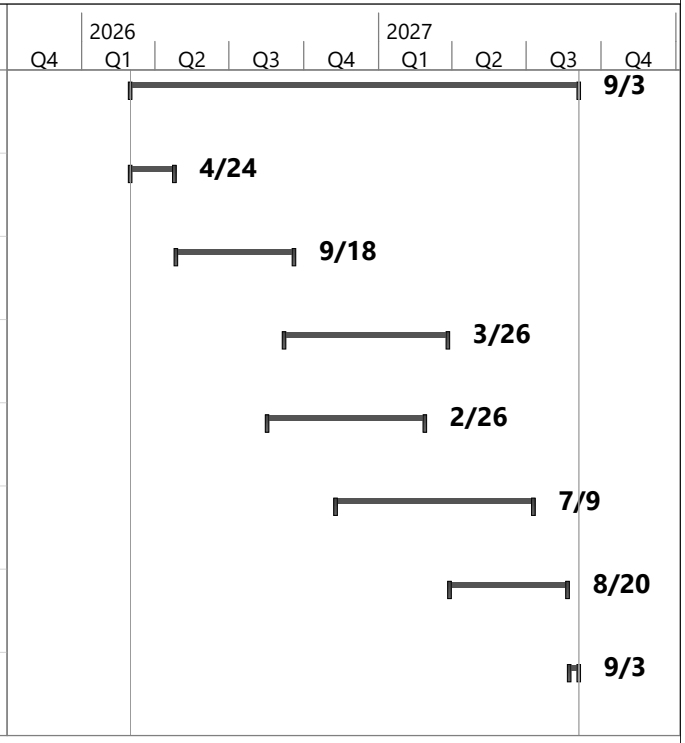
Concept Logistics Plan


NORTH POND
HWL 690.00
NWL 685.00
Volume = 1.67 Ac-Ft
NORTHEAST BASIN
HWL 688.00
BOT 685.50
Volume 0.30 Ac-Ft
NEW EAST POND
HWL 688.00
NWL 685.75
Volume 0.61 Ac-Ft
NEW EAST POND
HWL 688.00
NWL 685.75
Volume 0.61 Ac-Ft
INDEPENDENT LIVING ADDITION
FINISHED FLOOR = 701.30'
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
East Old Barn Lane
Crescent Drive
Moorings Drive
Fire Truck Stopping Area.
Fire Truck Stopping Area.
Monument Sign, See Landscape Plans for Details.
Monument Sign, See Landscape Plans for Details.
Pond Overlook, See Landscape Plans for Details.
Flag Poles.
Collapsible Bollard (Typ).
Collapsible Bollard (Typ).
Concrete Retaining Wall.
Concrete Retaining Wall.
Curb Ramp with Detectable Warnings.
Ramp with Handrail.
Ramp with Handrail.
Ramp with Handrail.
ADA Parking Signage.
B6.12 Curb and Gutter.
Overhead Canopy
Barn
Two Story Brick Building
3 Story Brick Building
2 Story Brick Building
1 Story Brick Building
Four Story Brick Building
Building #816
One Story Brick Building #824
One Story Brick Building #828
One Story Brick Building #832
One Story Brick Building #836
One Story Brick Building #833
One Story Brick Building #837
#805
#809 One Story Brick Building
#813 Building
#817
Guard House
Gazebo
Aerial Wires
Concrete Walk
Asphalt Walk
Top Of Slope
50 Ft. Zoning Setback Line
Wood Fence
Concrete Pavement
Asphalt Pavement
Asphalt Driveway
Depressed Curb
Concrete Curb
Concrete Pavement
Asphalt Pavement
Concrete Walk

Skender

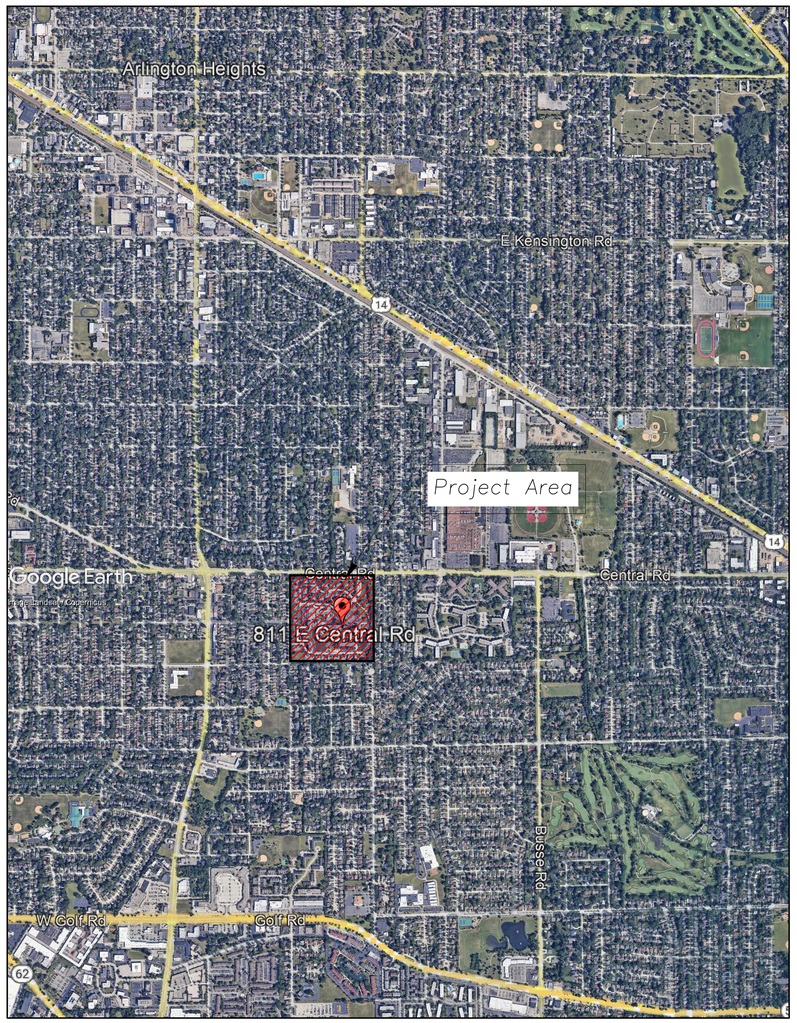
The Moorings of Arlington Heights
IL Expansion Concept Budget 7/22/24

ID	Task Name	Duration	Start	Finish
1	**The Moorings IL Expansion Construction**	**395 days**	**Mon 3/2/26**	**Fri 9/3/27**
2	**Site Demolition/Utility Relocate**	**40 days**	**Mon 3/2/26**	**Fri 4/24/26**
6	**Sitework/Substructure**	**105 days**	**Mon 4/27/26**	**Fri 9/18/26**
16	**Envelope**	**145 days**	**Mon 9/7/26**	**Fri 3/26/27**
21	**MEP Rough in**	**140 days**	**Mon 8/17/26**	**Fri 2/26/27**
28	**Trim**	**175 days**	**Mon 11/9/26**	**Fri 7/9/27**
35	**Exterior Landscaping/Hardscape**	**105 days**	**Mon 3/29/27**	**Fri 8/20/27**
40	**Final Inspections**	**10 days**	**Mon 8/23/27**	**Fri 9/3/27**



PRELIMINARY ENGINEERING PLANS FOR:

THE MOORINGS OF ARLINGTON HEIGHTS
NEW INDEPENDENT LIVING BUILDING
811 E CENTRAL RD ARLINGTON HEIGHTS, IL 60005



STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ENGINEER:
DATED:

To the best of our knowledge and belief, there are no Special Management Areas, including Wetlands, Flood Plains, and Riparian Environments, Within 100 Feet of the Proposed Improvements.

Engineer:
Dated:

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

SURVEY PROVIDED BY:

PROJECT BENCHMARKS

INDEX OF SHEETS

C-000 CIVIL ENGINEERING COVER SHEET
C-001 GENERAL NOTES
C-100 SITE DEMOLITION PLAN – OVERALL
C-101 SITE DEMOLITION PLAN
C-102 SITE DEMOLITION PLAN
C-103 SITE DEMOLITION PLAN
C-104 SITE DEMOLITION PLAN
C-200 SITE GEOMETRY PLAN – OVERALL
C-201 SITE GEOMETRY PLAN
C-201 SITE GEOMETRY PLAN
C-202 SITE GEOMETRY PLAN
C-203 SITE GEOMETRY PLAN
C-204 SITE GEOMETRY PLAN
C-300 SITE UTILITY PLAN – OVERALL
C-301 SITE UTILITY PLAN
C-302 SITE UTILITY PLAN
C-303 SITE UTILITY PLAN
C-304 SITE UTILITY PLAN
C-400 GRADING AND PAVING PLAN – OVERALL
C-401 GRADING AND PAVING PLAN
C-402 GRADING AND PAVING PLAN
C-403 GRADING AND PAVING PLAN
C-404 GRADING AND PAVING PLAN
C-600 SITE WORK DETAILS
C-601 SITE WORK DETAILS
C-602 SITE WORK DETAILS

MWRD JOB START NOTIFICATION

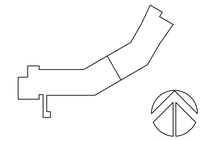
Contact the Metropolitan Water Reclamation District of Greater Chicago 2 Days Before Starting Work
P: (708) 588-4055
E: WMOJobStart@mwrd.org

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FEIN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
CIVIL ENGINEERING COVER SHEET

SCALE:

C-000

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 9:53pm By: cfish

GENERAL NOTES

1. *The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.*
2. *Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.*
3. ***Contractor Shall Provide Private Utility Locating Services for the Project Area.***
4. *Notify The Owner, Engineer and The **Village of South Holland** A Minimum of 48 Hours In Advance of Performing Any Work.*
5. *All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.*
6. *These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) To Stake All Site Improvements Accordingly. **Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.***
7. *No Person May Utilize The Information Contained Within These Drawings Without The Written Approval From Eriksson Engineering Associates, Ltd.*
8. *The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.*
9. ***Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.***
10. *The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.*

DEMOLITION NOTES

1. *All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.*
2. *Keep All **Village** Streets Free and Clear of Construction Related Dirt/Dust/Debris.*
3. *Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.*
4. *Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.*
5. *The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.*
6. *All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.*
7. *Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.*
8. *All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.*
9. *Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.*
10. *Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.*

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (2" Mill)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
SS	Sanitary Sewer	SS
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GEOMETRY NOTES

1. *All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.*
2. *All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints**. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.*
3. *All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.*
4. *Refer to Engineer's Drawings for Exact Locations of All Buildings.*
5. *Refer to Engineer's for Locations and Details of All Permanent Site Fencing.*
6. *Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.*

STRUCTURE NOTES

1. *All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.*
2. *All Catch Basins to Be Installed in Landscaped Areas Shall Have **Neenah R2504 Frame & Grate** or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:*
   4' Diameter Structure- 4"
   5' Diameter Structure- 6"
   6' Diameter Structure- 8"
3. *All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.*
4. *All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.*
5. *Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.*
6. *All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.*
7. *For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.*

UTILITY NOTES

1. *Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.*
2. *Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.*
3. *Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.*
4. *All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.*
5. *Protection Of Water Supplies Shall Be As Described In Section 3.350 Of The Illinois Recommended Standards For Sewage Works Or Section 41-2.01 Of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.*
6. *Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.*
7. *The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.*
8. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***
9. *Obtain As-Built Information For All Pipes, In Accordance With As-Built Documentation Requirements, Prior To The Installation Of Any Inlet Hoods Or Trash Racks.*

GRADING NOTES

1. *The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surrounding Properties.*
2. *All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and **seeded**.*
3. *Refer to Engineer's Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.*
4. *Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.*
11. ***Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted.***

PAVING & SURFACE LEGEND

- **Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
  Non-Woven Geotextile Fabric, 5 oz/sy
- **Asphalt Pavement Overlay**
  2" Hot Mix Asphalt,Mix D, IL-9.5, N50
- **Concrete Driveway Section**
  8" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- **Concrete Sidewalk Section**
  5" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
- **Heavy-Duty Asphalt Pavement Section**
  2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/4" Hot Mix Asphalt, IL-19.0, N50
  5" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  4" Aggregate Base Course, Type B, Crushed, CA-6
  Non-Woven Geotextile Fabric, 8 oz
- *Stormwater Overland Flow Path*
- *Ridge Line/High Point*

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. *Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.*
2. ***Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.***
3. *Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.*
4. *Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.*
5. *Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.*
6. *All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.*
7. *Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.*
8. ***All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Sandy Hog" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge into Waterways.***
9. *All Temporary And Permanent Sediment and Erosion Control Measures Are To Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II.*
10. *Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.*
11. *Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.*
12. ***Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur At Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.*
13. *The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.*
14. *Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Within 50 Feet of Surface Waters with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.*
15. *Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.*
16. *All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.*
17. *If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.*
18. *Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.*

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. ***Install Stabilized Construction Entrance***
2. ***Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.***
3. ***Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.***
4. ***Cover and Stabilize Disturbed Areas As Soon As Possible.***
5. ***When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.***
6. ***Construct Sedimentation Basins and Structures.***
7. ***Perform Grading Operations and Installation of Site Infrastructure and Pavement.***
8. ***Install Permanent Seeding and Plantings.***
9. ***Remove Accumulated Sediment From Basins and Along Silt Fence.***
10. ***Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.***
11. ***Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.***

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket
  North American Green DS75
  Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

MWRDGC GENERAL NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:
   - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (GSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - CITY OF ARLINGTON HEIGHTS MUNICIPAL CODE;
   - THE METROPOLITAN WATER RECLAMATION DISTRICT OF GREATER CHICAGO (MWRD) WATERSHED MANAGEMENT ORDINANCE (WMO) AND TECHNICAL GUIDANCE MANUAL.
   - IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES LISTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4054 (OR) AND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO MWQLOCALSTART@MWRD.ORG).

2. THE CITY OF ARLINGTON HEIGHTS ENGINEERING DEPARTMENT AND PUBLIC WORKS MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.

3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT WITH THE PROPOSED CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.

3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.

4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS SHOWN ON THE PLANS.

5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.

6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.

8. UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY EXCAVATIONS TO NOTIFY ALL INSPECTION AGENCIES.

9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.

10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN FINAL LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.

2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.

3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.

4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).

5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.

6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
VITRIFIED CLAY PIPE	ASTM C-700	ASTM C-425
REINFORCED CONCRETE SEWER PIPE	ASTM C-76	ASTM C-443
CAST IRON SOIL PIPE	ASTM A-74	ASTM C-564
DUCTILE IRON PIPE	ANSI A21.51	ANSI A21.11
POLYVINYL CHLORIDE (PVC) PIPE 6-INCH TO 15-INCH DIAMETER SDR 26 18-INCH TO 27-INCH DIAMETER F/DT=46	ASTM D-3034 ASTM F-679	ASTM D-3212 ASTM D-3212
HIGH DENSITY POLYETHYLENE (HDPE)	ASTM D-3350 ASTM D-3035	ASTM D-3261,F-2620 (HEAT FUSION) ASTM D-3212,F-477 (GASKETED)
WATER MAIN QUALITY PVC 4-INCH TO 36-INCH 4-INCH TO 12-INCH 14-INCH TO 48-INCH	ASTM D-2241 AWWA C900 AWWA C905	ASTM D-3139 ASTM D-3139 ASTM D-3139

THE FOLLOWING MATERIALS ARE ALLOWED ON A QUALIFIED BASIS SUBJECT TO DISTRICT REVIEW AND APPROVAL PRIOR TO PERMIT ISSUANCE. A SPECIAL CONDITION WILL BE ADDED TO THE PERMIT WHEN THE PIPE MATERIAL BELOW IS USED FOR SEWER CONSTRUCTION OR A CONNECTION IS MADE.

PIPE MATERIAL	PIPE SPECIFICATIONS	JOINT SPECIFICATIONS
POLYPROPYLENE (PP) PIPE		
12-INCH TO 24-INCH DOUBLE WALL	ASTM F-2736	D-3212, F-477
30-INCH TO 60-INCH TRIPLE WALL	ASTM F-2764	D3212, F-477

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE 1" TO 1'1N SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO 'N THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES AND MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12 ABOVE THE TOP OF THE PIPE WHEN USING PVC.

9. NON-SNSAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.

10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD 'SANITARY' CAST INTO THE LID.

11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
   a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS TO SEWER-TAP MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
   b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
   CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING 'BAND SEAL' OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.

12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN WITH A MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM VERTICAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18 INCH VERTICAL SEPARATION. IF THE SEWER IS LAID IN THE SAME TRENCH AS THE WATERMAIN, THE SEWER SHALL BE LAID ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM OF 18 INCHES OF SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR IF THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.

13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.

14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST CONCRETE SEGMENTS.

15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST 'RUBBER BOOTS' THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED TONGUE AND RUBBER GASKET TYPE JOINTS.

16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.

17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED DIRECTLY OR INDIRECTLY TO SANITARY SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED, AND ALL EXISTING TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.

18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

MWRDGC SESC NOTES

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.

3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.

4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.

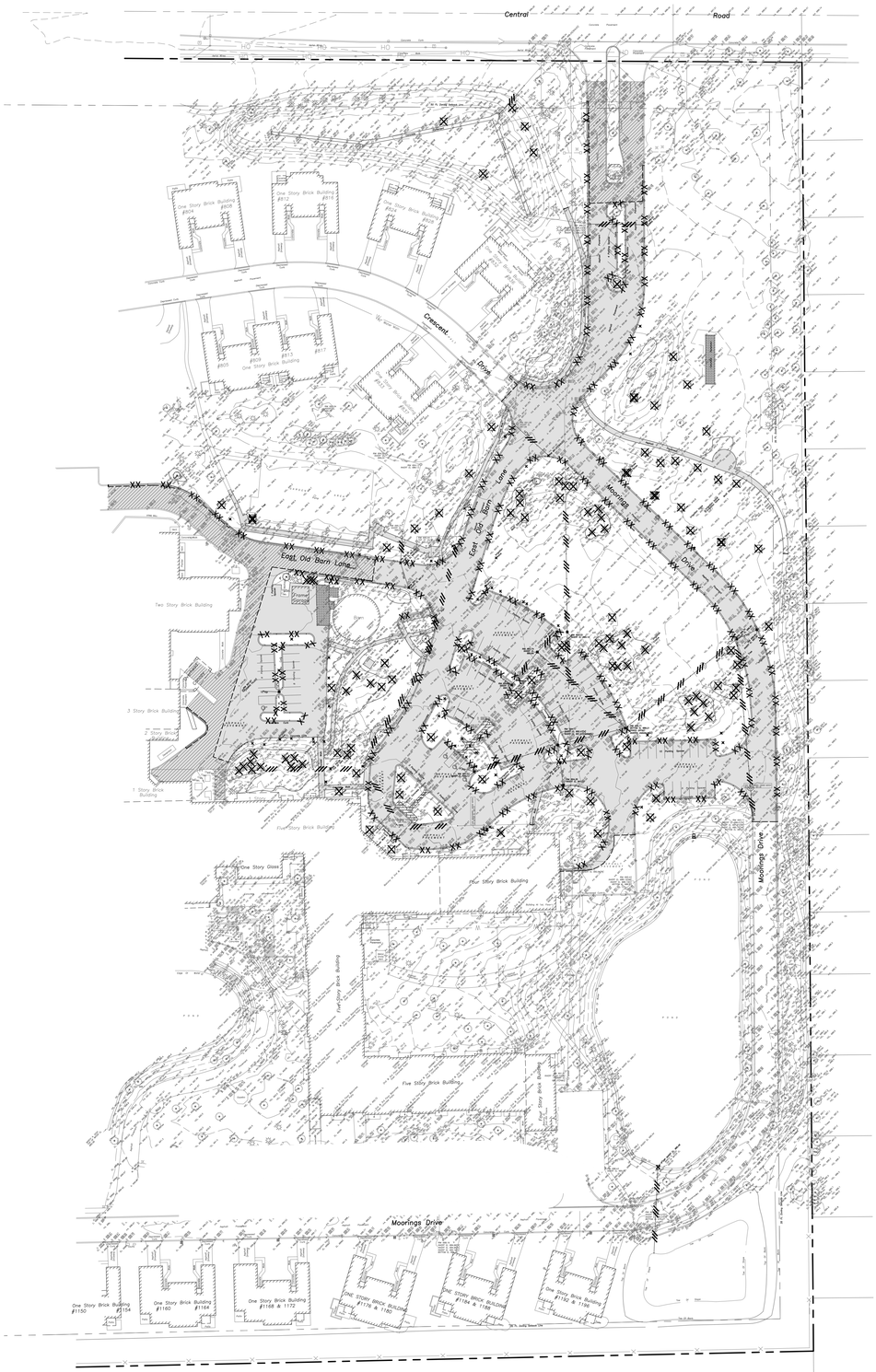
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

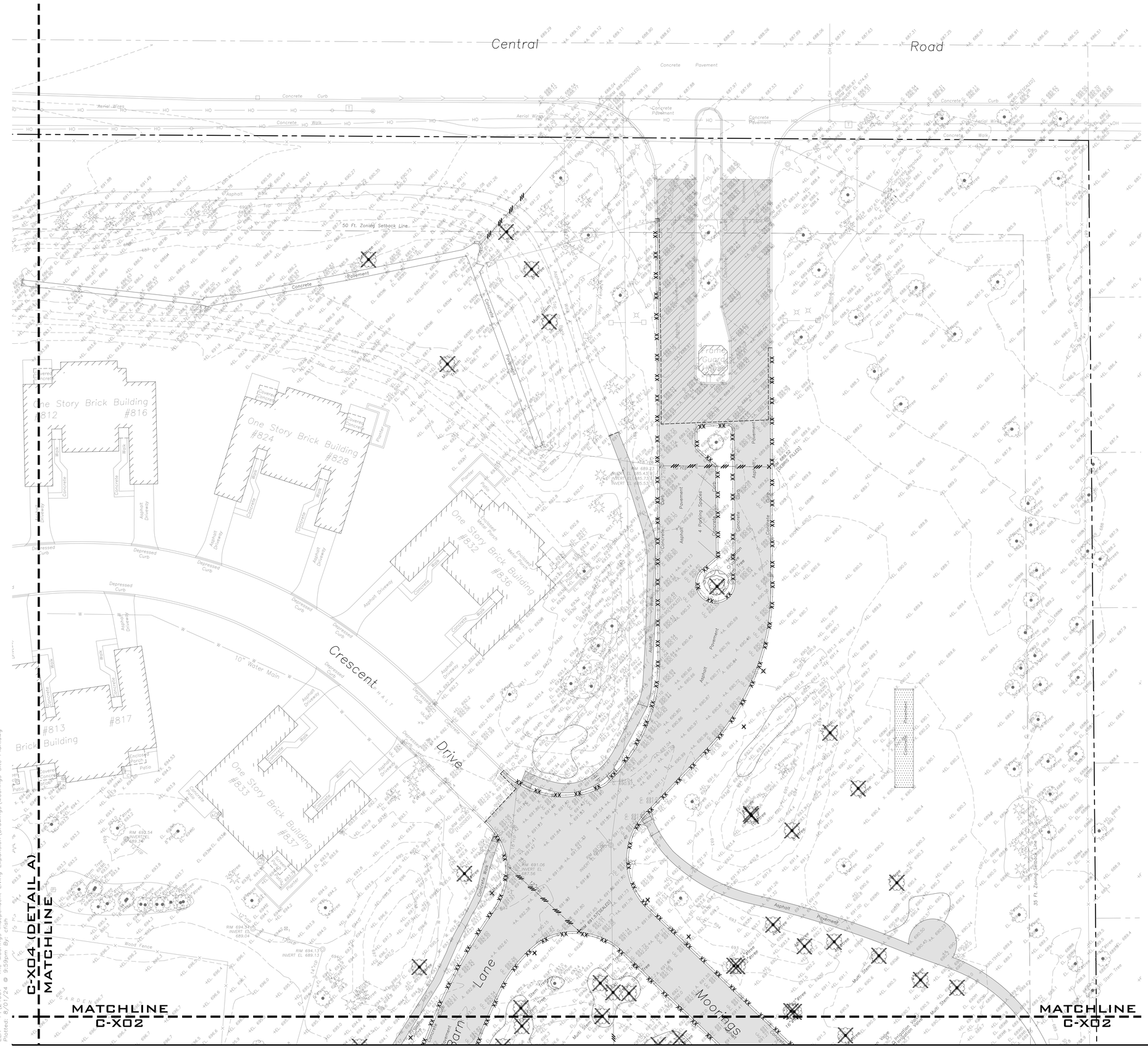
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.

9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024


Central Road
Crescent Drive
Moorings Drive
Eagl. Owl Born Lane
Moorings Drive
Moorings Drive
One Story Brick Building #804
One Story Brick Building #810
One Story Brick Building #812
One Story Brick Building #813
One Story Brick Building #809
One Story Brick Building #805
One Story Brick Building #817
One Story Brick Building #1150
One Story Brick Building #1154
One Story Brick Building #1160
One Story Brick Building #1164
One Story Brick Building #1168 & 1172
One Story Brick Building #1176 & 1180
One Story Brick Building #1184 & 1188
One Story Brick Building #1192 & 1196
Two Story Brick Building
3 Story Brick Building
2 Story Brick Building
1 Story Brick Building
Four Story Brick Building
Four Story Brick Building
Five Story Brick Building
Four Story Brick Building
Four Story Brick Building
One Story Glass
Two Story Brick Building
Two Story Brick Building
Two Story Brick Building



No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

20' 0' 20' 40' 60'

Scale: 1"=20'

LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (2" Mill)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE DEMOLITION PLAN

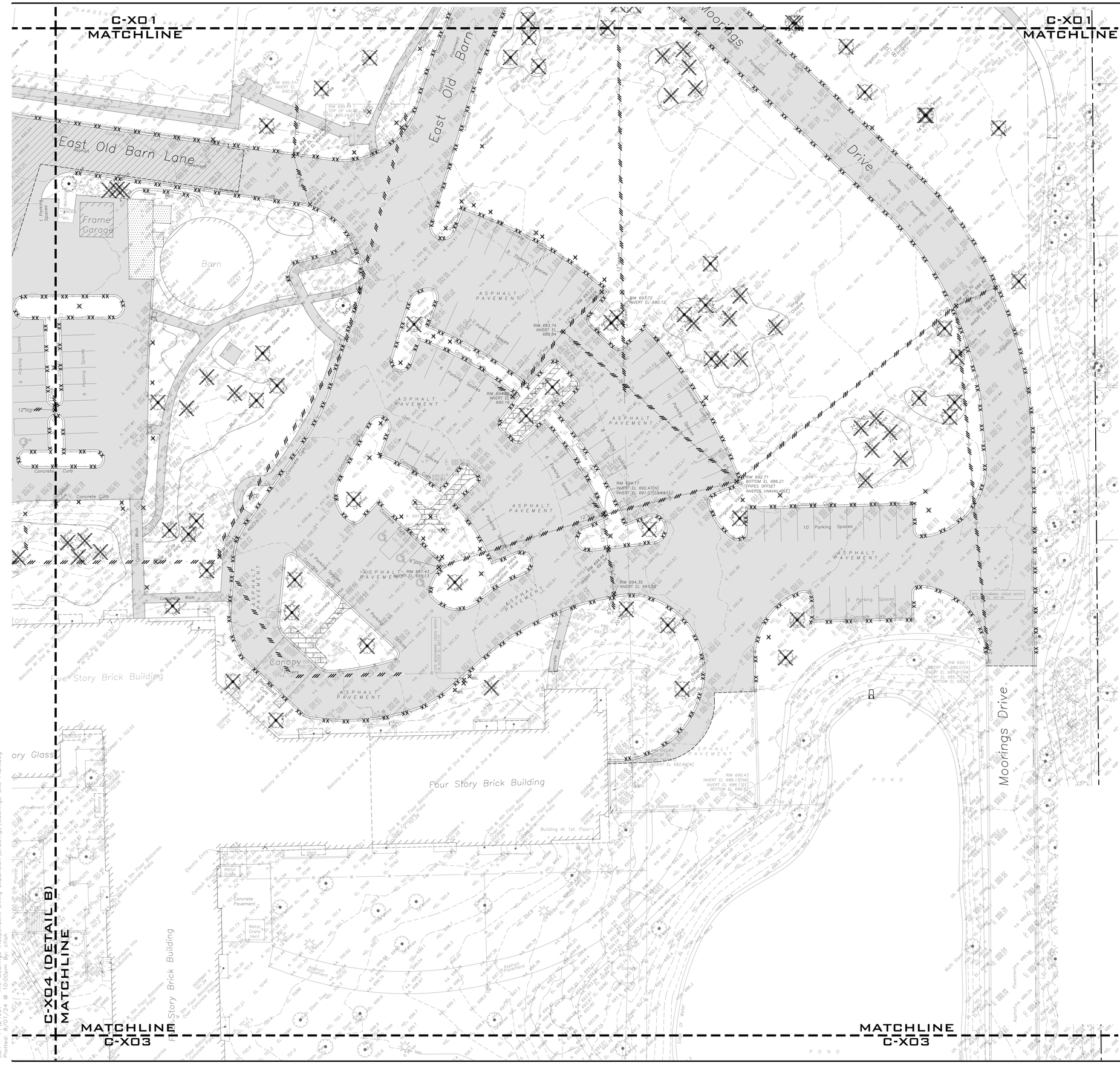
SCALE:

C-101

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 9:55pm By: crish



EEA — P:\24027 - The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/6/2024 @ 10:00pm By: cfish

20' 0' 20' 40' 60'

Scale: 1"=20'

LOCATION KEY MAP



LEGEND

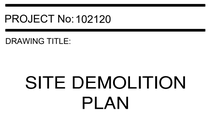
EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
SA	Sanitary Sewer	SA
CS	Combined Sewer	CS
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

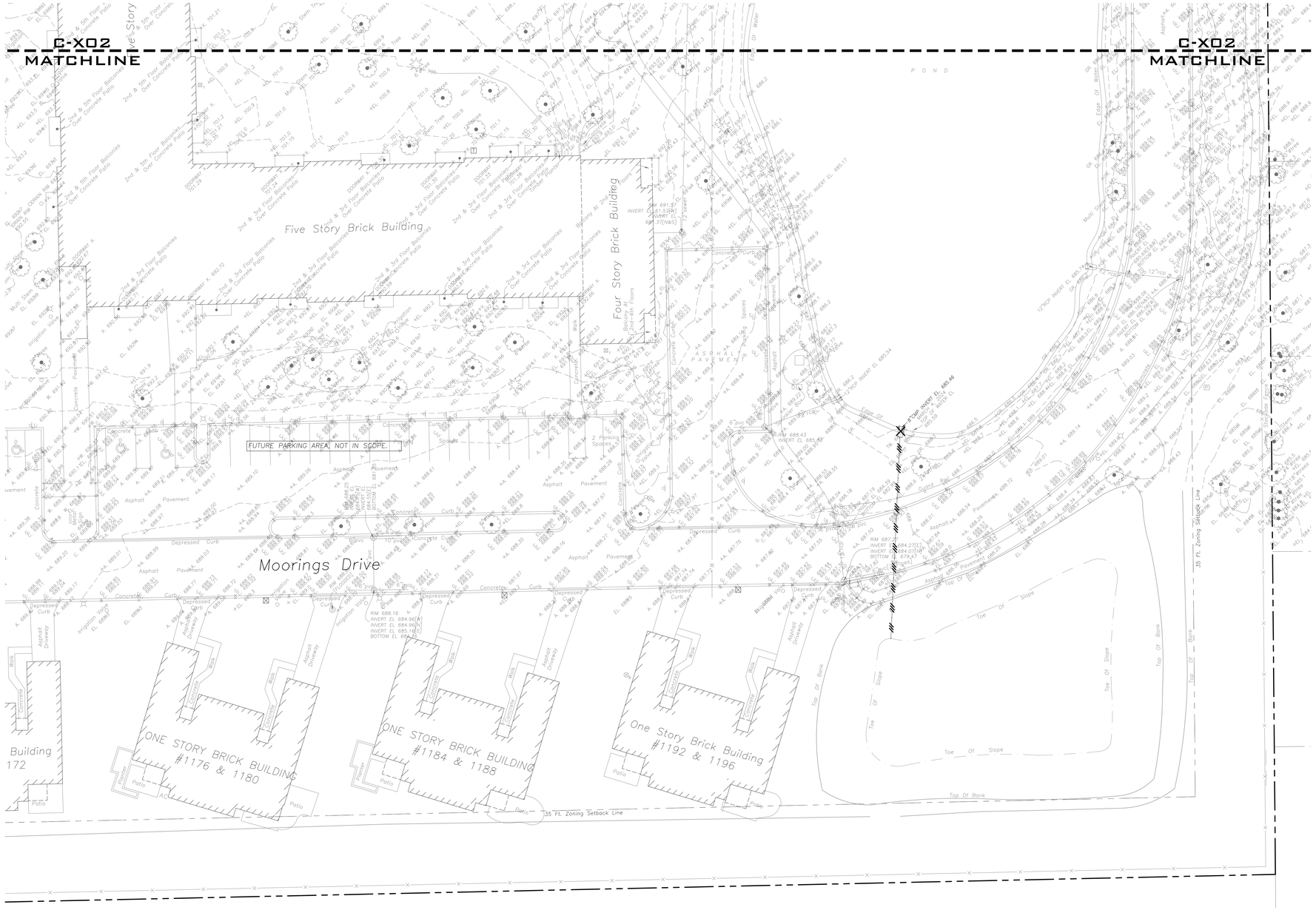
SITE DEMOLITION PLAN

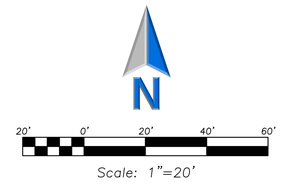
SCALE:

C-102

ISSUED FOR SCHEMATIC DESIGN

06.21.2024





Scale: 1"=20'

LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O CO	Clean Out	O CO
	Flared End Section	
S	Storm Sewer	S
SA	Sanitary Sewer	SA
W	Combined Sewer	W
G	Water Main	G
OH	Gas Line	OH
E	Overhead Wires	E
T	Electrical Cable (Buried)	T
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O DS	Downspout	O DS
O BOL	Bollard	O BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

DEMOLITION LEGEND

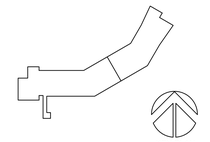
- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Bituminous Pavement Removal (2" Mill)
- Concrete Pavement Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M TIEN
062-063549
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE DEMOLITION PLAN

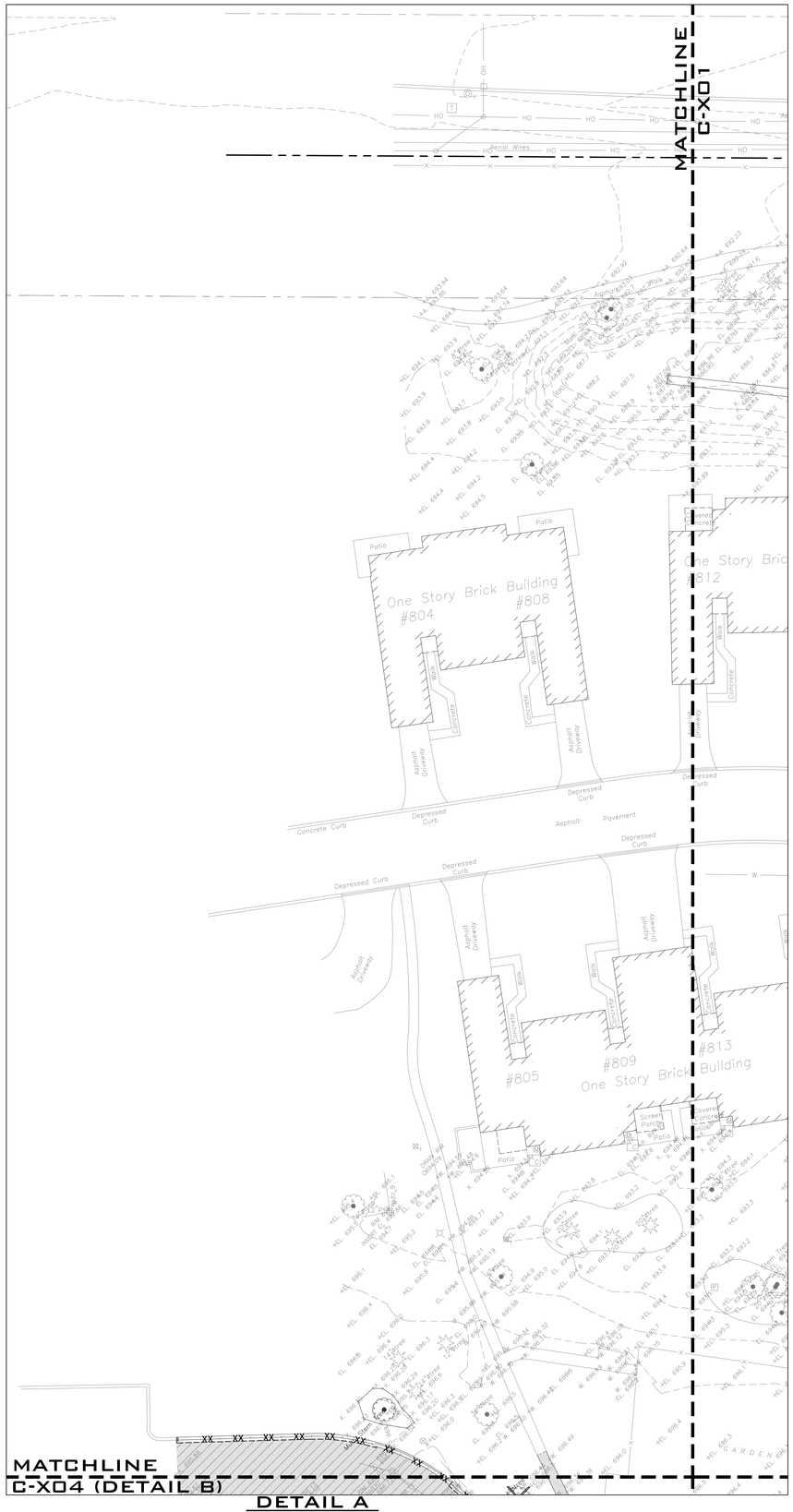
SCALE:

C-103

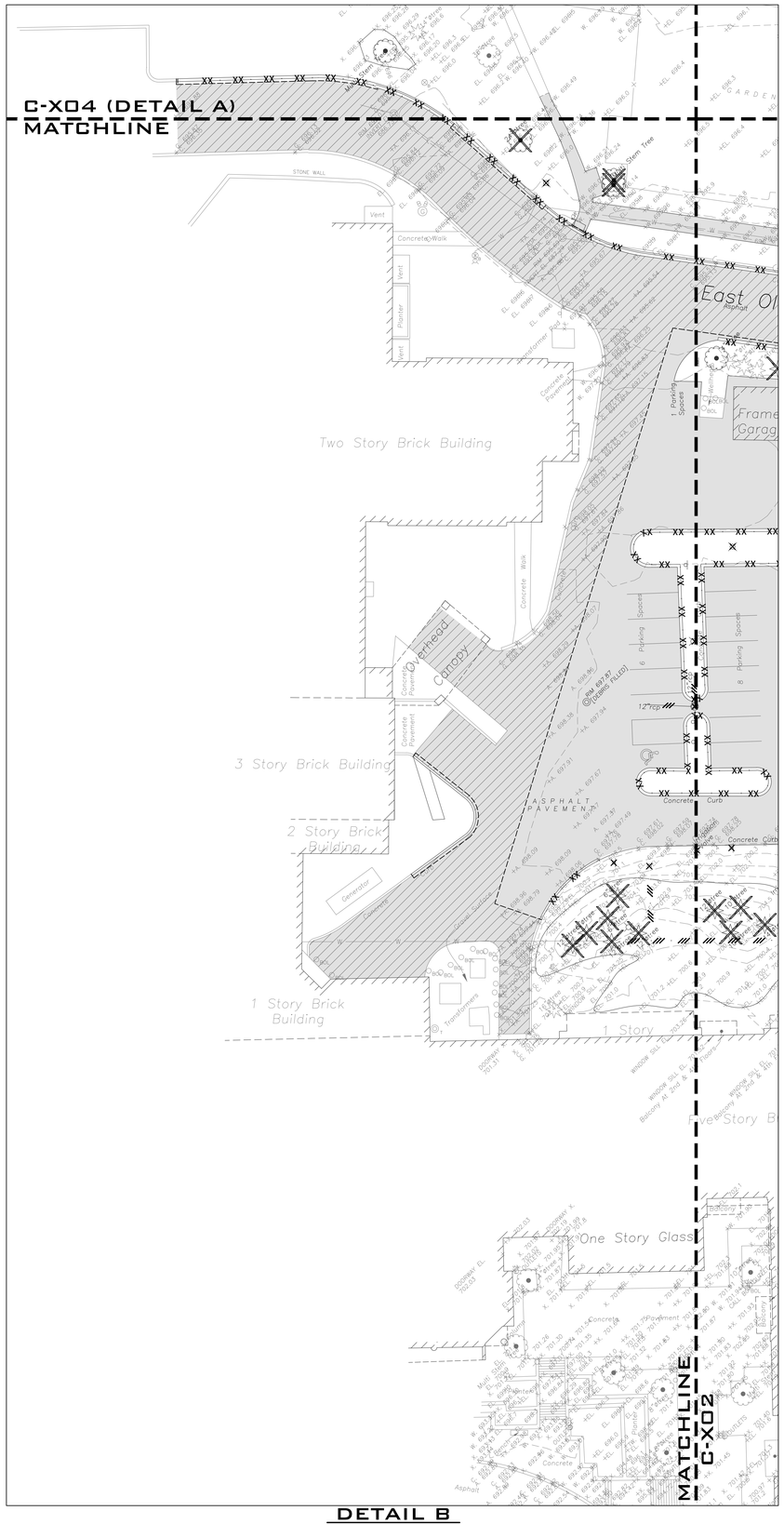
ISSUED FOR SCHEMATIC DESIGN

06.21.2024

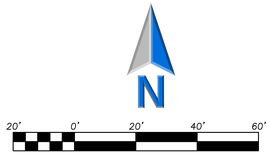
EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:02pm By: crish



DETAIL A



DETAIL B



LOCATION KEY MAP



LEGEND

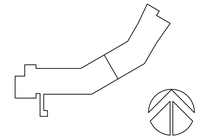
EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE DEMOLITION PLAN

SCALE:

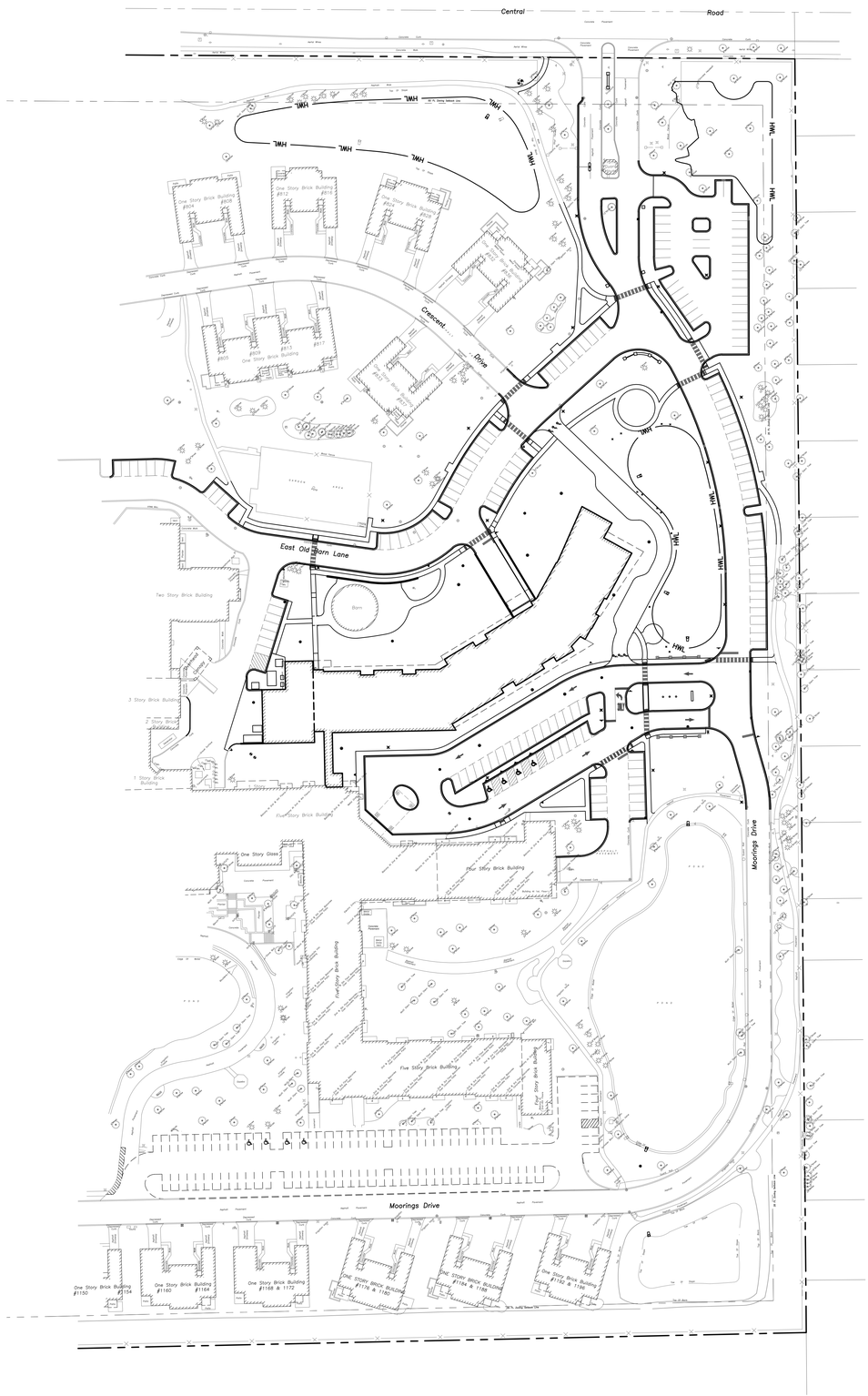
C-104

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:03pm By: cfan

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024



60' 0' 60' 120' 180'

Scale: 1"=60'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	CO
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	DS
	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE GEOMETRY PLAN - OVERALL

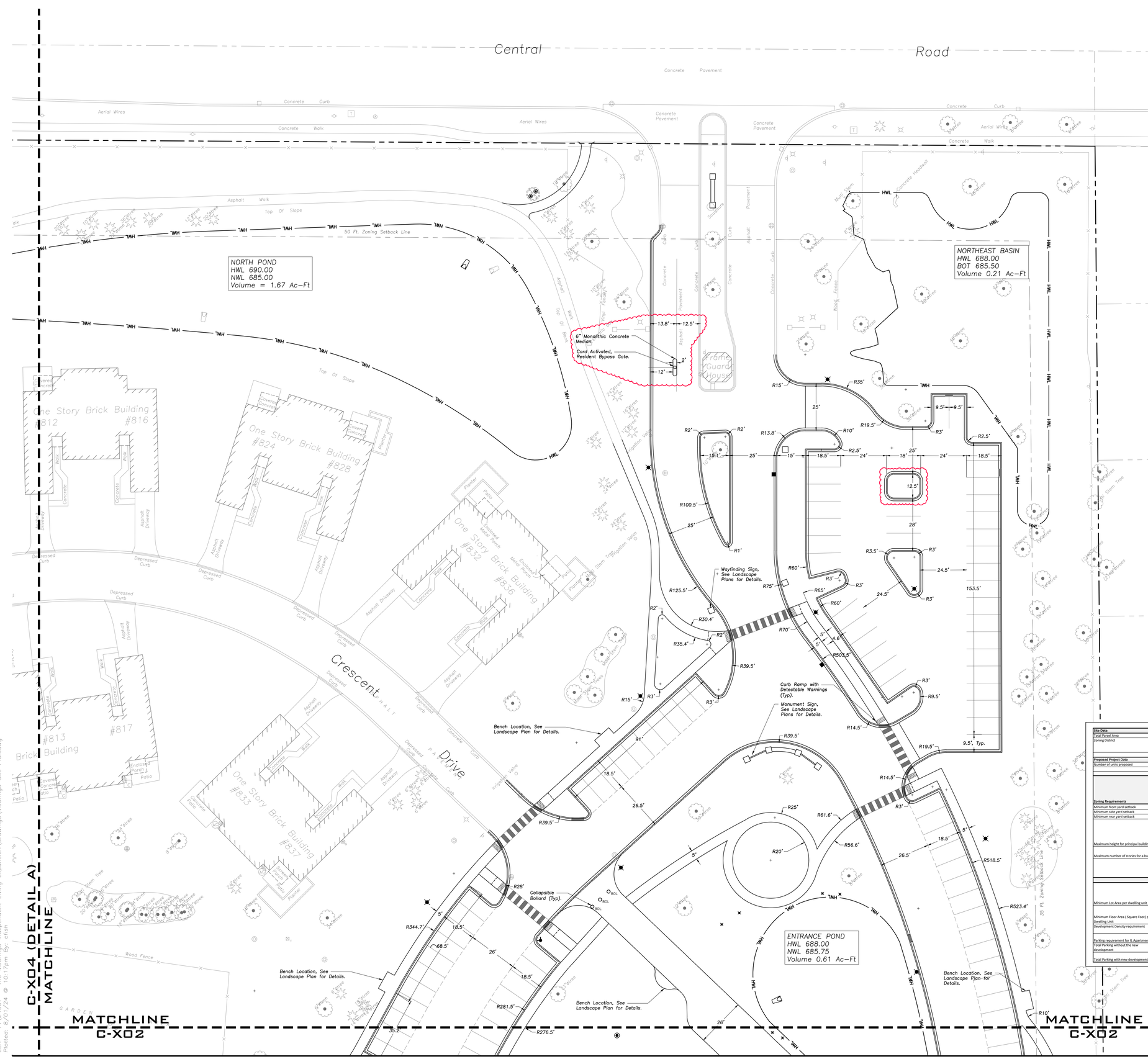
SCALE:

C-200

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:04pm By: crish



20' 0' 20' 40' 60'

Scale: 1"=20'

LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.50	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SITE DATA

Site Data				
Total Parcel Area	41 acre (1,800,000 SF)			(based on ALTA Survey Plat)
Zoning District	I - Institutional District			
Proposed Project Data				
Number of units proposed	70			
Zoning Requirements	**Required**	**Proposed**	**Notes**	
Minimum front yard setback	40*	482'	482' off the north property line	
Minimum side yard setback	40*	166' 711'	166' off the east property line and 711' off the west property line	
Minimum rear yard setback	45*	657'	657' off the south property line	
Maximum height for principal buildings and uses	45*	66'-6"	The building height is measured from proposed finish grade to the highest point of the flat roof, excluding the parapet. A diagram will be provided to demonstrate the measurement. Proposed building height is over 45'. Design team will file an zoning variance application.	
Maximum number of stories for a building	4	5	Proposed stories of a building is more than 4 story . Design team will file an zoning variance application.	
			* The yard setback requirement for a 5-story building in institutional zoning is not explicitly stated in the zoning ordinance. Instead, it is derived by extrapolating from the 5 feet increments set for 1-4 story buildings.	
	Required Ratio	**Required**	**Proposed**	**Notes**
Minimum Lot Area per dwelling unit	1B <= 10%	1B >= 2400 SF/UNIT 2B= 2,400 SF/UNIT 3B>= 2,700 SF/UNIT	** 3,456 SF/UNIT	** The Moorings campus currently offers 92 skilled nursing units, 73 assisted living units, and 20 memory care units. It also has 266 independent living units, with an additional 70 units planned for the new independent living expansion. Overall unit number is 521. So the average lot area per unit far exceed the zoning requirement.
Minimum Floor Area (Square Foot) per Dwelling Unit		1B=450 2B=750 3B=800	1B=1050 2B=1200 min.	No three bedroom units in the project
Development Density requirement	FAR	100%	47.30%	
	BLDG. Coverage	40%	27%	
	1 BP PER UNIT			
Parking requirement for IL Apartments		70	70	Provided as the structured pakring beneath the building
Total Parking without the new development		538	N/A	PUD 2015 Amendement allows a reduction from 581 to 538
Total Parking with new development		636	622	Please refer to EEA parking report for detailed information

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

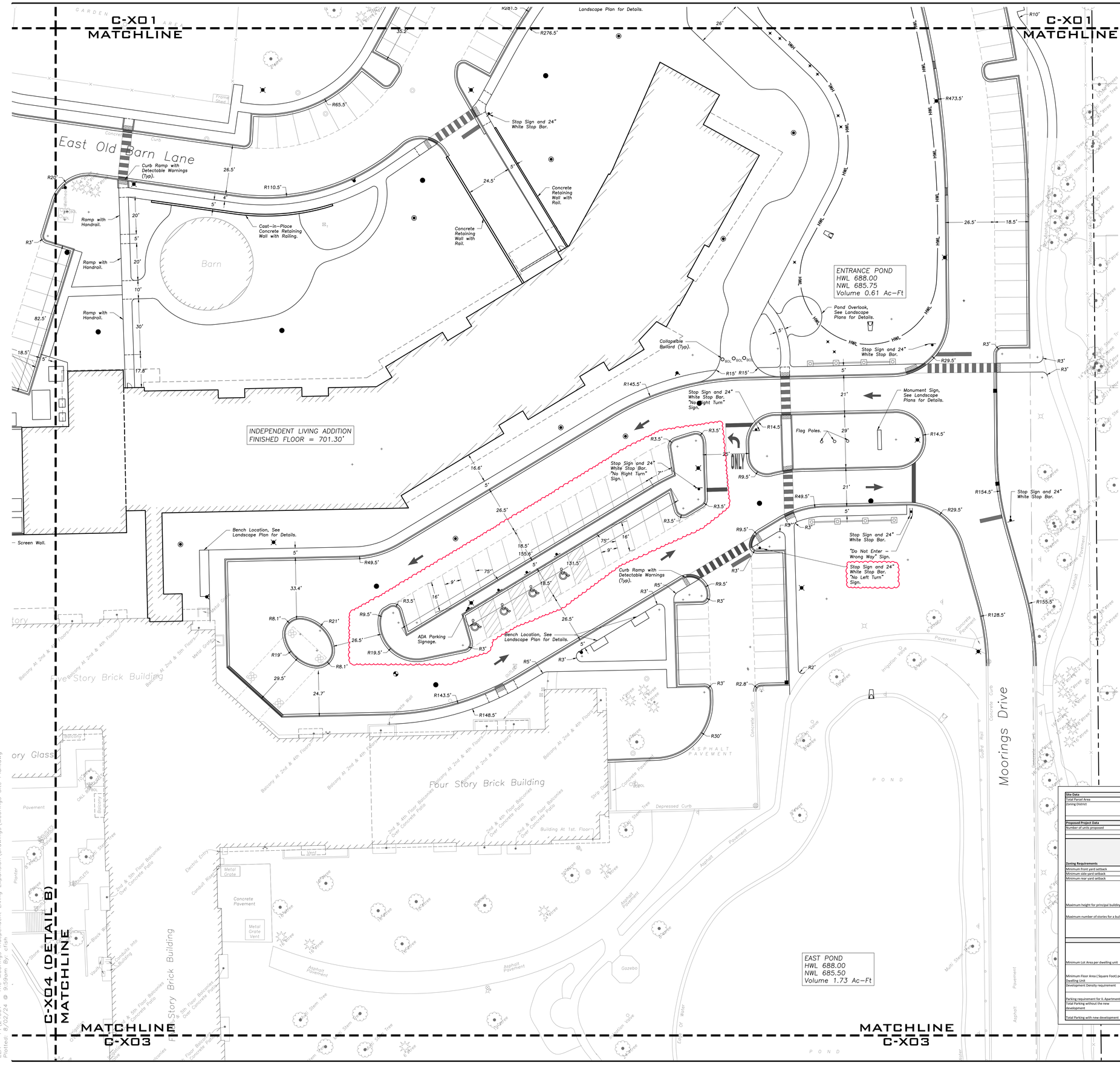
SITE GEOMETRY PLAN

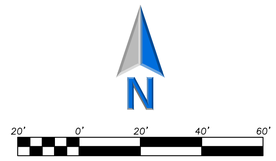
SCALE:

C-201

ISSUED FOR SCHEMATIC DESIGN

06.21.2024





LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
S	Storm Sewer	S
SA	Sanitary Sewer	SA
CMBD	Combined Sewer	CMBD
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

SITE DATA

Site Data			
Total Parcel Area	41 acre (1,800,000 SF)		(based on ALTA Survey Plat)
Zoning District	I - Institutional District		
Proposed Project Data			
Number of units proposed	70		
Zoning Requirements	**Required**	**Proposed**	**Notes**
Minimum front yard setback	40'	482'	482' off the north property line
Minimum side yard setback	40'	166'-7'11	166' off the east property line and 7'11' off the west property line
Minimum rear yard setback	45'	657'	657' off the south property line
Maximum height for principal buildings and uses	45*	66'-6'	The building height is measured from proposed finish grade to the highest point of the flat roof, excluding the parapet. A diagram will be provided to demostrate the measurement. Proposed building height is over 45'. Design team will file an zoning variance application.
Maximum number of stories for a building	4	5	Proposed stories of a building is more than 4 story . Design team will file an zoning variance application.
			* The yard setback requirement for a 5-story building in Institutional zoning is not explicitly stated in the zoning ordinance. Instead, it is derived by extrapolating from the 5 feet increments set for 1-4 story buildings.
	Required Ratio	**Required**	**Proposed**	**Notes**
Minimum Lot Area per dwelling unit	18 <= 10%	18 >= 2400 SF/UNIT 28>= 2,400 SF/UNIT 38>= 3,700 SF/UNIT	** 3,456 SF/UNIT	** The Moorings campus currently offers 92 skilled nursing units, 73 assisted living units, and 20 memory care units. It also has 266 independent living units, with an additional 70 units planned for the new independent living expansion. Overall unit number is 521. So the average lot area per unit far exceed the zoning requirement.
Minimum Floor Area (Square Foot) per Dwelling Unit		18=650 28=750 38=800	18=1050 28=1200 min.	No three bedroom units in the project
Development Density requirement	FAR	100%	47.30%	
	BLDG. Coverage	40%	27%	
	1 BP PER UNIT	70	70	Provided as the structured pakring beneath the building
Parking requirement for IL Apartments				
Total Parking without the new development		538	N/A	PUD 2015 Amendement allows a reduction from 581 to 538
Total Parking with new development		636	622	Please refer to EEA parking report for detailed information

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE GEOMETRY PLAN

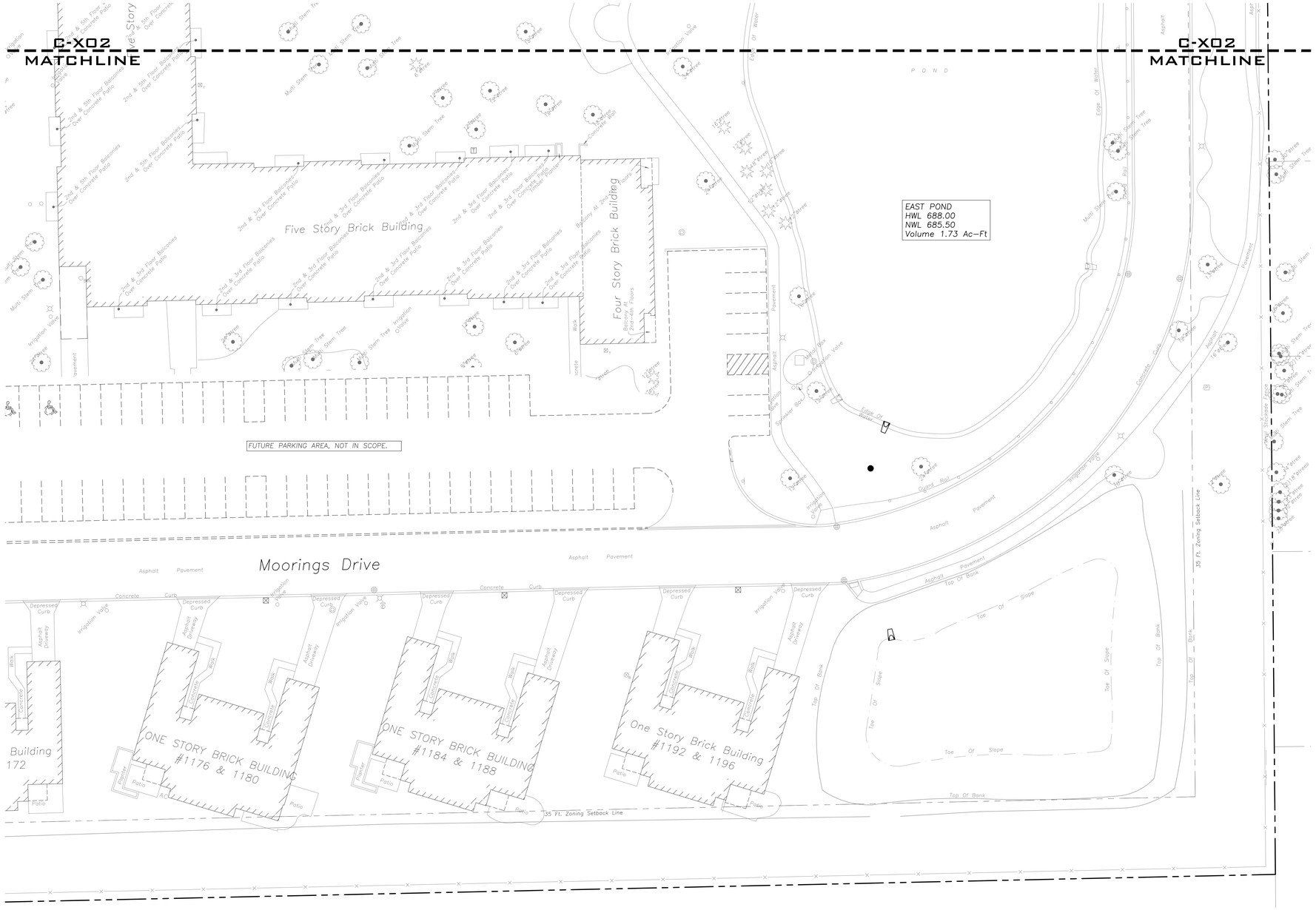
SCALE:

C-202

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/02/24 @ 9:59am By: crish



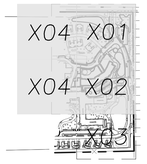
No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

N

20' 0' 20' 40' 60'

Scale: 1"=20'

LOCATION KEY MAP



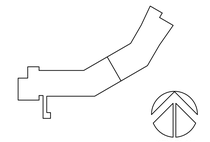
LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

CHRISTOPHER M. TIEN
062-063549
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE GEOMETRY PLAN

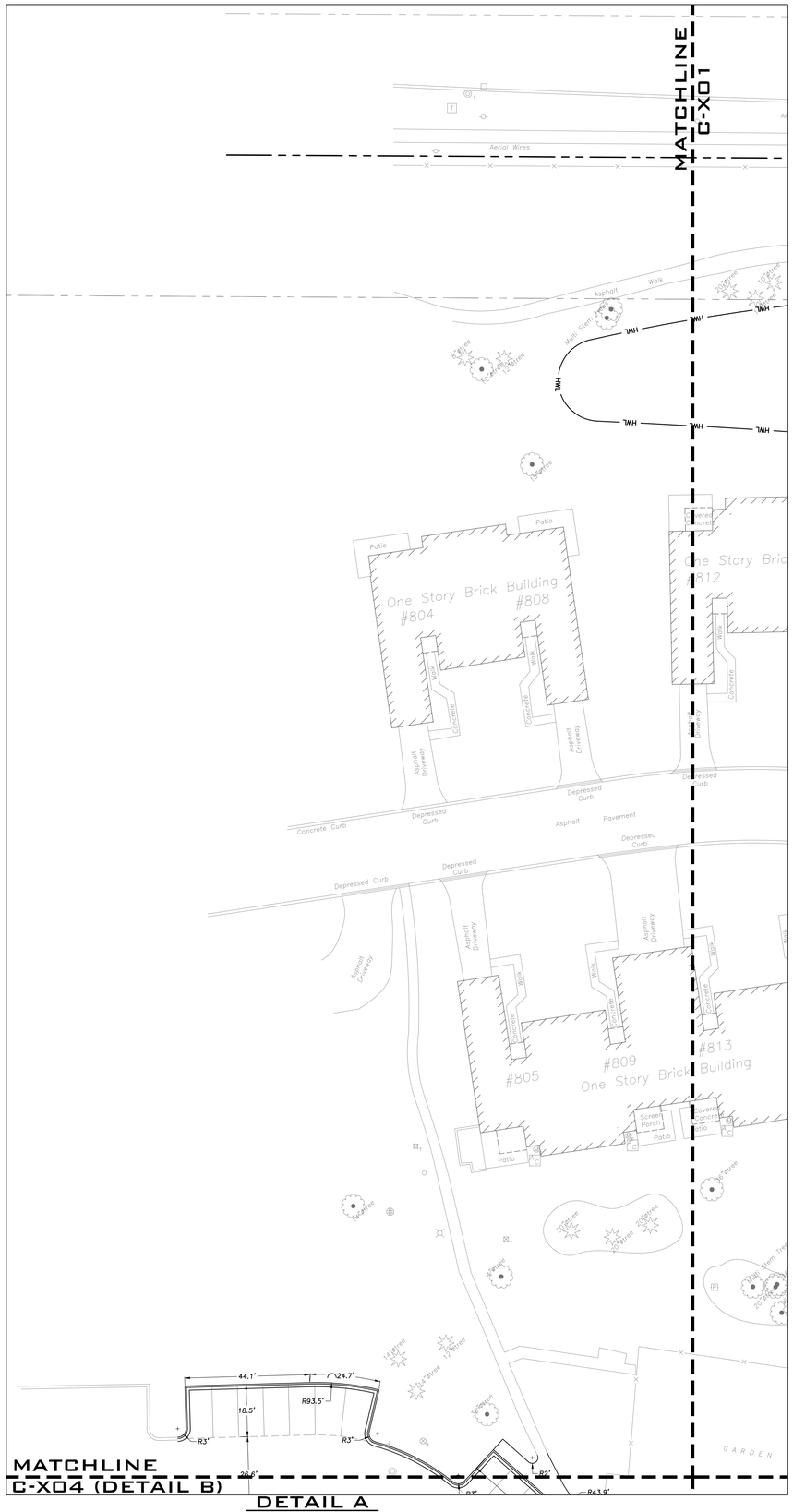
SCALE:

C-203

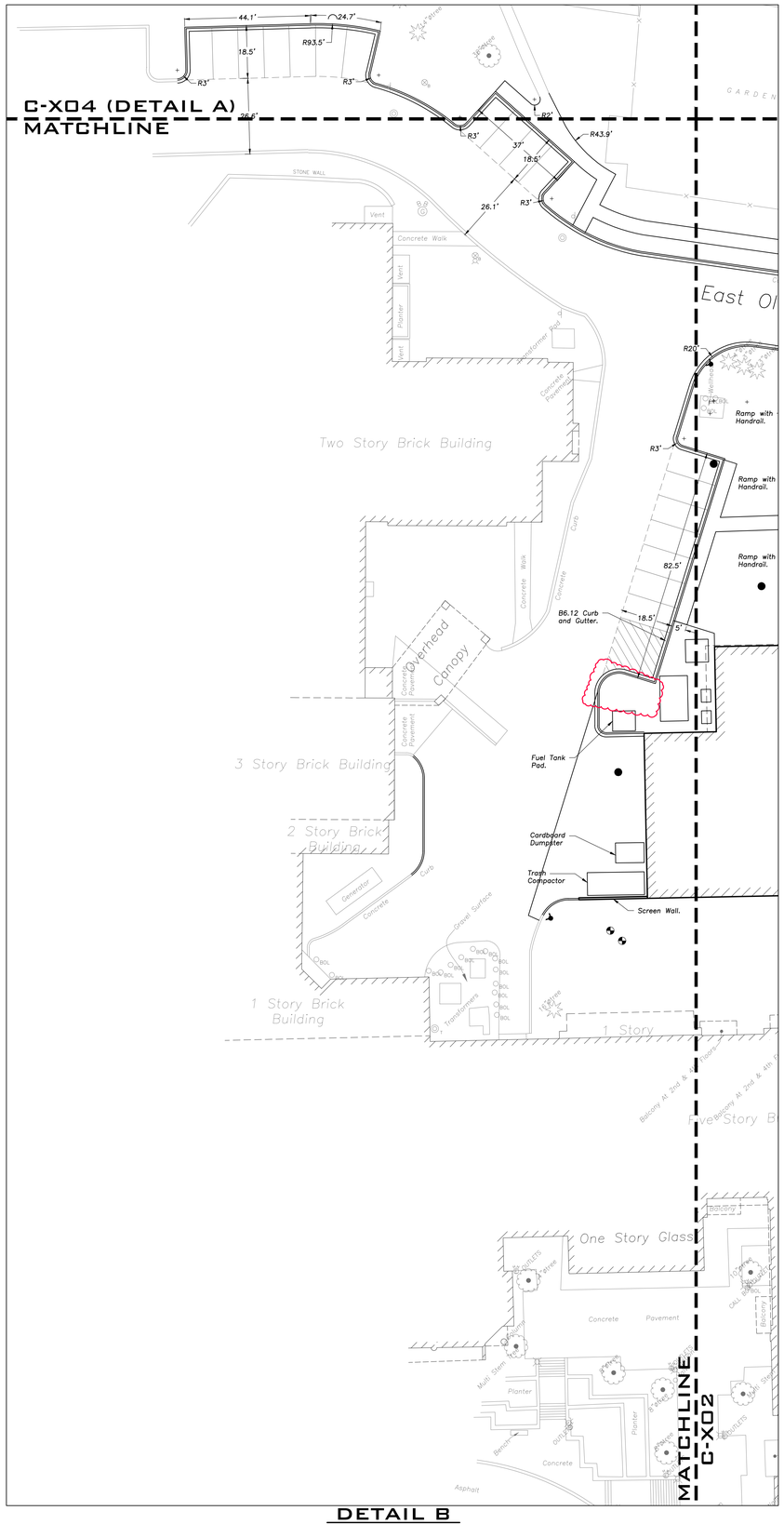
ISSUED FOR SCHEMATIC DESIGN

06.21.2024

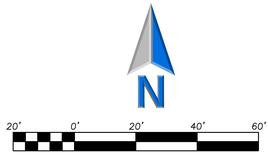
EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:21pm By: crish



DETAIL A



DETAIL B



LOCATION KEY MAP



LEGEND

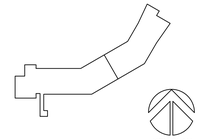
EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50 / G 782.00
× G 782.00	Gutter Elevation	
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	× 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE GEOMETRY PLAN

SCALE:

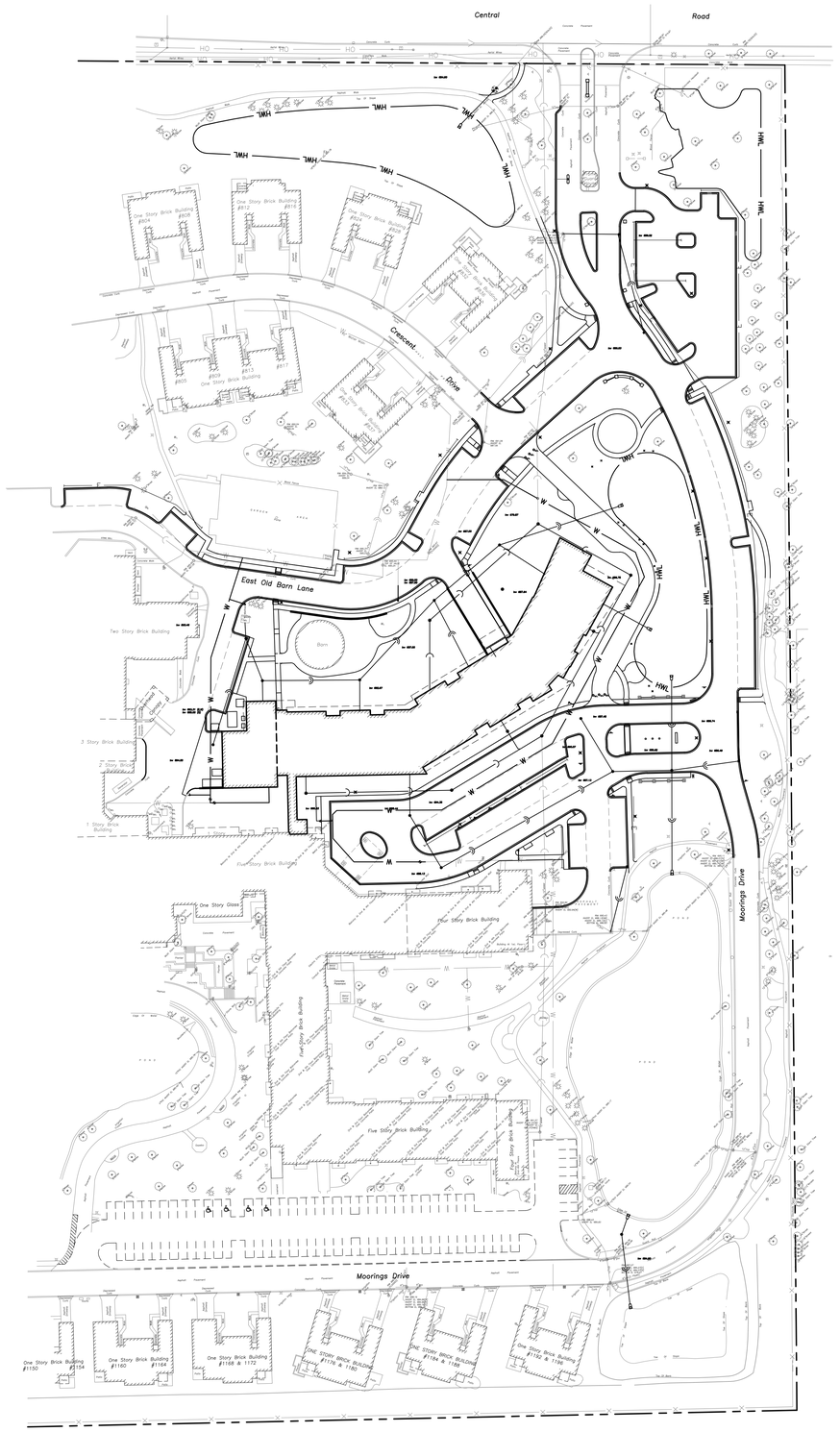
C-204

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:22pm By: clsn

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024



60' 0' 60' 120' 180'

Scale: 1"=60'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE UTILITY PLAN - OVERALL

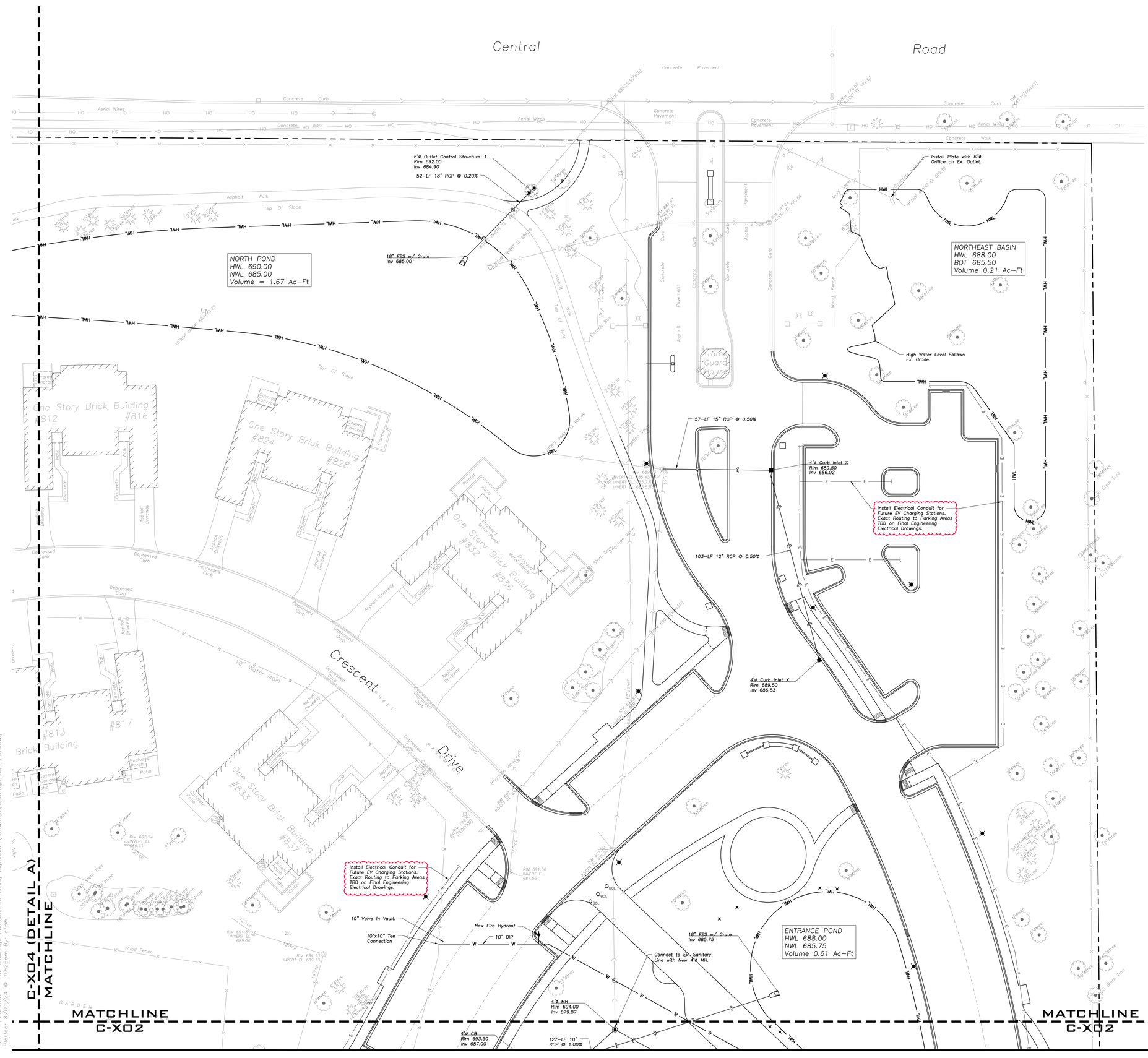
SCALE:

C-300

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:23pm By: crish



No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

20' 0' 20' 40' 60'

Scale: 1"=20'

LOCATION KEY MAP



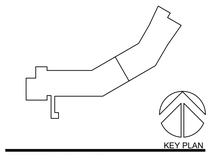
LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 C 782.00
x G 782.50	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

CHRISTOPHER M. FISH
062-063549
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE UTILITY PLAN

SCALE:

C-301

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

C-X01 MATCHLINE

C-X01 MATCHLINE

East Old Barn Lane

Barn

Four Story Brick Building

Moorings Drive

4'ø MH
Rim 694.00
Inv 679.87

4'ø CB
Rim 693.50
Inv 687.00

127–LF 18"
RCP @ 1.00%

108–LF 6"
PVC @ 1.77%

55–LF 6" PVC
@ 3.63%

147–LF 6"
PVC @ 1.00%

4'ø MH
Rim 691.75
Inv 686.75

4'ø MH B
Rim 695.00
Inv 687.64

6" Storm Connection, See
MEP Plans for Continuation.
Inv 689.00

6" Storm Service, See MEP
Plans for Continuation.
Inv 689.00

6" FES
Inv 687.00

51–LF 6" PVC
@ 3.63%

4'ø MH
Rim 698.20

6" Sanitary Service, See
MEP Plans for Continuation.
Inv 689.00

4'ø CB
Rim 693.50
Inv 689.50
Inv 687.50

New Fire Hydrant

46–LF 12"
RCP @ 0.50%

4'ø MH
Rim 694.00
Inv 687.00

72–LF 6" PVC
@ 1.00%

76–LF 6" PVC
@ 6.00%

Trench Drain
Rim 690.25

6" Storm Connection to
Interior Pump.

105–LF 15"
RCP @ 3.00%

187–LF 6"
PVC @ 1.77%

6" Storm Service, See MEP
Plans for Continuation.
Inv 692.75

4'ø CB
Rim 697.50
Inv 692.67

21–LF 6" PVC
@ 4.76%

127–LF 12"
RCP @ 0.50%

32–LF 6" PVC
@ 3.00%

New Fire Hydrant

6" Sanitary Service, See
MEP Plans for Continuation.
Inv 688.00

6" Storm Service, See MEP
Plans for Continuation.
Inv 696.00

6" Storm Service, See MEP
Plans for Continuation.
Inv 695.00

INDEPENDENT LIVING ADDITION
FINISHED FLOOR = 701.30'

ENTRANCE POND
HWL 688.00
NWL 685.75
Volume 0.61 Ac–Ft

Install Electrical
Conduit for Future EV
Charging Stations.
Exact Routing to
Parking Areas TBD on
Final Engineering
Electrical Drawings.

18" FES w/ Grate
Inv 685.75

6" Sanitary Service, See
MEP Plans for Continuation.
Inv 694.55

4'ø MH
Rim 698.20

4'ø CBX
Rim 694.70
Inv 687.45

4'ø Curb Inlet X
Rim 690.15
Inv 686.74

92–LF 24"
RCP @ 0.12%

50–LF 18"
RCP @ 0.50%

63–LF
12" RCP
@ 0.50%

4'ø CBX
Rim 692.60
Inv 685.62

4'ø Curb Inlet X
Rim 690.20
Inv 686.49

4'ø MH
Rim 695.80
Inv 690.07

107–LF 6"
PVC @ 4.00%

8" Water Service, See MEP
Plans for Continuation.

6" Sanitary Service, See
MEP Plans for Continuation.
Inv 696.00

6" Storm Service, See MEP
Plans for Continuation.
Inv 697.00

129–LF 18"
RCP @ 0.50%

68–LF 12" RCP
@ 0.50%

17–LF 6" PVC
@ 1.00%

148–LF 6"
PVC @ 1.00%

4'ø CBX
Rim 692.60
Inv 687.13

4'ø MH
Rim 699.85
Inv 694.35

10" DIP

4'ø MH
Rim 701.00
Inv 695.83

4'ø CBX
Rim 699.25
Inv 688.44

Install Electrical
Conduit for Future EV
Charging Stations.
Exact Routing to
Parking Areas TBD on
Final Engineering
Electrical Drawings.

200–LF 15" RCP @ 0.50%

102–LF 24"
RCP @ 0.12%

New Fire Hydrant

62–LF 12" RCP @ 0.50%

Install Electrical
Conduit for Future EV
Charging Stations.
Exact Routing to
Parking Areas TBD on
Final Engineering
Electrical Drawings.

4'ø Curb Inlet
Rim 691.35

10"x10" Watermain
Connection

10" Valve in Vault.

4'ø CBX
Rim 699.40
Inv 688.13

24" FES w/ Grate
Inv 685.50

EAST POND
HWL 688.00
NWL 685.50
Volume 1.73 Ac–Ft

C-X04 (DETAIL B) MATCHLINE

MATCHLINE C-X03

MATCHLINE C-X03

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:27pm By: crish

N

20' 0' 20' 40' 60'

Scale: 1"=20'

LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O CO	Clean Out	O CO
	Flared End Section	
S	Storm Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FEIN
062-063549
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

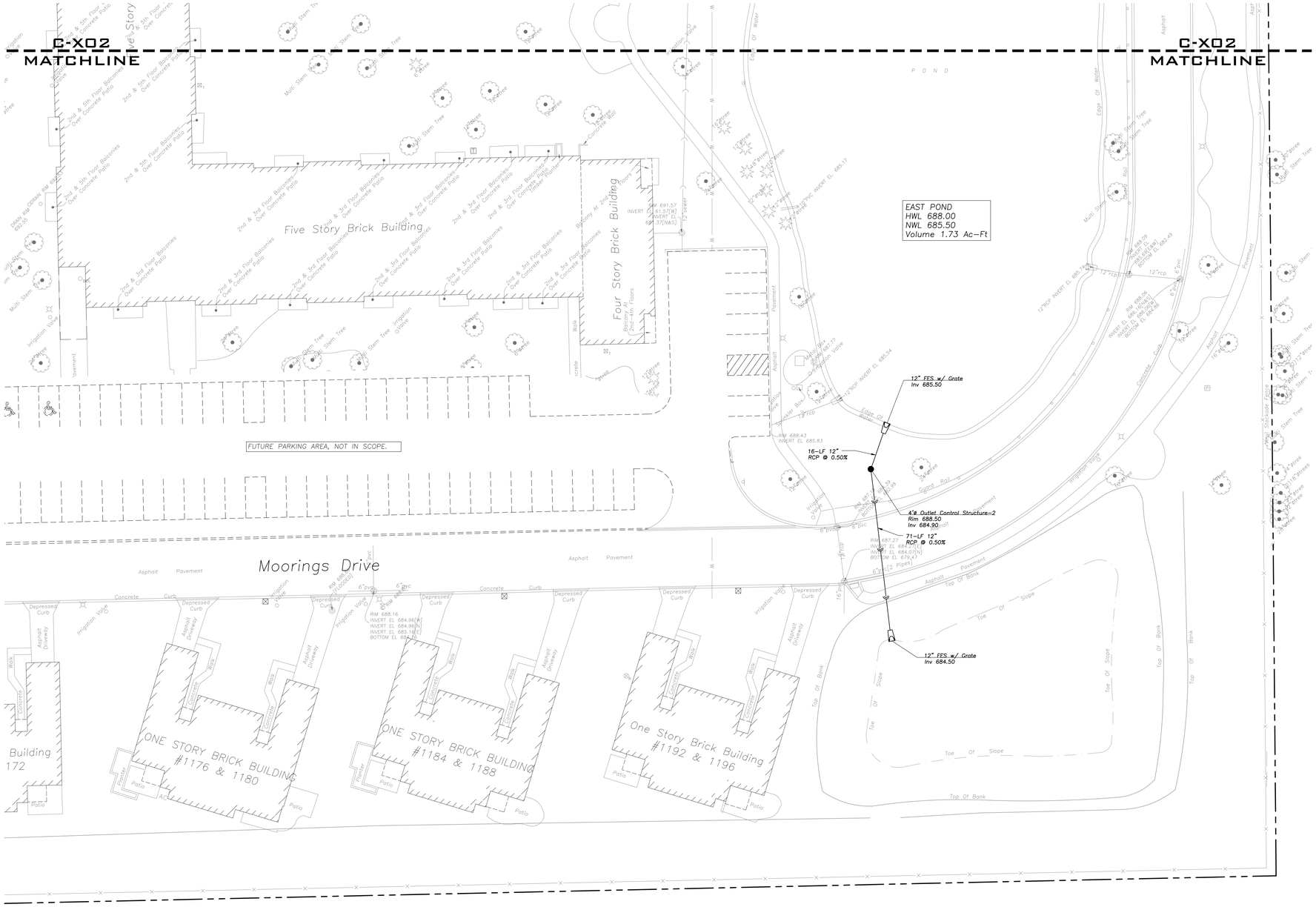
SITE UTILITY PLAN

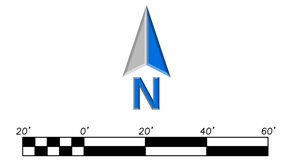
SCALE:

C-302

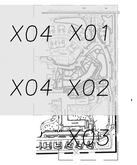
ISSUED FOR SCHEMATIC DESIGN

06.21.2024





LOCATION KEY MAP



LEGEND

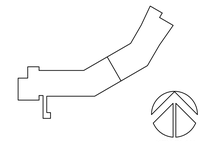
EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
CO	Clean Out	CO
	Flared End Section	
S	Storm Sewer	S
SA	Sanitary Sewer	SA
CS	Combined Sewer	CS
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. TIEN
062-063549
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE UTILITY PLAN

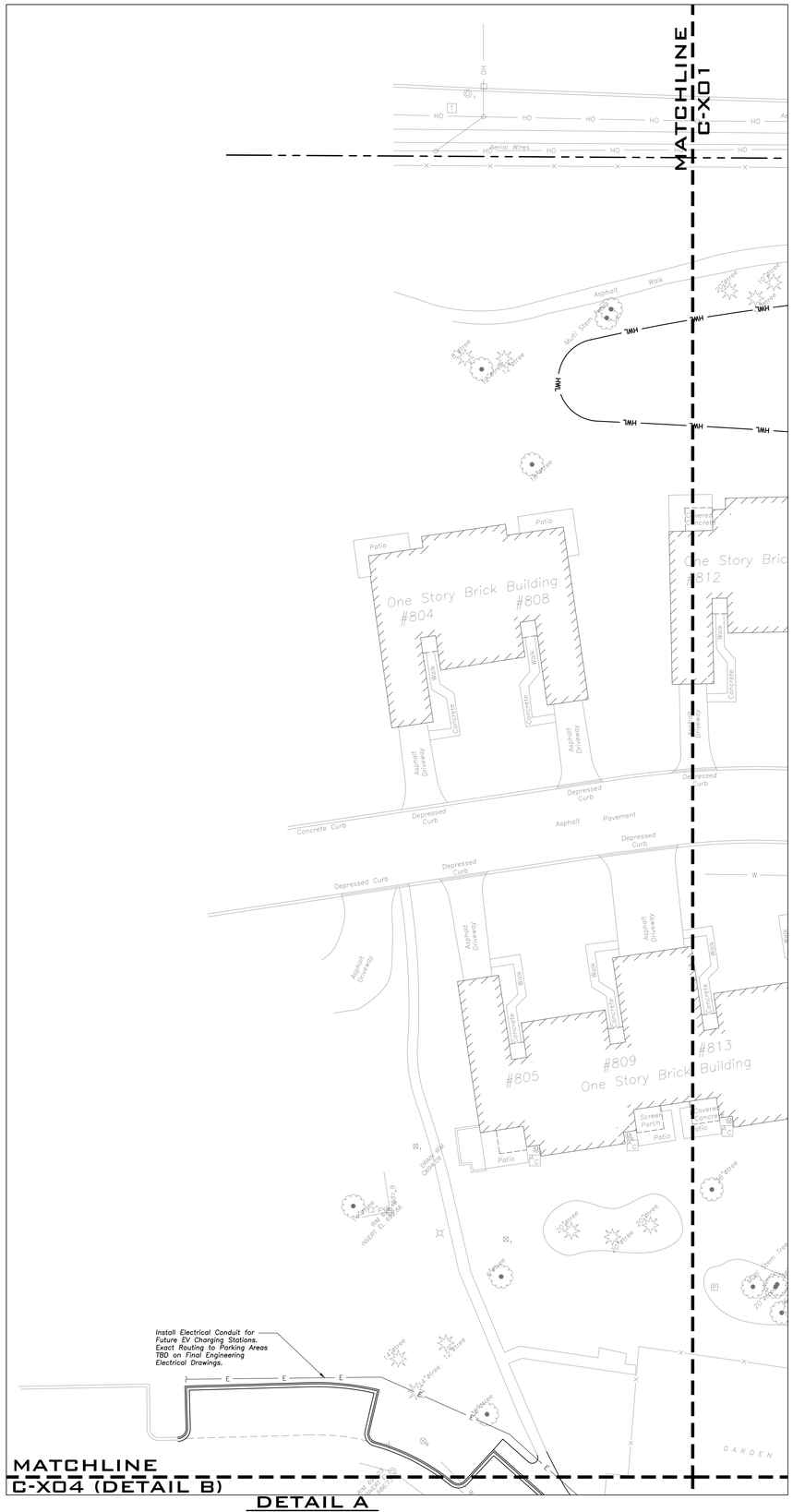
SCALE:

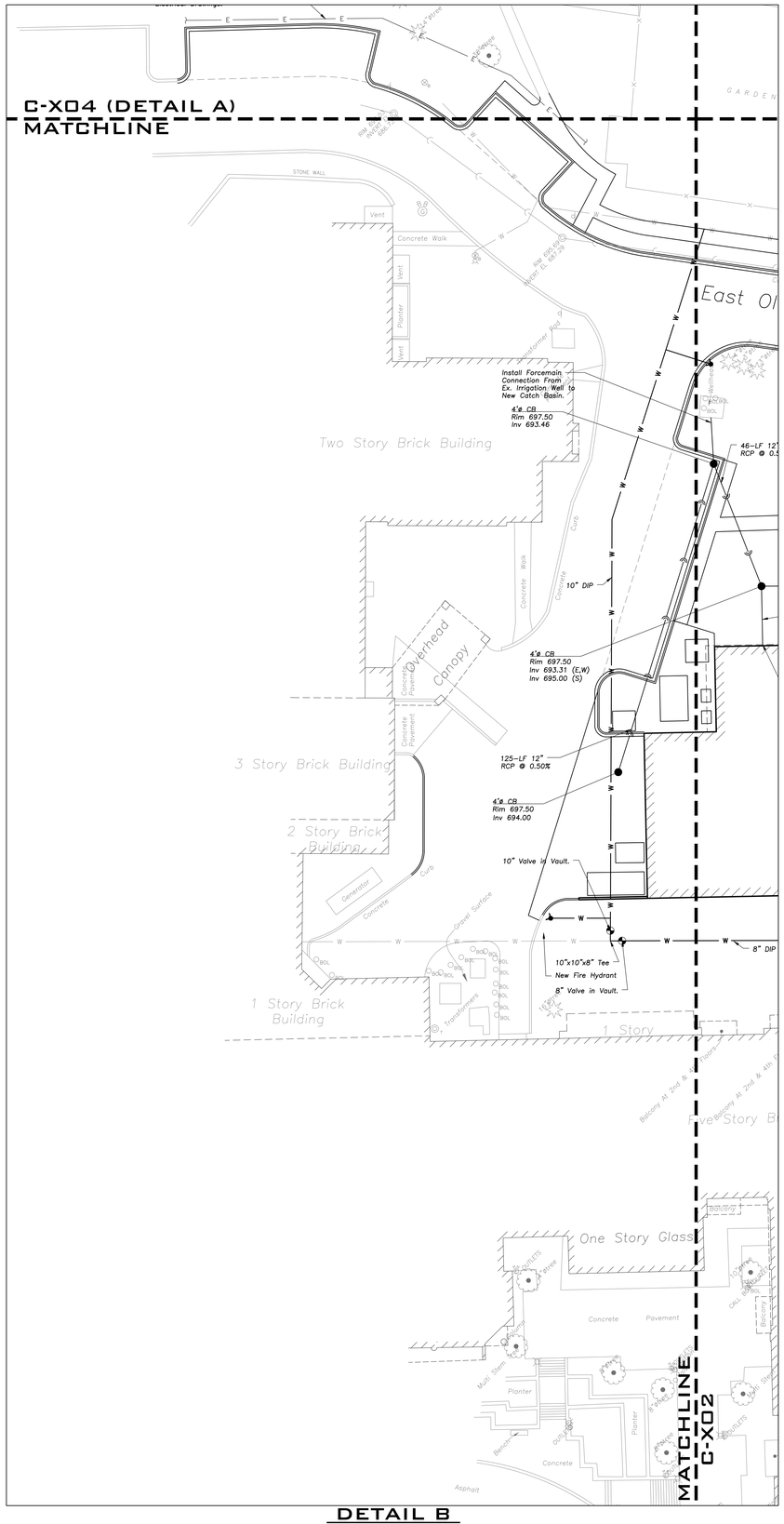
C-303

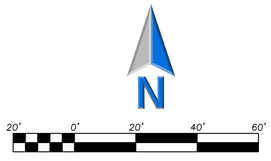
ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:28pm By: crish







LOCATION KEY MAP



LEGEND

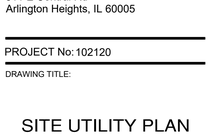
EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	+ 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE UTILITY PLAN

SCALE:

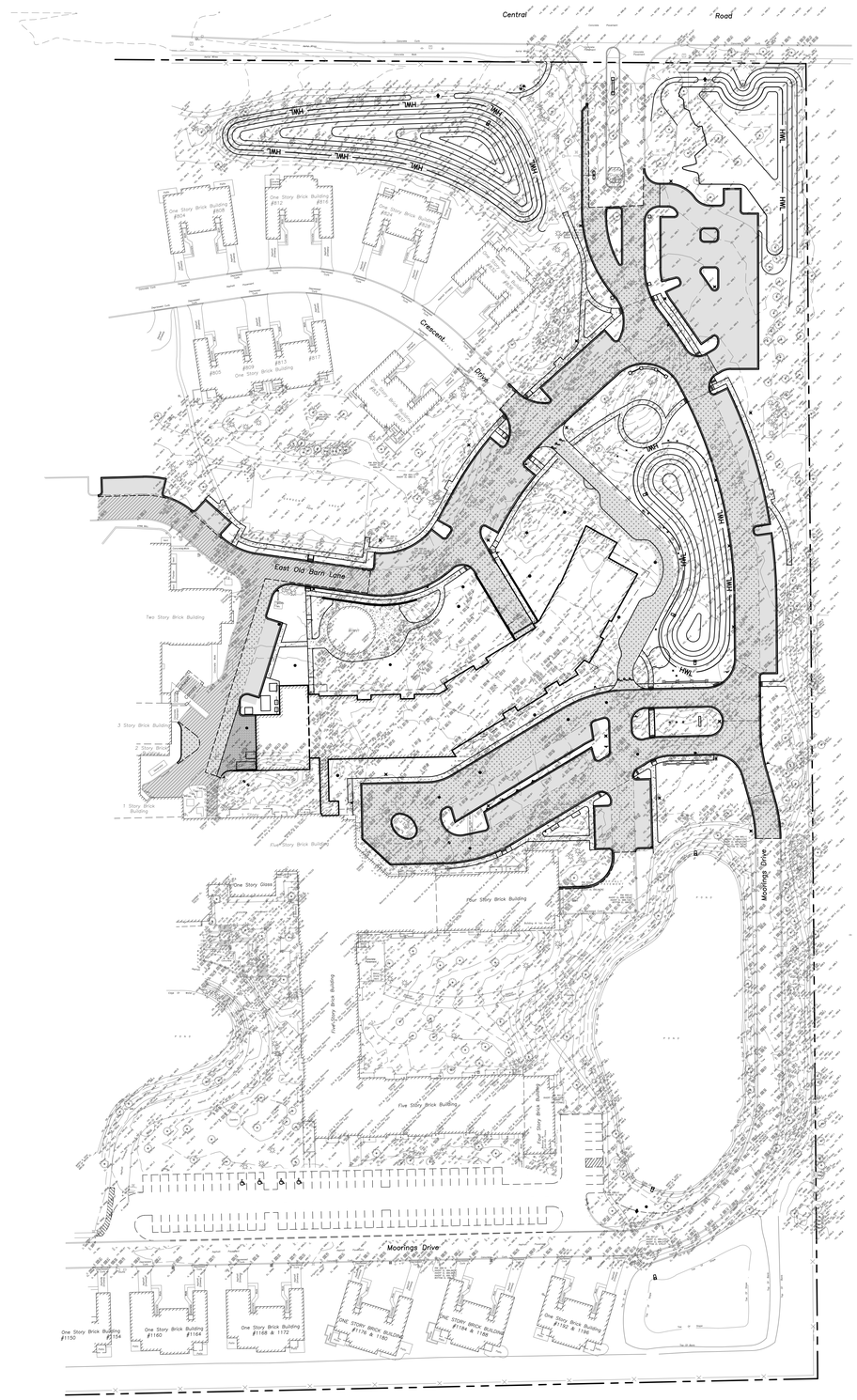
C-304

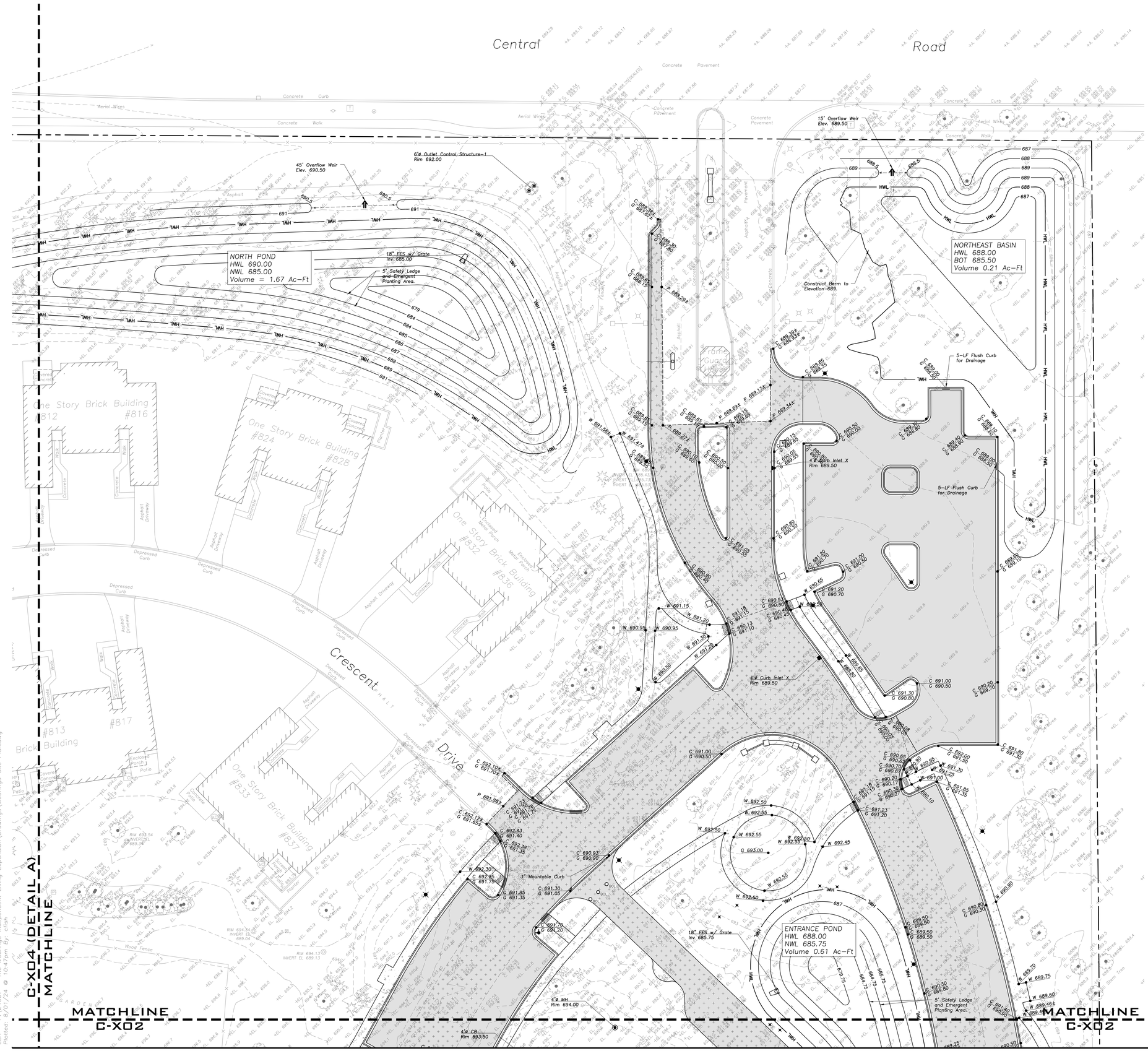
ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:29pm By: cfish

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024


Central Road
Crescent Drive
East Old Barn Lane
Moorings Drive
Moorings Drive
One Story Brick Building #804
One Story Brick Building #808
One Story Brick Building #812
One Story Brick Building #816
One Story Brick Building #809
One Story Brick Building #813
One Story Brick Building #817
One Story Brick Building #805
Two Story Brick Building
3 Story Brick Building
2 Story Brick Building
1 Story Brick Building
Two Story Brick Building
One Story Glass
Two Story Brick Building
Two Story Brick Building
Two Story Brick Building
Two Story Brick Building
One Story Brick Building #1150
One Story Brick Building #1154
One Story Brick Building #1160
One Story Brick Building #1164
One Story Brick Building #1168 & 1172
One Story Brick Building #1176 & 1180
One Story Brick Building #1184 & 1188
One Story Brick Building #1192 & 1196
DRIVE
DRIVE
DRIVE



N

20' 0' 20' 40' 60'

Scale: 1"=20'

LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50 / G 782.00
x G 782.00	Gutter Elevation	
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Asphalt Pavement Overlay
2" Hot Mix Asphalt,Mix D, IL-9.5, N50

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
5" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

Stormwater Overland Flow Path

Ridge Line/High Point

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FISH
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikkson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

GRADING AND PAVING PLAN

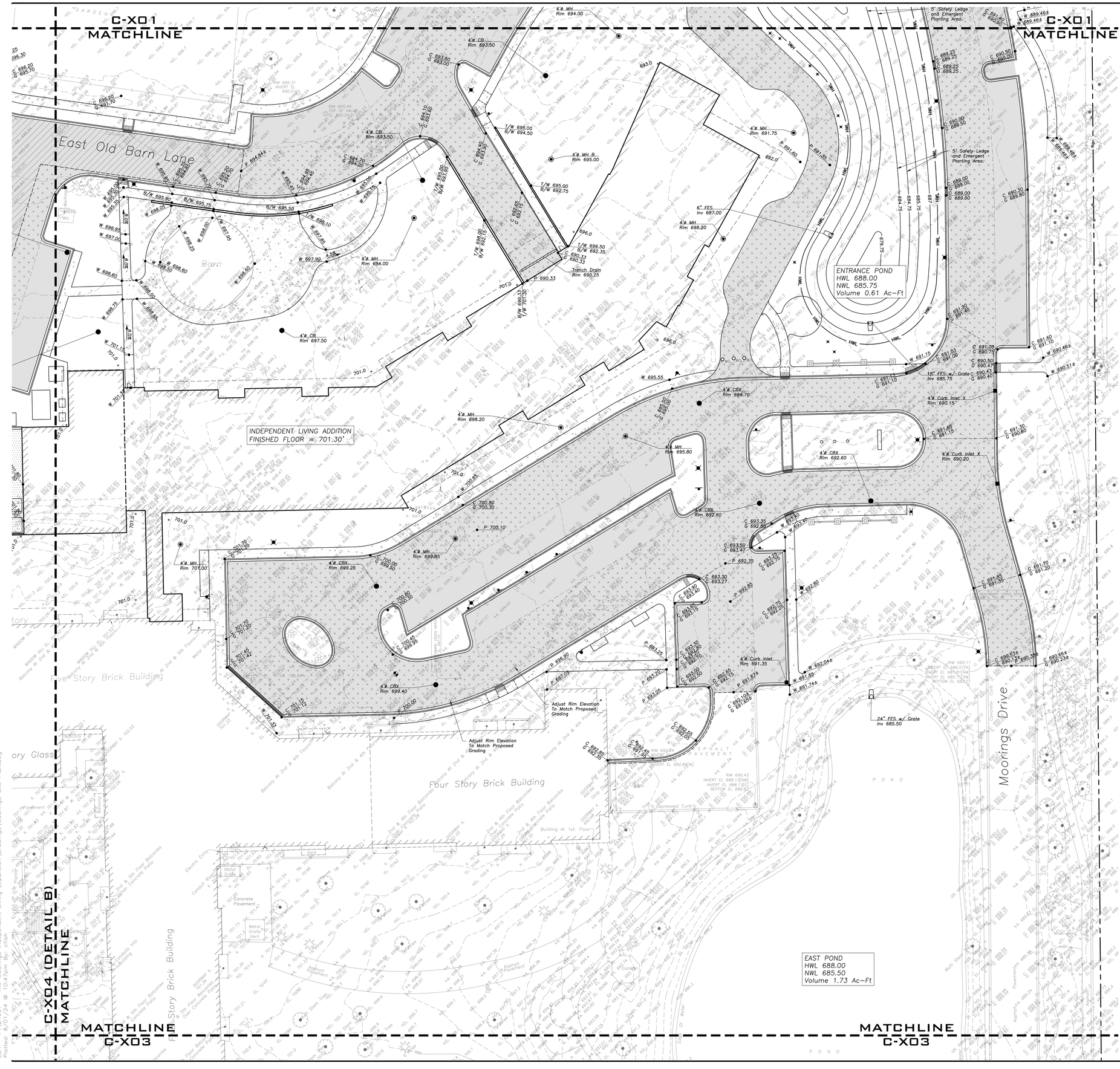
SCALE:

C-401

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:47pm By: cfish





LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
C 782.50	Curb Elevation	C 782.50
G 782.00	Gutter Elevation	G 782.00
P 783.25	Pavement Elevation	P 783.25
W 782.10	Sidewalk Elevation	W 782.10
+ 784.0	Ground Elevation	+ 784.0
T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	781
	Contour Line	
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Asphalt Pavement Overlay
2" Hot Mix Asphalt,Mix D, IL-9.5, N50

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
5" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

Stormwater Overland Flow Path

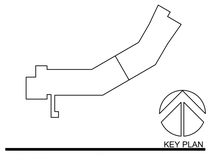
Ridge Line/High Point

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FISH
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikssson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

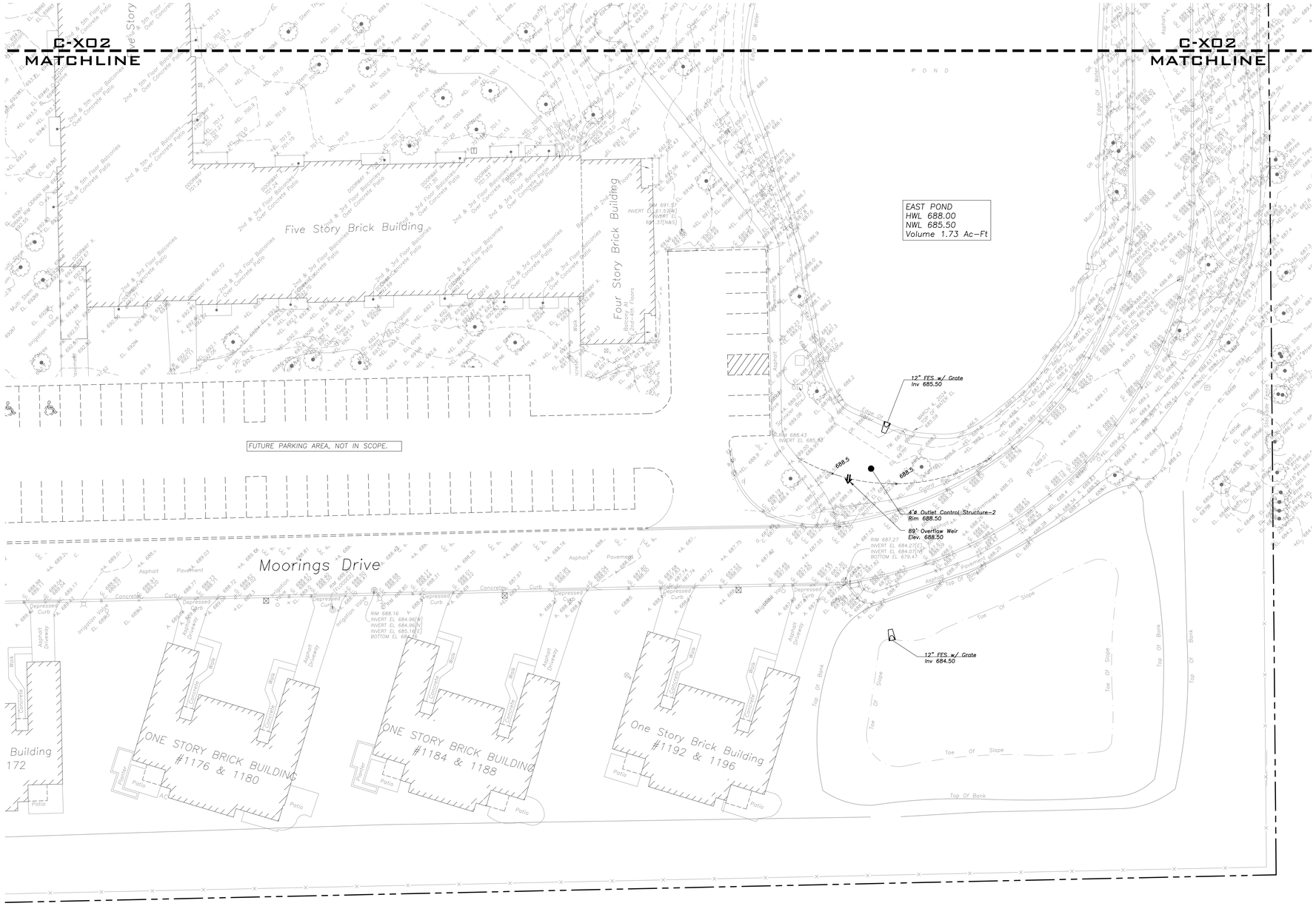
GRADING AND PAVING PLAN

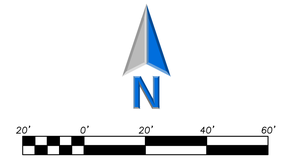
SCALE:

C-402

ISSUED FOR SCHEMATIC DESIGN

06.21.2024





LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
	Clean Out	
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
	Water Main	
	Gas Line	
	Overhead Wires	
	Electrical Cable (Buried)	
	Telephone Line	
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
	Downspout	
	Bollard	
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
781	Swale	
	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Asphalt Pavement Overlay
2" Hot Mix Asphalt,Mix D, IL-9.5, N50

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
5" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

Stormwater Overland Flow Path

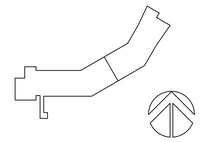
Ridge Line/High Point

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikssson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

GRADING AND PAVING PLAN

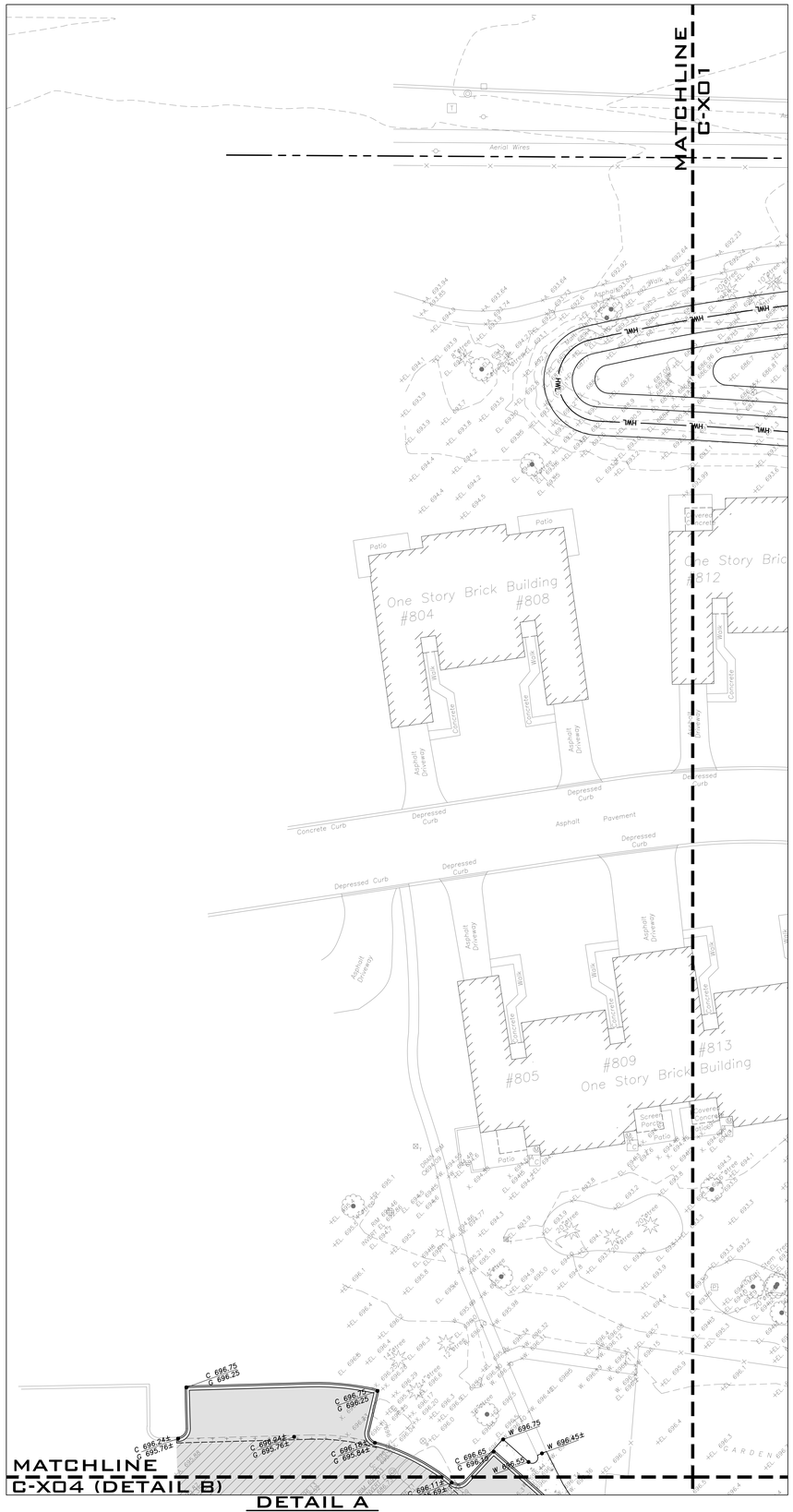
SCALE:

C-403

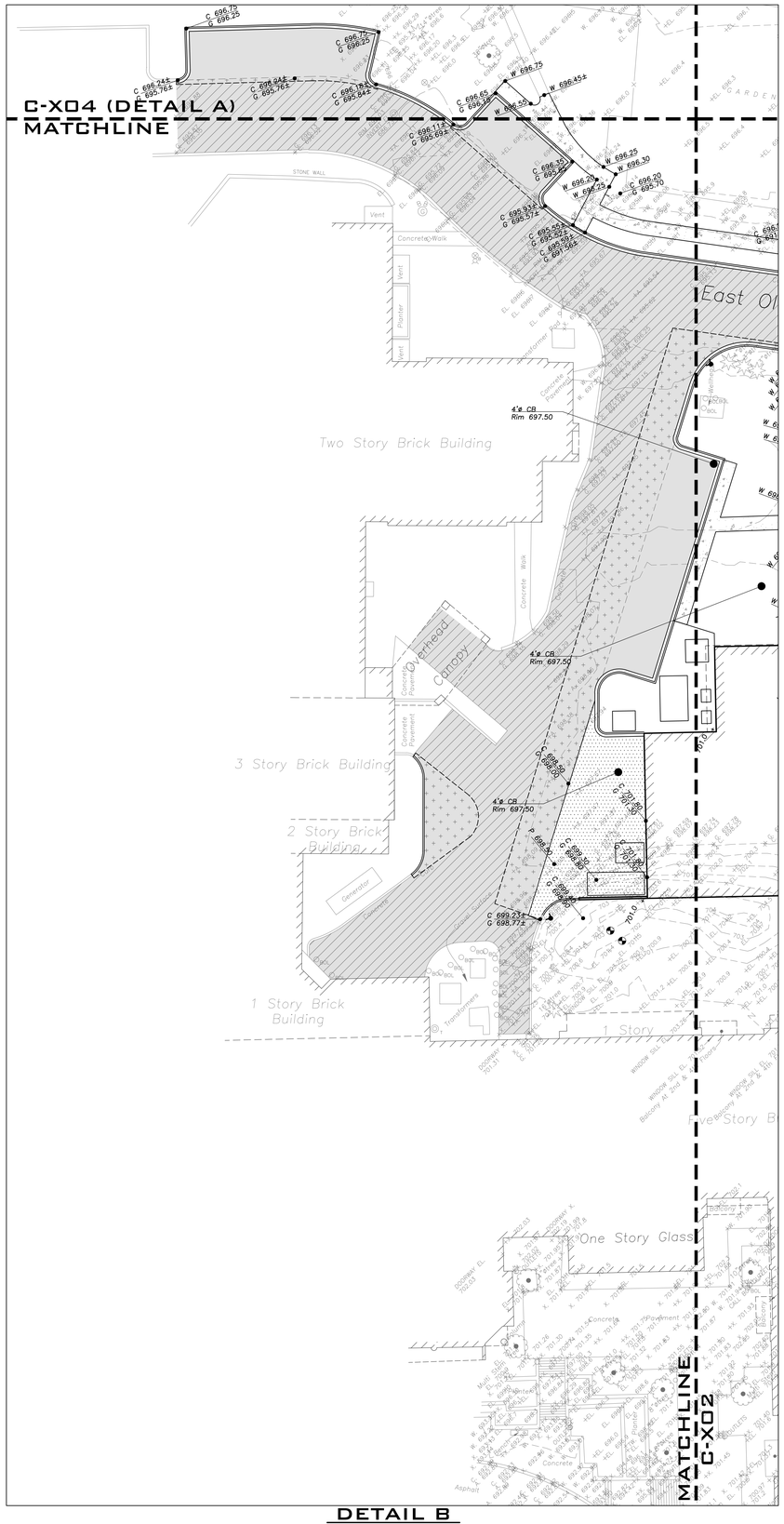
ISSUED FOR SCHEMATIC DESIGN

06.21.2024

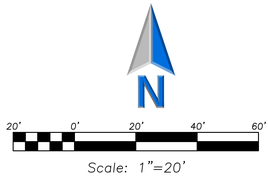
EEA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:48pm By: crish



DETAIL A



DETAIL B



LOCATION KEY MAP



LEGEND

EXISTING		PROPOSED
	Manhole	
	Catch Basin	
	Inlet	
	Area Drain	
O_{CO}	Clean Out	O_{CO}
	Flared End Section	
	Storm Sewer	
	Sanitary Sewer	
	Combined Sewer	
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
O_{DS}	Downspout	O_{DS}
O_{BOL}	Bollard	O_{BOL}
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
x C 782.50	Curb Elevation	C 782.50
x G 782.00	Gutter Elevation	G 782.00
x P 783.25	Pavement Elevation	P 783.25
x W 782.10	Sidewalk Elevation	W 782.10
x 784.0	Ground Elevation	x 784.0
x T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Asphalt Pavement Overlay
2" Hot Mix Asphalt,Mix D, IL-9.5, N50

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Heavy-Duty Asphalt Pavement Section
2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/4" Hot Mix Asphalt, IL-19.0, N50
5" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

Stormwater Overland Flow Path

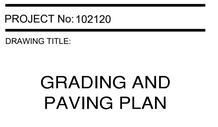
Ridge Line/High Point

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FISH
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

GRADING AND PAVING PLAN

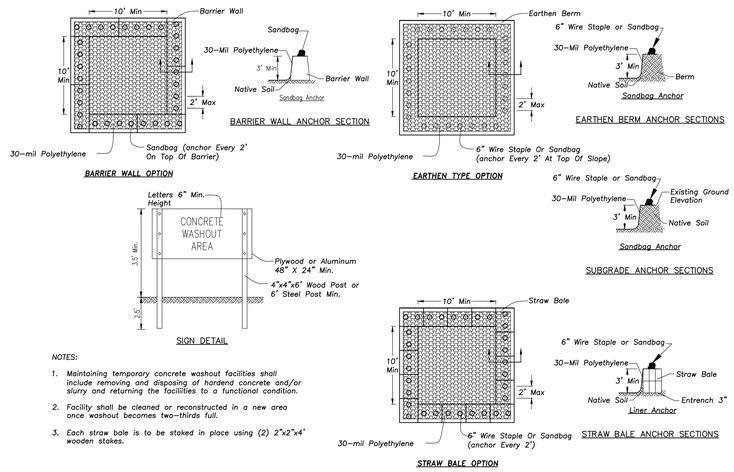
SCALE:

C-404

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

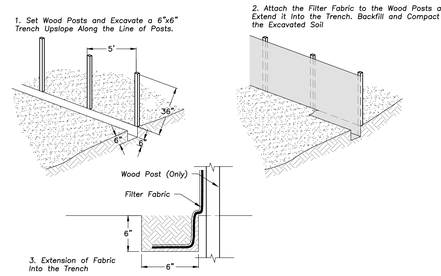
EEA — P:\24007 - The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:48pm By: cfish



NOTES:

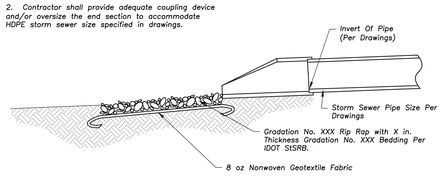
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

CONCRETE WASHOUT FACILITY



SILT FENCE CONSTRUCTION (AASHTO 288-00)

Notes:
1. The Rip Rap Aprons shall be a minimum of 10' in length, 6' in width at the flared end section and 10' in width at the downstream end of the rip rap apron
2. Contractor shall provide adequate coupling device and/or oversize the end section to accommodate HDPE storm sewer size specified in drawings.



RIP RAP AT FLARED END SECTION

GENERAL NOTES

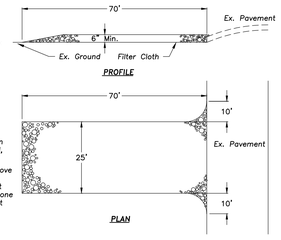
STONE SIZE – Use IDOT gradation CA-1 aggregate stone.

MAINTENANCE – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean-out of any measures used to trap sediment. All sediment spilled, dropped, washed, or tracked onto public rights-of-way must be removed immediately.

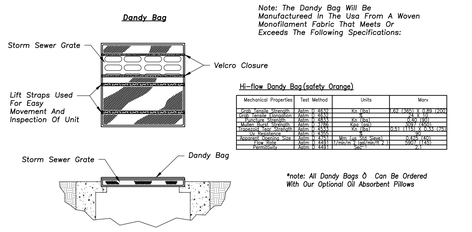
FILTER CLOTH – Will be placed over the entire area prior to placing stone. Conform to Illinois Urban Manual Section 592, Type I, II, or IV.

WASHING – Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.

Periodic inspection and needed maintenance shall be provided after each rain.



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



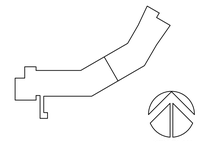
DANDY BAG INLET SEDIMENT CONTROL DEVICE

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M TIEN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE WORK DETAILS

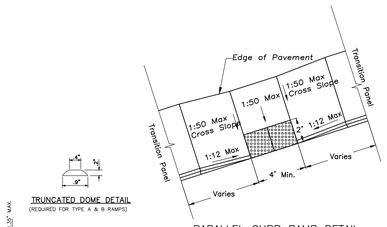
SCALE:

C-600

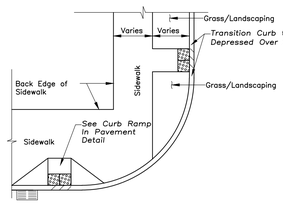
ISSUED FOR SCHEMATIC DESIGN

06.21.2024

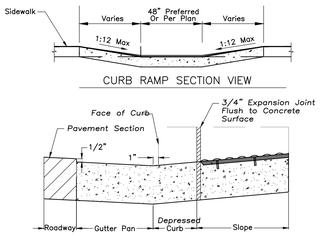
EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:49pm By: cfish



PARALLEL CURB RAMP DETAIL
N.T.S

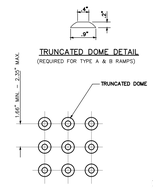


PERPENDICULAR CURB RAMP GEOMETRY
N.T.S



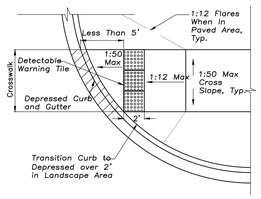
CURB RAMP SECTION VIEW

DEPRESSED CURB AND GUTTER AT CURB RAMP

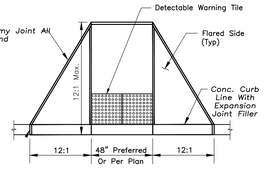


SQUARE PATTERN
(PARALLEL ALIGNMENT)

DETECTABLE WARNINGS DETAIL



CURB RAMP AT RADIUS SKEWED INTERFACE DETAIL
N.T.S



CURB RAMP IN PAVEMENT
N.T.S

ACCESSIBLE RAMPS FOR SIDEWALKS

GENERAL NOTES

Description:
This work shall consist of constructing sidewalk curb ramps with detectable warnings in compliance with the Americans with Disabilities Act, Accessibility Guidelines (ADAAG).
The detectable warnings shall consist of an area of truncated domes that provide both visual and tactile cues to pedestrians who are about to enter into traffic.

The detectable warnings shall present a contrast in color from the adjacent sidewalk.

Construction Requirements:
1. Ramps Shall Be Located As Shown On Plans In Alignment With Normal Sidewalk And/or Crosswalk And Shall Have Sufficient Curb Length At Corner Radius To Prevent Vehicular Encroachment.

2. Curb Ramps At Marked Crossings Shall Be Wholly Contained Within The Markings Excluding Flared Sides.

3. In No Case Shall Expansion Joints That Are Constructed In Curbs And Gutters At Or Near Corner Radiuses Be Located Within The Accessible Ramp Areas.

4. Where Preformed Joint Filler (p.j.f) Is Installed Against A Curved Surface, The Contractor Shall Use A Flexible Filler In Accordance With The Illinois Department Of Transportation (IDOT) Standard Specifications.

Equipment: Equipment for the detectable warning area of the curb ramps shall meet the requirements of the Authorities having Jurisdiction.

DETECTABLE WARNING SURFACE TILES

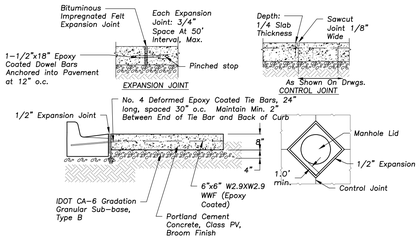
Provide Surface Applied Detectable/Tactile Warning Surface Tiles which comply with the detectable warnings on walking surfaces section of the Americans with Disabilities Act (Title III Regulations, 28 CFR Part 36 ADA STANDARDS FOR ACCESSIBLE DESIGN, Appendix A, Section 4.29.2

Dimensions: Cast In Place Detectable/Tactile Warning Surface Tiles shall be held within the following dimensions and tolerances:
Length and Width in One of the Following as Necessary for the Dimensions of the Surface in Which the Detectable Warning is Proposed: 12x12 24x24 24x36 24x48 24x60 36x48 36x60 nominal. No Cutting of Tiles is Allowed.

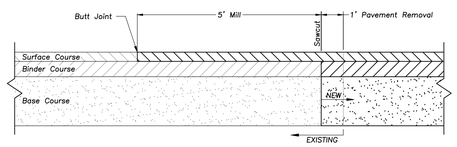
Installation of Detectable/Tactile Warning Surface Tiles Per Manufacturer's Instructions.

Verify With the Local Authorities Having Jurisdiction that Detectable/Tactile Warning Surface Tiles are an Acceptable Method of Providing for the Detectable Warning Surface.

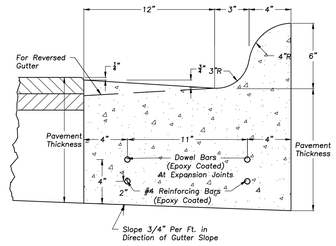
Verify With the Local Authorities Having Jurisdiction that the Manufacturer's Products are Acceptable for the Detectable Warning Surface.



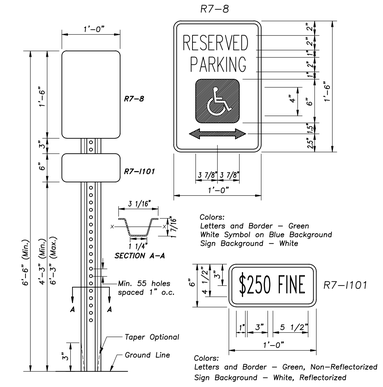
CONCRETE PAVEMENT DETAILS



PAVEMENT SAW CUT & BUTT JOINT
NOT TO SCALE



M-6.12 CURB & GUTTER



Notes: Dimensions shown for cross sections are minimum.

All holes are 3/8" ø. Minimum section modulus about the x-x axis of the post shall be 0.223 in.

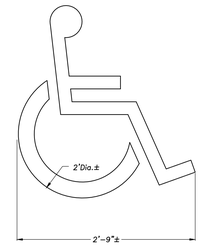
For posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.

3'-6" Post Bury Depth.

Post shall weigh 2.00 lb/ft length.

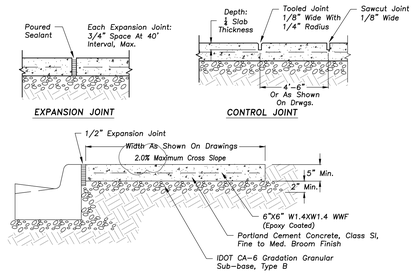
One in Six Accessible Parking Spaces Must be Van Accessible, Minimum of One. Van Accessible Spaces Have the Same Requirement Except They Must Also Have 96" of Clear Vertical Space.

ACCESSIBLE PARKING SIGN

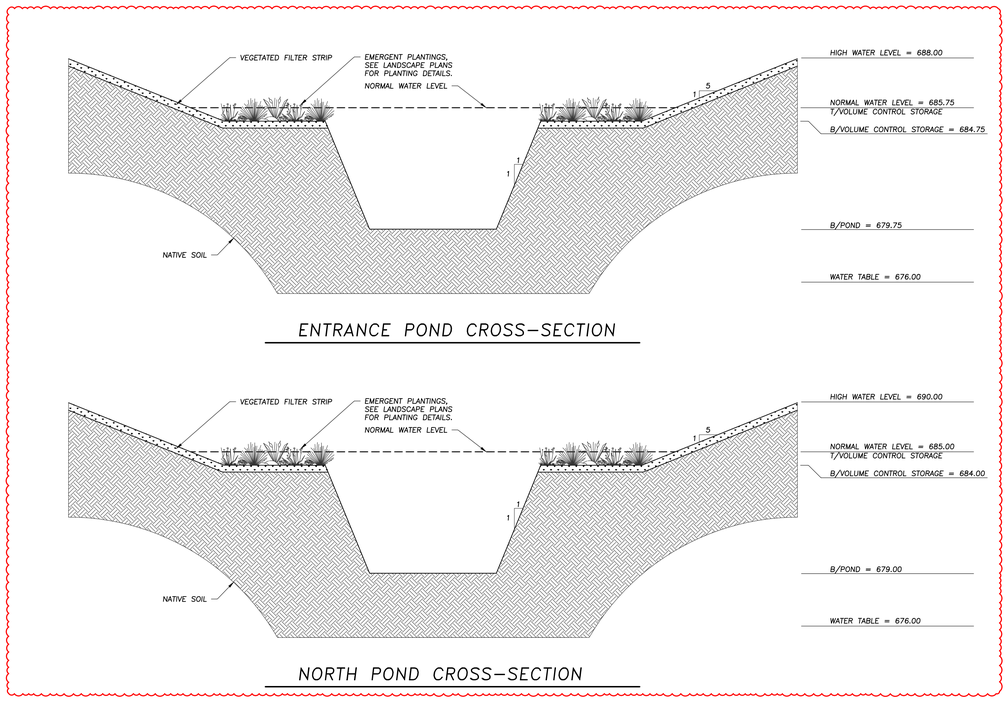


Note: All Paint Shall Be 4" Wide Yellow Lines (Typ.)

ACCESSIBLE PARKING STALL PAVEMENT MARKING

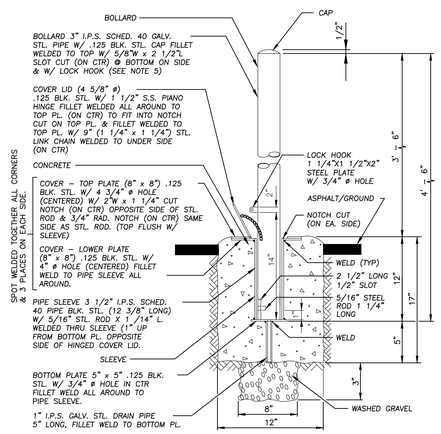


PORTLAND CEMENT CONC. SIDEWALK



ENTRANCE POND CROSS-SECTION

NORTH POND CROSS-SECTION



NOTES :

1. COORDINATE LOCK PREFERENCE WITH OWNER.
2. HOT-DIP GALVANIZE ALL STEEL PARTS AFTER FABRICATION IN ACCORDANCE WITH ASTM A123-59 OR ENTIRE SLEEVE ASSEMBLY CAN BE PAINTED (SEE NOTE 4)
3. MIN. ULTIMATE 28 DAYS COMPRESSIVE STRENGTH OF CONCRETE 2,500 PSI
4. BOLLARD AND SLEEVE TO BE PRIMED AND PAINTED "TRAFFIC YELLOW" COLOR EXTERIOR ENAMEL
5. BOLLARD MATERIAL ALTERNATE: SCH. 40 ALUM PIPE WHEN INSTALLATION REQ'D

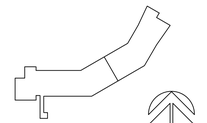
REMOVABLE BOLLARD

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FEIN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE WORK DETAILS

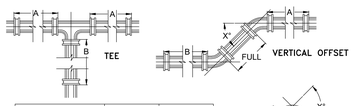
SCALE:

C-601

ISSUED FOR SCHEMATIC DESIGN

06.21.2024

EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:50pm By: crish



Fitting Type	Restraint Length A	Restraint Length B
6" DIP		
90° Horizontal	14 FEET	
45° Horizontal	6 FEET	
22.5° Horizontal	3 FEET	
6"x6" Tee	4 FEET	19 FEET
45° Vertical Offset	21 FEET	5 FEET
8" DIP		
90° Horizontal	19 FEET	
45° Horizontal	8 FEET	
22.5° Horizontal	4 FEET	
8"x8" Tee	4 FEET	35 FEET
45° Vertical Offset	28 FEET	7 FEET
10" DIP		
90° Horizontal	22 FEET	
45° Horizontal	9 FEET	

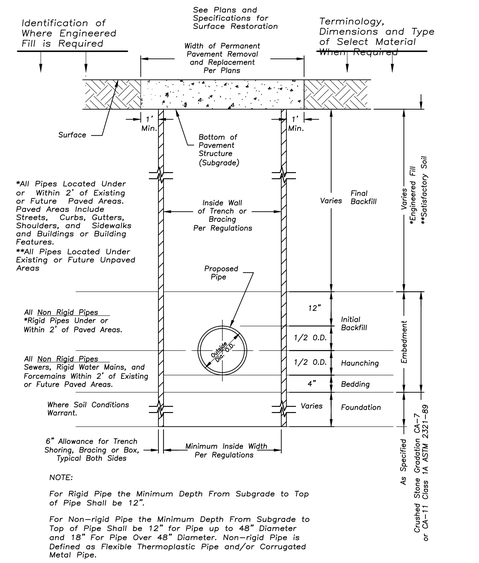
NOTE:
1. RESTRAINT LENGTHS BASED ON MEGALUG JOINT RESTRAINTS. CONTRACTOR SHALL PROVIDE RESTRAINT LENGTHS REQUIRED FOR ALTERNATE PRODUCT SELECTIONS

2. IF RESTRAINT LENGTH EXCEEDS DISTANCE TO NEXT FITTING, THE FULL LENGTH BETWEEN THE FITTINGS SHALL BE RESTRAINED

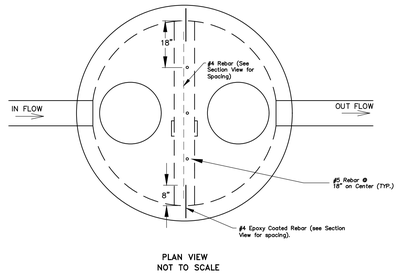
3. IF FITTING CONNECTS TO EXISTING WATER MAIN, INSTALL JOINT RESTRAINT ON EXISTING WATER MAIN TO THE REQUIRED LENGTH.

4. INSTALL ALL MECHANICAL JOINT RESTRAINTS PER MANUFACTURER'S REQUIREMENTS

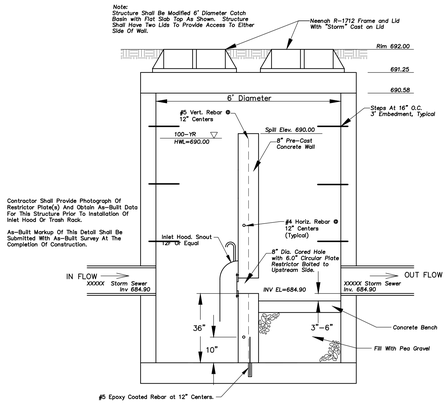
THRUST RESTRAINT



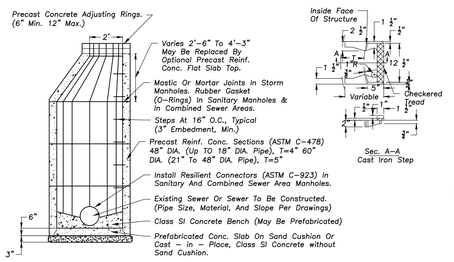
STANDARD SEWER AND WATER TRENCH SECTION



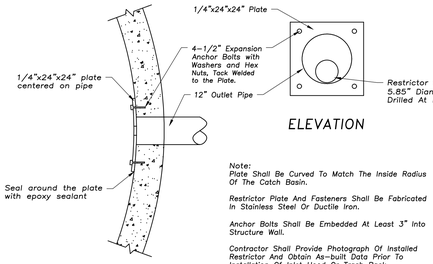
PLAN VIEW
NOT TO SCALE



RESTRICTOR STRUCTURE



MANHOLE - 48"-60" DIA.



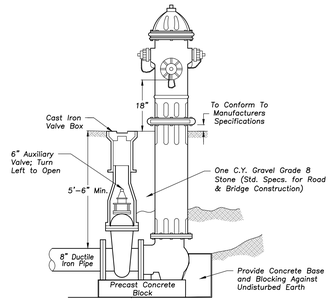
Note:
Plate Shall Be Curved To Match The Inside Radius Of The Catch Basin.

Restrictor Plate And Fasteners Shall Be Fabricated In Stainless Steel Or Ductile Iron.

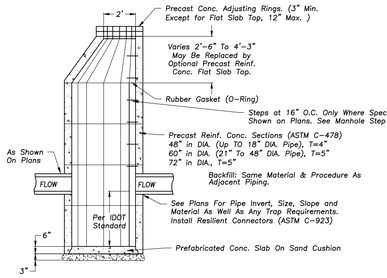
Anchor Bolts Shall Be Embedded At Least 3" Into Structure Wall.

Contractor Shall Provide Photograph Of Installed Restrictor And Obtain As-built Data Prior To Installation Of Inlet Hood Or Trash Rack

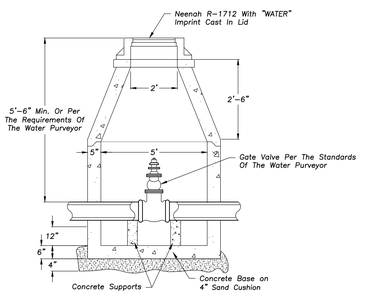
RESTRICTOR PLATE DETAIL
OUTLET CONTROL STRUCTURE 2



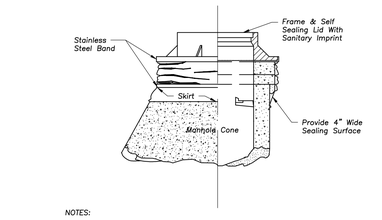
HYDRANT INSTALLATION



CATCH BASIN

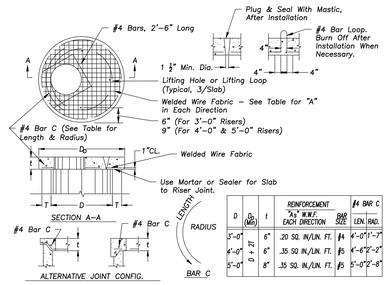


WATER VALVE VAULT



NOTES:
1. Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
2. "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
3. Chimney Seals shall be installed in accordance with the manufacturer's instructions.

SANITARY MANHOLE CHIMNEY SEAL



D	Dp (MIN.)	t	REINFORCEMENT "A" W.W.F. EACH DIRECTION	#4 BAR C BAR SIZE	#4 BAR C LEN.	#4 BAR C RAD.
3'-0"	D + 2T	6"	.20 SQ. IN/LIN. FT.	#4	4'-0"	1'-7"
4'-0"	D + 2T	6"	.35 SQ. IN/LIN. FT.	#5	4'-6"	2'-2"
5'-0"	D + 2T	8"	.35 SQ. IN/LIN. FT.	#5	5'-0"	2'-8"

PRECAST REINF. CONC. FLAT SLAB TOP

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FEIN
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

SITE WORK DETAILS

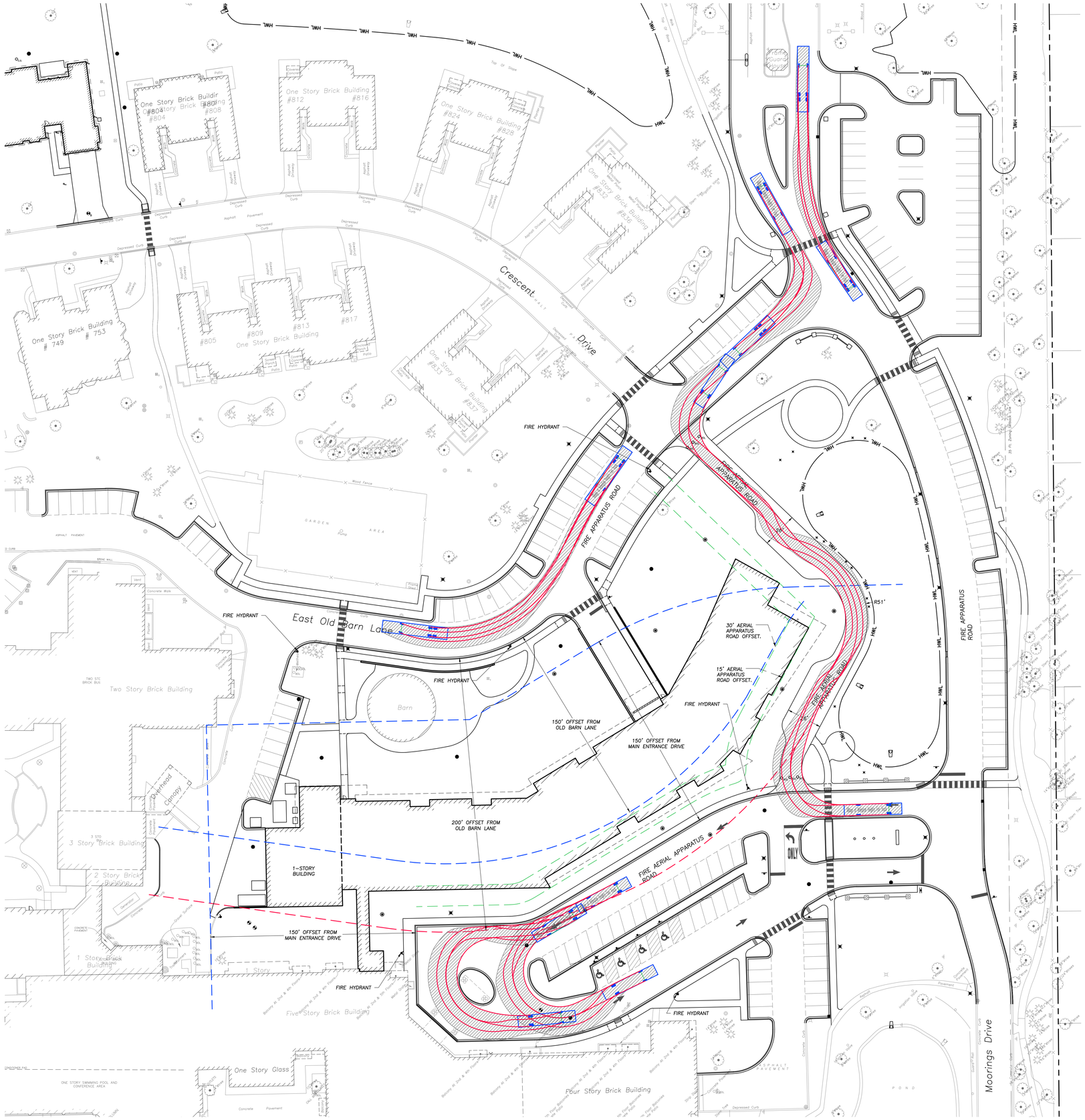
SCALE:

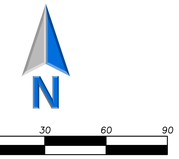
C-602

ISSUED FOR SCHEMATIC DESIGN

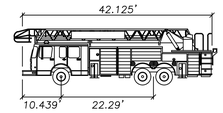
06.21.2024

ECA — P:\24007 — The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 10:50pm By: cfish





VEHICLE LEGEND



Village of Arlington Heights Fire Truck

Overall Length	*42.125ft*
Track Width	*8.170ft*
Lock-to-lock time	*4.00s*
Curb to Curb Turning Radius	*41.330ft*

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FIELD
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

FIRE & LIFE SAFETY EXHIBIT

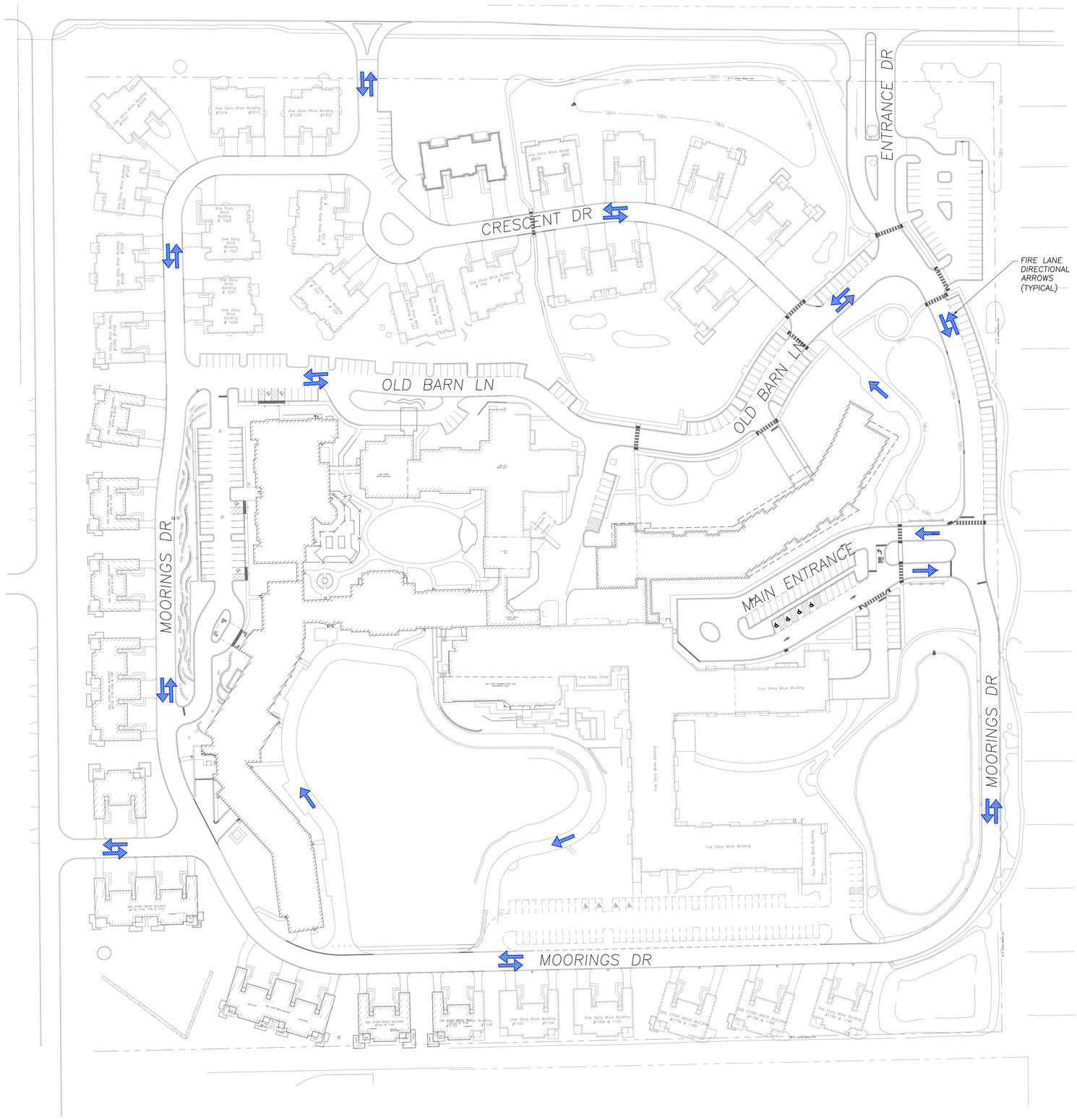
SCALE:

CEX

ISSUED FOR PLAN COMMISSION RESUBMITTAL

08.01.2024

EEA — P:\24007 - The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 9:45pm By: crish



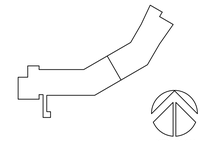
EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan.dwg
Plotted: 8/01/24 @ 9:50pm By: crish

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

CHRISTOPHER M. FISH
062-063549
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXPIRATION DATE: 11/30/2025

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

FIRE LANE CAMPUS EXHIBIT

SCALE:

CEX

ISSUED FOR PLAN COMMISSION RESUBMITTAL

08.01.2024

Presbyterian Homes - The Moorings

New Independent Living Building

811 E Central Rd
Arlington Heights, IL 60005

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005 847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030 630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601 312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602 312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605 312-870-5142

Electrical & IT:
Salas O'Brien
815 S Wabash, Chicago, IL 60605 312-870-5142

Elevator:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001 630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603 312-325-0907

DRAWING SCHEDULE

GENERAL
G-000 COVER & SHEET INDEX
G-101 CODE DATA SHEET

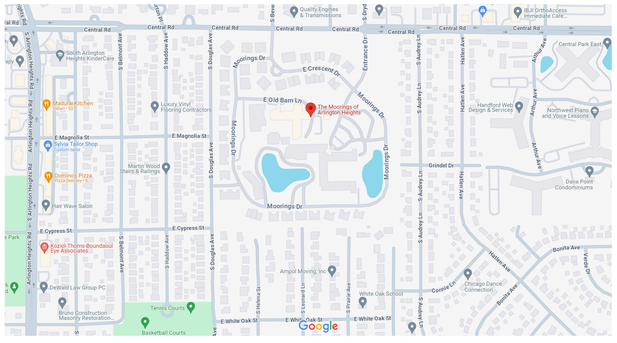
CIVIL
C-000 CIVIL COVER SHEET
C-001 GENERAL NOTES
C-101 SITE DEMOLITION PLAN
C-102 SITE DEMOLITION PLAN
C-103 SITE DEMOLITION PLAN
C-104 SITE DEMOLITION PLAN
C-201 SITE GEOMETRY PLAN
C-202 SITE GEOMETRY PLAN
C-203 SITE GEOMETRY PLAN
C-204 SITE GEOMETRY PLAN
C-301 SITE UTILITY PLAN
C-302 SITE UTILITY PLAN
C-303 SITE UTILITY PLAN
C-304 SITE UTILITY PLAN
C-401 GRADING AND PAVING PLAN
C-402 GRADING AND PAVING PLAN
C-403 GRADING AND PAVING PLAN
C-404 GRADING AND PAVING PLAN
C-600 SITEWORK DETAILS
C-601 SITEWORK DETAILS
C-602 SITEWORK DETAILS

LANDSCAPE
L-001 TREE SURVEY AND PRESERVATION PLAN
L-002 TREE INVENTORY
L-101 LANDSCAPE PLAN
L-102 PLANT SCHEDULE
L-201 SIGNAGE ELEMENTS

ARCHITECTURAL
A-001 ARCHITECTURAL SITE PLAN
A-100 OVERALL BASEMENT FLOOR PLAN
A-100A BASEMENT FLOOR PLAN EAST
A-100B BASEMENT FLOOR PLAN WEST
A-101 OVERALL FIRST FLOOR PLAN
A-101A FIRST FLOOR PLAN EAST
A-101B FIRST FLOOR PLAN WEST
A-102 OVERALL SECOND TO FOURTH FLOOR PLAN
A-105 OVERALL FIFTH FLOOR PLAN
A-106 ROOF PLAN
A-201 OVERALL BUILDING ELEVATIONS
A-202 BUILDING ELEVATIONS
A-203 BUILDING ELEVATIONS
A-204 BUILDING ELEVATIONS
A-301 BUILDING SECTIONS
A-302 BUILDING SECTIONS
A-401 ENLARGED UNIT PLANS
A-402 ENLARGED UNIT PLANS
A-701 COLOR RENDERINGS
A-702 COLOR RENDERINGS
A-703 COLOR RENDERINGS

ELECTRICAL
E-100 PHOTOMETRIC SITE PLAN

ARCHITECTURAL
CA-201 OVERALL BUILDING ELEVATIONS COLOR
CA-202 BUILDING ELEVATIONS COLOR



Map data ©2024 Google 200 ft

1 **LOCATION MAP**
1" = 400'-0"



PERKINS EASTMAN
115 Fifth Avenue
New York, NY 10003
T. +1 212 353 7200
F. +1 212 353 7676

ISSUED FOR PLAN COMMISION RESUBMISSION

PROJECT No. 102120
07.03.2024

Applicable Codes

Applicable Building Codes:
2021 Illinois Energy Conservation Code (IECC)
2018 International Building Code (IBC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Property Maintenance Code (IPMC)
2017 National Electric Code (NEC)
2015 NFPA 101 - Life Safety Code (LSC)
2014 State of Illinois Plumbing Code

Applicable Zoning Documents
Village-of-Arlington-Heights - Municipal Code Chapter 28 - Zoning Regulations

Applicable Accessibility Codes:
2018 Illinois Accessibility Code (IAC)

IBC 2018, Chapter 3
Use and Occupancy Classifications

Section 302 - Classification

Program Type	Occupancy Classification
Town Center	Assembly Group A-2
Independent Living	Residential Group R-2

IBC 2018, Chapter 5
General Building Heights and Areas

Table 504.3 – Allowable Building Height in Feet Above Grade Plane

Construction Type	TYPE 1-B
Occupancy Groups	R2
Max Height	160' (W/NFPA 13)
Max Area	UL

(Note: Max building height for Construction Type 1-B is 12 Stories)

Table 504.4 – Allowable Number of Stories Above Grade Plane

Construction Type	TYPE 1-B
Occupancy Groups	R2
Max Number	12 (W/NFPA 13)

Table 506.2 Allowable Area Factor

Occupancy	Cons. Type	Max. Area
R2	1B	UL
S2	1B	316,000

506.2.3 Single-occupancy, multistory building Allowable Area

A= [At +(NS X If)] x Sa (<=3)

Table 508.4 Required Separation of Occupancies
*Building is protected with NFPA 13 sprinkler system

Occupancy	Occupancy	Separation
R2	S2	1 HOUR
R2	A2	1 HOUR
S2	A2	N/R

IBC 2018, Chapter 6
Types of Construction

Table 601 -Fire Resistance Rating Requirements for Building Element

Building Element	Type 1B	Type 2B
Primary Structural Frame	2 Hour	0 Hour
Bearing Walls Interior Exterior	 2 Hour 2 Hour	 0 Hour 0 Hour
Nonbearing walls and Partitions (Exterior)	See Table 602	See Table 602
Non-Bering walls and Partitions (Interior)	0 Hour	0 Hour
Floor Construction and Secondary Members	2 Hour	0 Hour
Roof Construction and Secondary Members	1 Hour	0 Hour

Table 602 fire resistance rating requirements for exterior walls based on fire separation distance

FSD(FEET)	TYPE OF CONSTRUCTION	GROUP A, B, F, F-2, R, S-2, U
X < 5	ALL	1
5<=X<10	IA OTHERS	1 1
10<=X<30	IA IB IIB, VB OTHERS	1 0 1
X>=30	ALL	0

IBC 2018, Chapter 7
Fire and Smoke Protection Features

Section 705 – Exterior Walls
705.2 Projection. Cornices, eave overhangs, exterior Balconies and similar projections extending beyond The exterior wall shall conform to the requirements Of this section and section 1406.....
Minimum Distance of Projection

FSD(FEET)	TYPE OF CONSTRUCTION
0 feet to 2 feet	Not permitted
2<X<=3	24 inches
3<X<30	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
X>=30	20 feet

705.2.1 Type I and II construction. Projections from walls of Type I or II construction shall be of noncombustible materials or combustible materials as allowed by Sections 1406.3 and 1406.4.

705.3 Buildings on the same lot. For the purpose of Determining the required wall and opening protections and Roof covering requirement, buildings on the same lot shall Be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as An existing building, the location of the assumed imaginary Line with relation to the existing building shall be such That the exterior wall and opening protection of the existing building Meet the criteria as set forth in 705.5 & 705.8

705.5 Fire resistance rating:

Exterior wall shall be fire-resistance rated in accordance with table 601 and 602.....

705.8 Openings
Table 705.8 Maximum Area of Exterior Wall Openings Based on fire separation distance and degree of opening Protection.

FSD(FEET)	DEGREE PROTECTION	ALLOWABLE AREA
20 to less than 25f, g, j	Unprotected, Nonsprinklered (UP, NS) Unprotected, Sprinklered (UP, S) Protected (P)	45% No Limit No Limit
25 to less than 30f, g, j	Unprotected, Nonsprinklered (UP, NS) Unprotected, Sprinklered (UP, S) Protected (P)	75% No Limit No Limit

705.8.5 Vertical separation of openings. Openings in exterior walls in Adjacent stories shall be separated vertically to protect against fire Spread.....within 5 feet of each other horizontally....
Exception: 1. not apply to building that are three stories or less...
2. Shall not apply to fully sprinklered building

705.8.6 Vertical Exposure (TBD)

Vertical Exposure – Section 705.8.6

- Applicable to buildings on the same lot. (Not at property lines)
- See Exceptions:
  - One-hour roof on lower building
  - Buildings considered as one building

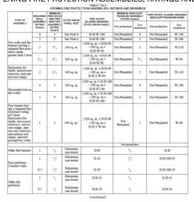


Section 713 – Shaft Enclosures

713.4 Fire-resistance rating. Shaft enclosures shall have a fire-resistance rating not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. [...] Shaft enclosures shall have a fire resistance rating not less than the floor assembly required but need not exceed w hours. [...]

713.13.1 Waste and linen. A shaft enclosure containing a recycling, or waste or linen chute shall not be used for any other purpose [...] Openings into chutes shall not be located in corridors.

TABLE 716.5
OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS



*In combustible Construction, fires and draft blocks shall be incorporated.

IBC 2018, Chapter 8
Interior Finishes

Table 803.11 -Interior wall and ceiling finish requirements by occupancy (Sprinklered)

Group	Exit enclosures & Passageways	Corridors	Rooms and enclosed spaces
A-2	B	B	C
R-2	C	C	C

IBC 2018, Chapter 9
Fire Protection Systems

Section 905 - Standpipe Systems

905.3.1 Height. Class III standpipe systems shall be installed throughou buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access [...]
Exceptions:
1. Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system [...]
2. [...]

Section 906 - Portable Fire Extinguishers

906.1 Where Required. Portable fire extinguishers shall be installed in the following locations.
1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.
   Exception: [...]
   1. In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in item2 -6, where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-a:10-b:c
   2. Within 30 feet (9144 mm) distance of travel from commercial cooking equipment and from domestic cooking equipment in Group I-1; I-2, Condition 1; and R-2 college dormitory occupancies.
   3. In areas where flammable or combustible liquids are stored, used or dispensed.
   4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1 of the International Fire Code.
   5. Where required by the International Fire Code sections indicated in Table 906.1.
   6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

Section 911 - Fire Command Center

911.1 General. Where required by other sections of this code and in all buildings classified as high-rise buildings by this code, a fire command center for fire department

operations shall be provided and shall comply with Sections 911.1.1 through 911.1.5.

911.1.1 Location and Access. The location and accessibility of the fire command center shall be approved by the fire chief.

911.1.3 Size. The room shall be a minimum of 200 square feet with a minimum dimension of 10 feet.

911.1.5 Required Features. *(See list)*

IBC 2018, Chapter 10
Means of Egress

Table 1004.5– Maximum Floor Area Allowances per Occupant

Function of Space	Occupant Load Factor
Accessory storage areas, mechanical equipment room.	300 gross

Assembly without fixed seats. Unconcentrated (tables and chairs)	7 gross 15 net
Exercise Rooms	50 gross
Kitchens, Commercial	200 gross
Parking Garages	200 gross
Residential	200 gross
Stages and Platforms	15 net

Section 1005 – Means of Egress Sizing

1005.3.1 Stairways. The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.3 inch per occupant. Where stairways serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the stairways serving that story.
Exceptions:
1. For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairways by a means of egress capacity factor of 0.2 inch per occupant in buildings equipped throughout with an automatic sprinkler system [...]
2. [...]

1005.3.2 Other egress components. The capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.2 inch per occupant.
Exceptions:
1. For other than Group H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated by multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inch per occupant in buildings equipped throughout with an automatic sprinkler system [...]

1009.1 Accessible means of egress required
1009.2.1 Elevators Required In buildings where a required accessible floor is four or more stories above or below a level of exit discharge, not less than one required accessible means of egress shall be an elevator complying with 1009.4
1009.3 Stairways. In order to be considered part of an accessible means of egress, a stairway between stories shall have a clear width of 48 inches minimum between handrails and shall either incorporate an area of refuge within an enlarged floor-level landing or shall be accessed from an area of refuge complying with Section 1009.6. [...]
Exceptions:
1. [...]
2. The clear width of 48 inches between handrails is not required in buildings equipped throughout with an automatic sprinkler system [...]
3. The clear width of 48 inches between handrails is not required for stairways accessed from a refuge area in conjunction with a horizontal exit.
4. Areas of refuge are not required at exit access stairways where two-way communication is provided at the elevator landing in accordance with Section 1009.8.
5. Areas of refuge are not required at stairways in buildings equipped throughout with an automatic sprinkler system [...]
6. Areas of refuge are not required at stairways serving open parking garages
7. Areas of refuge are not required at stairways in Group R-2 occupancies.

8. Areas of refuge are not required for stairways accessed from a refuge area in conjunction with a horizontal exit.

Table 1006.2.1 Spaces with one exit or exit access doorway. (Common path of travel). See table below.

1015.8 Window Openings Windows in Group R2 and R3 buildings including dwelling units, where the top of the sill of an operable window opening is located less than 36 inches above the finished floor and more than 72 inches above the finished grade...shall comply with one of the following:
1. Operable windows where the top of the sill of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.
2. Operable windows where the openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the window is in its largest opened position.
3. Operable windows where the openings are provided with window fall prevention devices that comply with ASTM F2090.
4. Operable windows that are provided with window opening control devices that comply with Section 1015.8.1.

Table 1017.2 Exit access travel distance. See table below.

1020.4 Dead Ends. See table below.

Occupancy Group*	Common Path*	Max Travel Distance*	Dead End Corridor*
A-2	75'**	250'	20'
R-2	75.**	250'	50'

* Building will be equipped with an automatic sprinkler system.
** Maximum occupant load of space = 49.

Table 1020.1 Corridor fire-resistance rating.

Occupancy Group	Fire Resistance Rating
R-2	1 Hour

1011.12 Stairway to roof.
In buildings four or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than four units vertical in 12 units horizontal (33-percent slope).
Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by an alternating tread device, a ships ladder or a permanent ladder.

1202.5.1 Natural Ventilation area required:
The openable area of the openings to the outdoors shall be not less than 4% of the floor area being ventilated.

1206 sound transmission:
Demising wall : 50 STC or 45 FSTC
Floor – Ceiling: 50 IIC or 45 FIIC

1030 Emergency escape and rescue

1030.1 EERO shall be provided to
1. Group R2 occupancies located in stories with only one exit or access to only one exit as permitted

Exceptions:
5. Within individual dwelling and sleeping units in R2 & R3, where the building is equipped throughout with an automatic sprinkler system , sleeping rooms in basements shall not be required to have EERO.

IBC 2018, Chapter 11
Accessibility

1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Table 1106.1 Accessible parking spaces.

Total parking spaces provided in parking facilities	Required minimum number of accessible spaces
51-75	3

1106.2 Groups I-1, R-1, R-2, R-3 and R-4. [...]
1. In Group R-2, R-3 and R-4 occupancies that are required to have accessible, Type A or Type B dwelling units or sleeping units, at least 2 percent, but not less than one, of each type of parking space provided shall be accessible.

SPACE REQUIREMENTS
To comply with Illinois law, a minimum number of accessible parking spaces must be provided:

Total Off-Street Parking Spaces Provided	Number of Accessible Parking Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
over 1,000	20 plus 1 for each 100 over 1,000

1106.5 Van spaces.
For every six or fraction of six accessible parking spaces, at least one shall be a van accessible parking space. (AT LEAST 1 VAN PARKING)

1106.6 Location.
Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance, In parking facility that....

From Illinois Accessibility Code
A vertical clearance of 98 inches (2490 mm) minimum shall be provided at the following locations:
Parking spaces for vans.
The access aisles serving parking spaces for vans.
The vehicular routes serving parking spaces for vans.

Section 1107 - Dwelling Units and Sleeping Units.

1107.2 Design. Dwelling units and sleeping units that are required to be Accessible units, Type A units and Type B units shall comply with the applicable portions of Chapter 10 of ICC A117.1. [...]

1107.4 Accessible route

Not fewer than one accessible route shall connect accessible building or facility entrances with the primary entrance of each accessible unit, Type A or B unit within the building or facility and with those exterior and interior spaces and facilities that serve the units.

1107.6.2 Group R-2
1107.6.2.2.1 Type A units.
In group R-2 occupancies containing more than 20 dwelling units or sleeping units, at least 2 percent but not less than one of the units shall be a Type A units.....
1107.6.2.2.2 Type B units.
Where there are four or more dwelling units or sleeping units intended to be occupied as a residence in a single structure, every dwelling unit and sleeping unit intended to be occupied as a residence shall be a type B unit.

1109.11 Seating at tables, counters and work surfaces. Where seating or standing space at fixed or built in tables, counters or work surfaces is provided in accessible spaces, at least 5 percent of the seating and standing spaces, but not less than one shall be accessible.

IBC 2018, Chapter 12
Interior Environment

Section 1204 – Lighting

1204.1 General. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light in accordance with 1205.3 [...]

1204.2 Natural light. The minimum net glazed area shall be not less than 8 percent of the floor area of the room served.

1204.3 Artificial light. Artificial light shall be provided that is adequate to provide an average illumination of 10 footcandles over the area of the room at a height of 30 inches above the floor level.

1206.2 Air-borne sound. Walls, partitions and floor/ceiling assemblies separating *dwelling units* and *sleeping units* from each other or from public or service areas shall have a sound transmission class of not less than 50, or not less than 45 if field tested, for air-borne noise when tested in accordance with ASTM E90. Penetrations [...] shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

1206.3 Structure-borne sound. Floor/ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, when tested in accordance with ASTM E492.

1207.2 Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall have a ceiling height of not less than 7 feet.

IBC 2018, Chapter 15
Roof Assembly and Rooftop Structure

1510.6 – Mechanical equipment Screen

A-2	1 per 75	1 per 75	1 Per 200

Occupancy	Drinking Fountains
A-2	1 per 500

2902.3 Employee and public toilet facilities. Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 2902.1 for all users. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

IBC 2018, Chapter 30
Elevators and Conveying Systems

3002.4Elevator car to accommodate ambulance stretcher.
Where elevators are provided in buildings four or more stories above, or four or more stories below grade, 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 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the 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 (76 mm) in height and shall be placed inside on both sides of the hoistway door frame.

3006.2 Hoistway opening protection required. Elevator hoistway door openings shall be protected in accordance with Section 3006.3 where an elevator hoistway connects more than three stories, is required to be enclosed within a shaft enclosure in accordance with Section 712.1.1 and any of the following conditions apply:
1. The building is not protected throughout with an *automatic sprinkler system* [...]
2. The building contains a Group I-1 Condition 2 occupancy.
3. The building contains a Group I-2 occupancy.
4. The building contains a Group I-3 occupancy.
5. The building is a high rise and the elevator hoistway is more than 75 feet in height. The height of the hoistway shall be measured from the lowest floor to the highest floor of the floors served by the hoistway.

Exceptions:
1. [...]

3006.2.1 Rated Corridors
Where corridors are required to be fire-resistance...
In accordance with section 3006.3

3006.3 Hoistway opening protection. Where Section 3006.2 requires protection of the elevator hoistway door opening, the protection shall be provided by one of the following:

1. An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway shaft enclosure doors from

each floor by fire partitions in accordance with Section 708. [...]
2. An enclosed elevator lobby shall be provided at each floor to separate the elevator hoistway shaft enclosure doors from each floor by smoke partitions in accordance with Section 710 where the building is equipped throughout with an *automatic sprinkler system* [...]
3. Additional doors shall be provided at each elevator hoistway door opening in accordance with Section 3002.6. Such door shall comply with the smoke and draft control door assembly requirements in Section 716.5.3.1 when tested in accordance with UL 1784 without an artificial bottom seat.
4. The elevator hoistway shall be pressurized in accordance with Section 909.21.

Section 3104 Pedestrian walkways and tunnels

3104.4 Construction. The pedestrian walkways shall be of noncombustible construction (IIB)
3104.5.1. Fire barrier. Pedestrian walkways shall be separated from the interior of the building by no less than 2 hour fire barriers constructed in accordance with section 707.....
3104.5.2 alternative Separation
The wall separating the pedestrian and the building shall comply with section 3104.5.2.1 or 3104.5.2.2 where:
1. The distance between the connected building is more than 10 feet.
2. The pedestrian walkway and connected buildings area equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1 and the roof of the walkway is no more than 55 feet above grade connecting to the fifth, or lower, story above the grade plane, of each building.

3104.5.2.1 Passage of smoke
3104.5.2.2 Glass: the wall shall be constructed of a tempered, wired or laminated glass and door separating the interior from the pedestrian walkway. The glass shall be protected by an automatic sprinkler system ....when actuated, shall completely wet the entire surface of interior sides of the wall or glass. ...The glass shall be in a gasketed frame and installed in such a manner that the framing system will deflect without breaking the glass before the sprinkler operates.
3104.5.2.3 Open sides on walkways.
Where the distance between the connected buildings is more than 10 feet (3048 mm), the walls at the intersection of the *pedestrian walkway* and each building **need not** be fire-resistance rated provided that both sidewalls of the *pedestrian walkway* are **not less than 50 percent open** with the open area uniformly distributed to prevent the accumulation of smoke and *toxic* gases. The roof of the walkway shall be located not more than 40 feet (12 160 mm) above *grade plane*, and the walkway shall only be permitted to connect to the third or lower story of each building.
Exception: Where the *pedestrian walkway* is protected with a sprinkler system in accordance with Section 903.3.1.1, the roof of the walkway shall be located not more than 55 feet (16 764 mm) above *grade plane* and the walkway shall only be permitted to connect to the fifth or lower story of each building.

2021 Illinois Energy Conservation Code (IECC)

SUBPART C: PRIVATELY FUNDED COMMERCIAL FACILITIES

Section C301 climate zones
Table C301.1
Cook County: 5A

Section C402
Building Envelope requirement

C402.1.3 insulation component R-Value based method

Table C402.1.3 opaque thermal envelope
Insulation component minimum requirement

Climate Zone	5A	
	All Other	Group R
Roof- Insulation entirely above roof deck	R-30 ci	R-30 ci
Roof - Attic and Other	R-49	R-49
Wall, above the grade - mass	R-11.4ci	R-13.3ci
Wall, Below grade	R-7.5ci	R-10ci
Floor	R-14.6ci	R-16.7ci
Slab on grade - Unheated	R-15 for 24" below	R-20 for 24" below
Slab on grade - heated	R-15 for 24" below + R-5 Full slab	R-15 for 36" below + R-5 Full slab

Table C402.4 Building Envelope Fenestration
Maximum U factor and SHGC requirements

Climate Zone	5A	
	U factor	
Fixed	0.36	
Operable	0.45	
Entrance doors	0.63	
	SHGC	
	Fixed	Operable
PF<0.2	0.38	0.33
0.2<=PF<0.5	0.46	0.46
PF>=0.5	0.61	0.51

*Projection factor= F = $y_{/x+z}$

The horizontal distance from the farthest point of an overhang, eave, or shading device to t glazing's vertical surface
B
The vertical distance from the glazing's bottom to the underside of the shading device, eave or overhang
H
The sum of the fenestration's height and the distance from the top of the fenestration to th bottom of the shading device's farthest point

Section C405
Electrical power and lighting system

C405.1 General
C405.1.1 Lighting for dwelling units.
No less than 90 percent of the permanently installed lighting serving dwelling units, excluding kitchen appliance lighting, shall be provided by lamps with an efficacy of not less than 65lm/W or luminaires with an efficacy of not less than 45lm/w.....
C 405.2 Lighting Controls.
1.
C 405.2.1 Occupant sensor Control
10. Corridors.
C405.2.2.1 Time switch control function
C405.2.3 Light reduction controls.
C405.2.4 Daylight-responsive controls.
C405.2.4.2 Sidelight daylight zone

ARLINGTON HEIGHT ZONING

ARLINGTON HEIGHTS MUNICIPAL CODE
CHAPTER 28 ZONING REGULATIONS

Section 28- 3 Definitions.

21. Building Height. The vertical distance measured from the sidewalk level or its equivalent
established grade opposite the middle of the front of the building to the highest point of the roof
in the case of a flat roof; to the deck line of a mansard roof, and to the mean height level between
eaves and ridge of a gable, hip or gambrel roof, provided that where buildings are set back from
the street line, the height of a building may be measured from the average elevation of the finished
lot grade at the front of the building.

Notes from meeting with, VAH on 02.02.2024:
- The building heigh is measured to the highest point of the flat roof, excluding the parapet.
- Elevator overrun will be considered as a separate variation request.
- Mechanical penthouse would add to building height
- Mechanical screening is required, A site line study would be sufficient to illustrate compatibility with the screening requirements.
- Interpretation Provided by Sam Hubbard via email on 03-17-2024:
-
- In a recent case that called into question some of the ambiguities of the definition, the Village determined that the "average elevation of the finished lot grade at the front of the building" is based on the Village of Arlington Heights Municipal Code, Chapter 23, Section 23-103 General Lot Grade Maximums, which states, "No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grades of the lots on either side abutting such lot." As such, one must measure the building height from the average grade level between the existing grades of the lots on either side abutting the subject property at the front building setback.
-
-

134. Story. That portion of a building included between the surface of any floor and the surface
of the floor next above it, or if there be no floor above it, then the space between the floor and the
ceiling next above it. Any portion of a story exceeding 14 in height shall be considered as an
additional story for each 14 or fraction thereof.

5. 1 Establishment of Zones
5. 1- 8 Institutional District (I)

Sam Hubbard
5-1- 8. 1 Minimum Lot Size/ Density and Minimum Lot Width at Building Line.

	Minimum Lot Size	Minimum Lot Width at Building Line
Residential or Non -Residential Churches, Convents & Monasteries	up to 29, 999 sq	100 feet 90 feet
One -Bedroom	2, 400 sq. feet per dwelling unit	
Two - Bedroom	2, 400 sq. feet per dwelling unit	
Three – Bedroom*	2, 700 sq. feet per dwelling unit	

*Three -bedroom dwellings cannot exceed 10% of total number of dwellings

5. 1- 8. 2 Maximum Floor Area Ratio: 100%
5. 1- 8. 3 Required Minimum Yards.

Front Yard	1 or 2- Story 3- Story 4- Story 5- Story*	25 feet 30 feet 35 feet 40 feet
Side Yard	1 or 2- Story 3- Story 4- Story 5- Story*	25 feet 30 feet 35 feet 40 feet
Rear Yard	1 or 2- Story 3- Story 4- Story 5- Story*	30 feet 35 feet 40 feet 45 feet

* The yard setback requirement for a 5-story building in Institutional zoning is not explicitly stated in the zoning ordinance. Instead, it is derived by extrapolating from the 5 feet increments set for 1-4 story buildings.

5. 1- 8.4 Maximum Building Coverage: 40%
5. 1- 8. 5 Maximum Height: 45 feet and four stories. Any accessory building shall not exceed 35
feet in height, except for churches — maximum height is 75 feet for towers and steeples but not
more than 45 feet for main structures.
5. 1- 8. 6 Minimum Floor Area (Square Foot) per Dwelling Unit for Multi -Family Dwellings

studio	One Bedroom	Two Bedroom	Three Bedroom
550	650	750	800

Parking Calculation for Moorings
(To be updated based on inventory survey)

Zoning Code for
The Existing Moorings Development

Unit Type	Units	Zoning Code Requirement	Total	VAH's Changes	Total
Senior Apartments	200	One Space per Unit	200		200
Senior Villas	73	Two Spaces/per Unit	146		146
Skilled/Memory Care	110	One Space per Two Beds	55	125 MC and SC	82
Assisted Living	73	One Space per Two Beds	37	One per unit	73
Fellowship Hall	438 seats	One Space per Five Seats	87		87
Totals	496		925		591

PUD information

Name	The Moorings
Description	PUD
Document Number	85-154
Recording Number	

Amendments	88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, 15-046
zoning pin	PIN: 08101130020000

Highlights from 2015 PUD Amendments

1. A variation from Section 5. 1- 8. 11, Spacing Between Multi-Family Buildings, Including
Court Standards, from the requirement that inner courts are permitted for one and two story
buildings to allow an inner court for a three-story building without the required 12 foot emergency
access.
(5.1-8.11 no longer exist. In zoning regulation)

2. A variation from Section 5. 1- 8. 14, Minimum Distance from Building Wall to Paved
Area, to allow a reduction in the minimum building distance from 12 feet to 7 feet for a memory
care building wall to a paved area.
(5.1-8.14 no longer exist. In zoning regulation)

3. A variation from Section 11. 4, Schedule of Parking Requirements, to allow a reduction in
the total number of parking spaces from 581 parking spaces to 538 parking spaces.

4. A variation from Section 5. 1- 8. 9, Maximum Height, to allow an increase to the height of
the assisted living building from 45 feet to 48. 5 feet.

5. A variation from Section 5. 1- 8. 10, Dwelling Standards, to allow a reduction in the
minimum square feet in the assisted living building from 650 square feet to 588 square feet for one
bedroom units and from 550 square feet to 481 square feet for the studio units.

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

SEAL

KEY PLAN

PERKINS — EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

CODE DATA SHEET

G-101

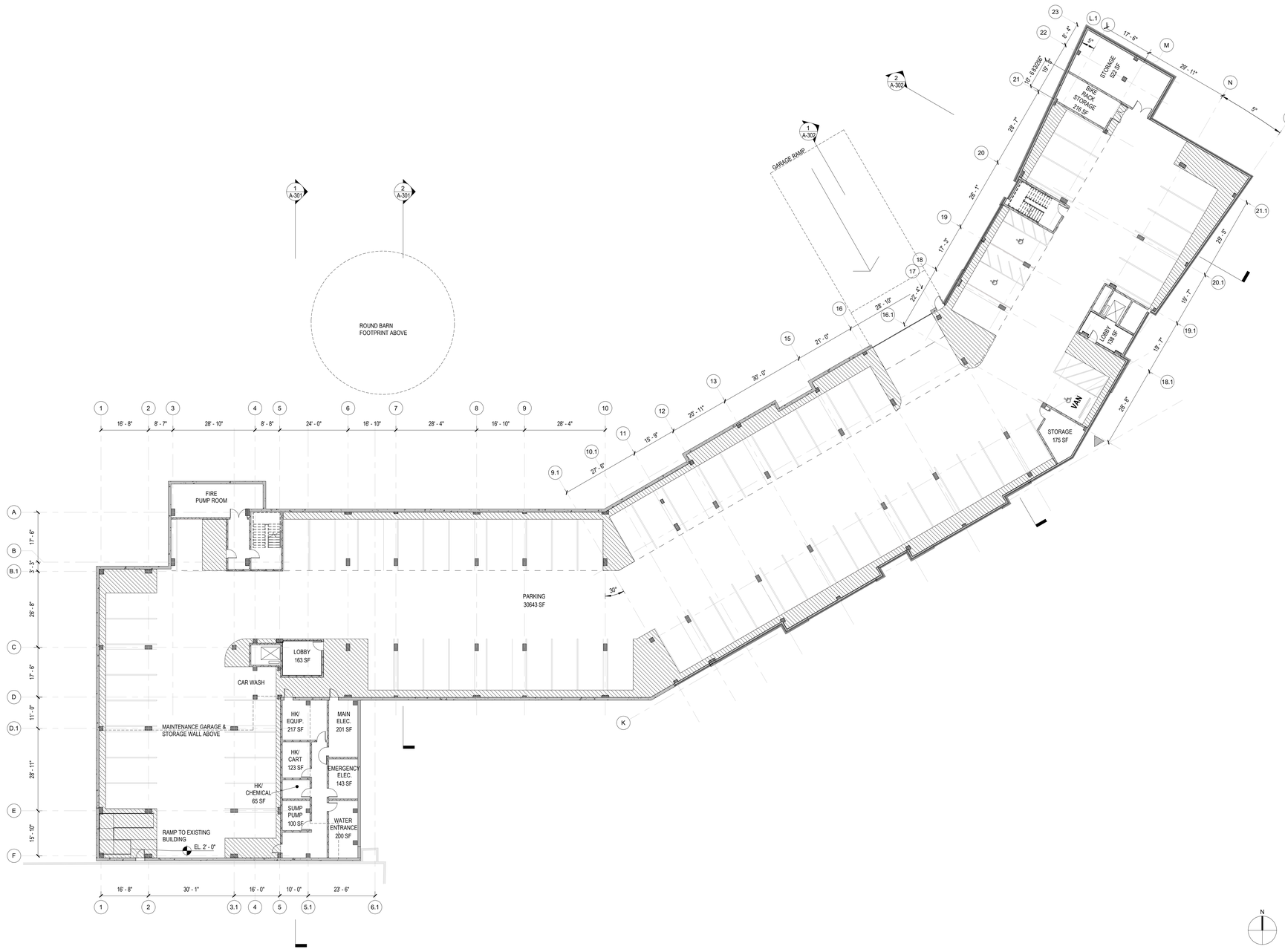
ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:47:08 PM

BASEMENT GARAGE PARKING COUNT		
PARKING SPACE TYPE	Stall Size	COUNT
STANDARD PARKING SPACE	9 ft x 18 ft	67
ACCESSIBLE PARKING SPACE	13 ft x 18 ft	2
VAN ACCESSIBLE PARKING SPACE	19 ft x 18 ft	1
TOTAL PARKING COUNTS: 70		

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024



1 **OVERALL BASEMENT FLOOR PLAN**
1/16" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:48:51 PM

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksen Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

OVERALL BASEMENT FLOOR PLAN

A-100

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024



1 **BASEMENT FLOOR PLAN EAST**
1/8" = 1'-0"

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BASEMENT FLOOR PLAN EAST

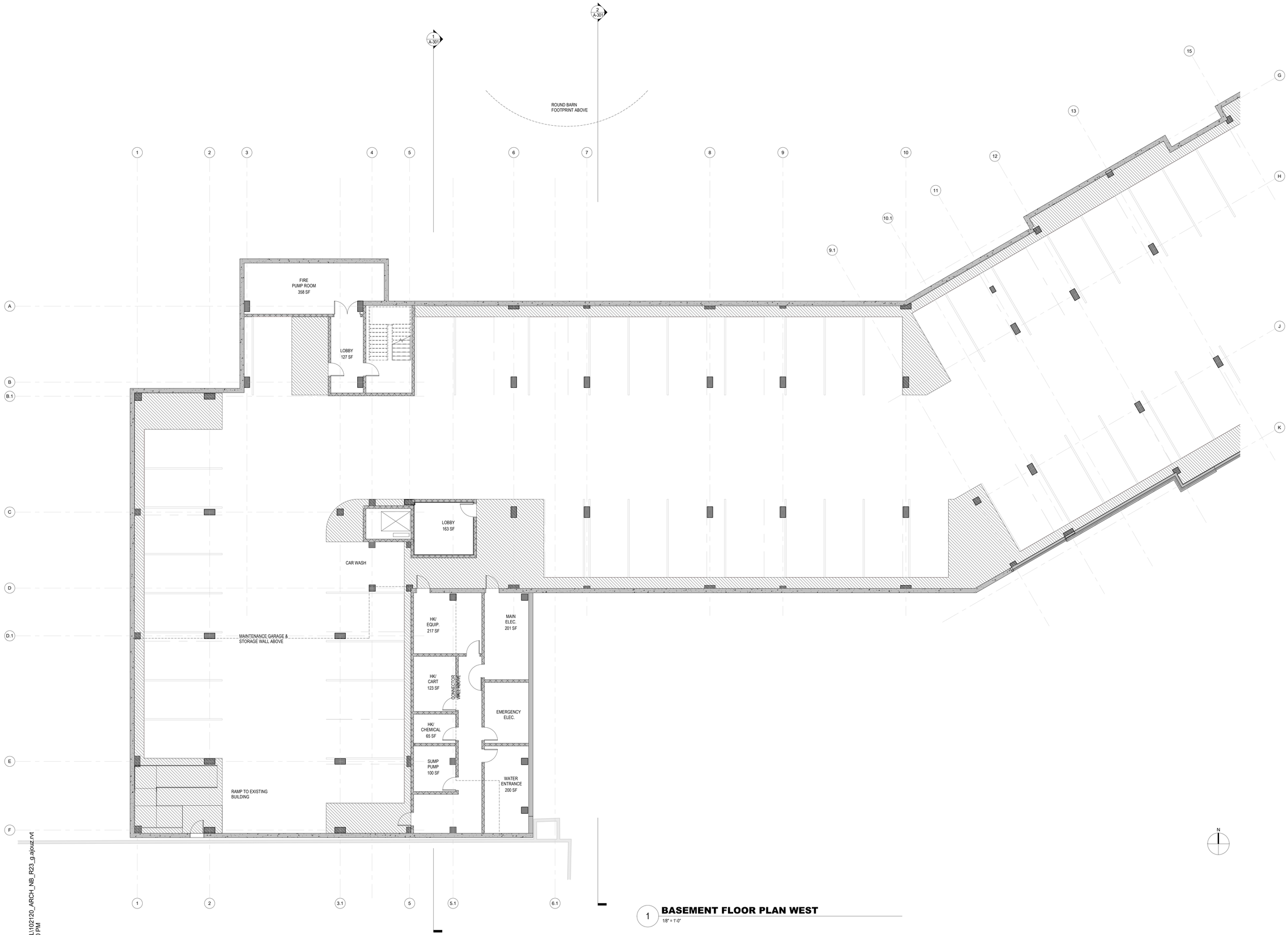
SCALE: 1/8" = 1'-0"

A-100A

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/22/2024 1:49:01 PM



1 **BASEMENT FLOOR PLAN WEST**
1/8" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:49:20 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

BASEMENT FLOOR PLAN WEST

SCALE: 1/8" = 1'-0"

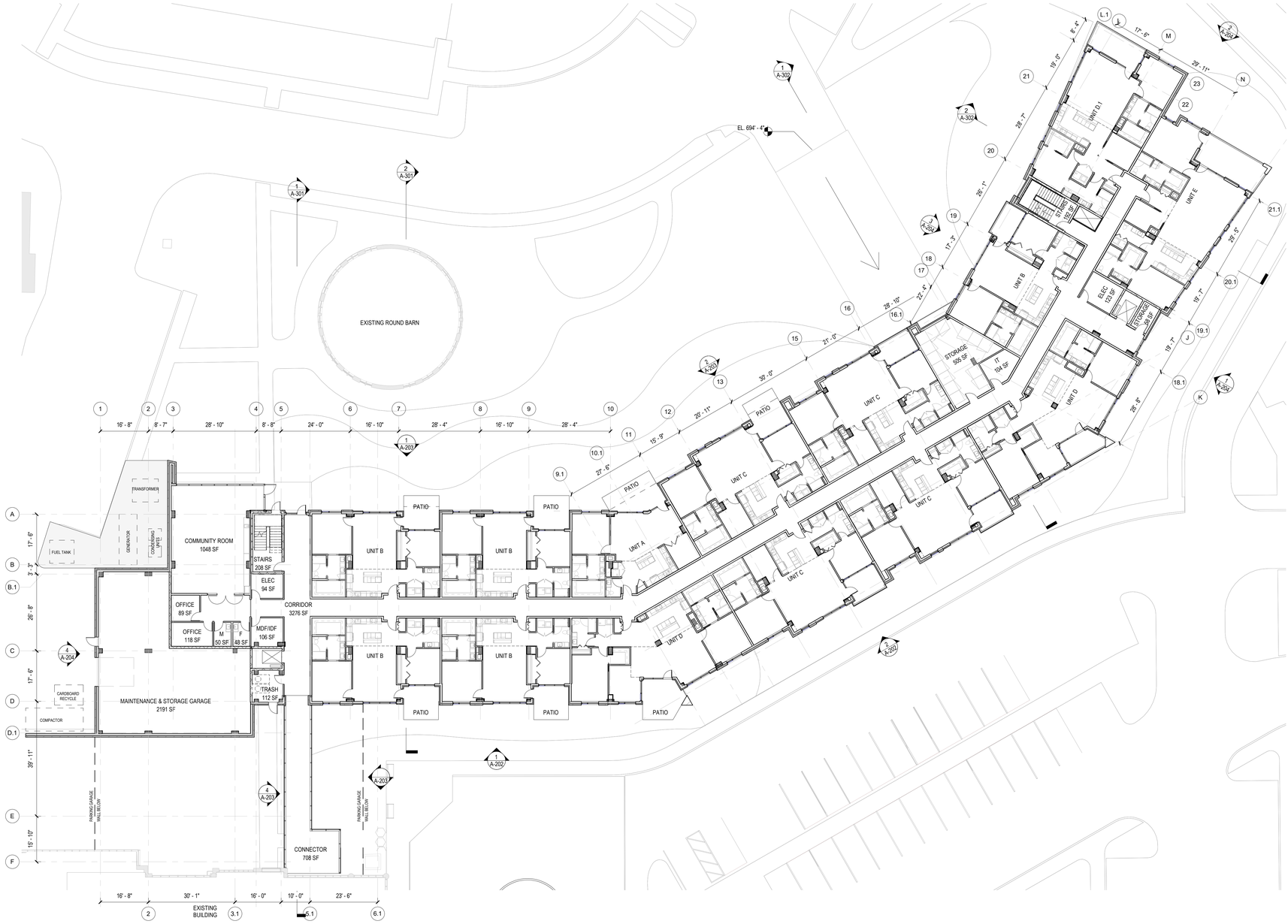
A-100B

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

UNIT TYPES			
UNIT	COUNT	AREA	TYPE
UNIT A	5	1050 SF	1 BED + 1.5 BATH W/ DEN
UNIT B	25	1200 SF	2 BED + 2 BATH
UNIT C	20	1400 SF	2 BED + 2 BATH W/ DEN
UNIT D	10	1600 SF	2 BED + 2 BATH W/ DEN
UNIT D.1	5	1600 SF	2 BED + 2 BATH W/ DEN
UNIT E	5	1750 SF	2 BED + 2.5 BATH W/ DEN
TOTAL NO. OF UNITS	70		

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024



1 **OVERALL FIRST FLOOR PLAN**
1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

OVERALL FIRST FLOOR PLAN

A-101

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:49:35 PM



1 **LEVEL 1 FLOOR PLAN EAST**
1/8" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:49:51 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

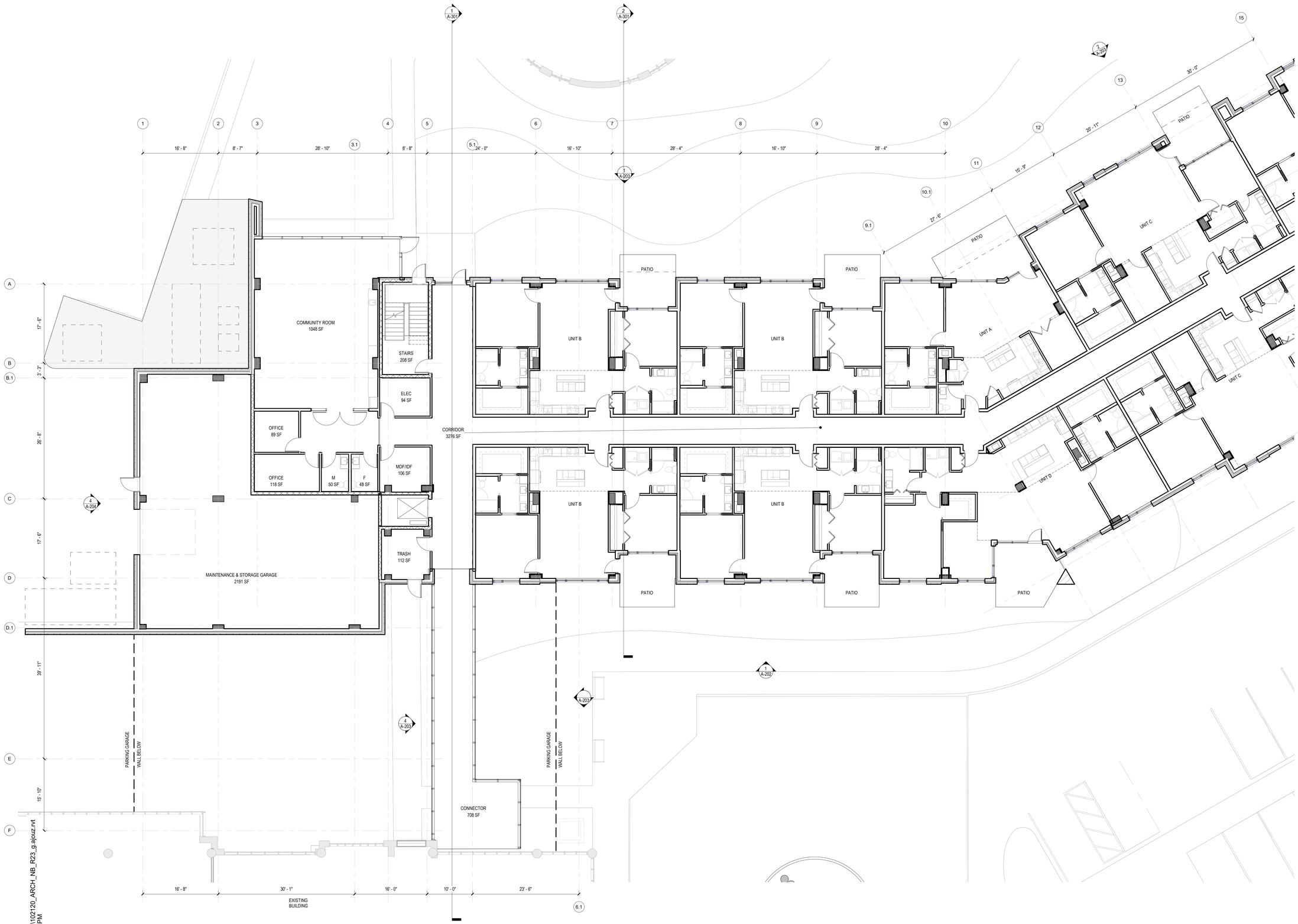
FIRST FLOOR PLAN EAST

SCALE: 1/8" = 1'-0"

A-101A

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024



1 **LEVEL 1 FLOOR PLAN WEST**
1/8" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_g.ajouz.rvt
7/2/2024 1:50:07 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

FIRST FLOOR PLAN WEST

SCALE: 1/8" = 1'-0"

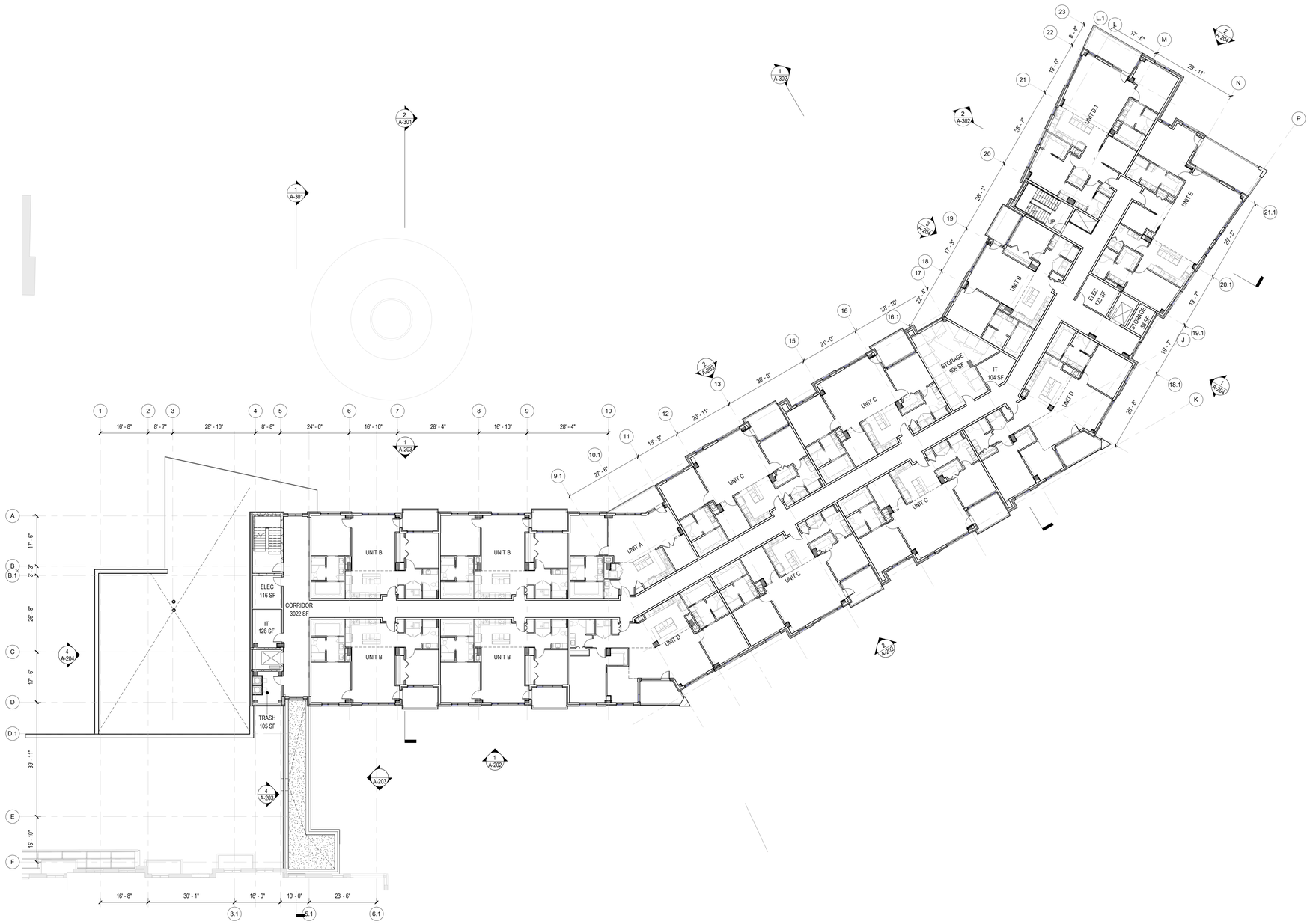
A-101B

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

UNIT TYPES			
UNIT	COUNT	AREA	TYPE
UNIT A	5	1050 SF	1 BED + 1.5 BATH W/ DEN
UNIT B	25	1200 SF	2 BED + 2 BATH
UNIT C	20	1400 SF	2 BED + 2 BATH W/ DEN
UNIT D	10	1600 SF	2 BED + 2 BATH W/ DEN
UNIT D.1	5	1600 SF	2 BED + 2 BATH W/ DEN
UNIT E	5	1750 SF	2 BED + 2.5 BATH W/ DEN
TOTAL NO. OF UNITS	70		

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024



1 OVERALL LEVEL 2 TO 4 FLOOR PLAN

1/16" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

OVERALL SECOND TO FOURTH FLOOR PLAN

A-102

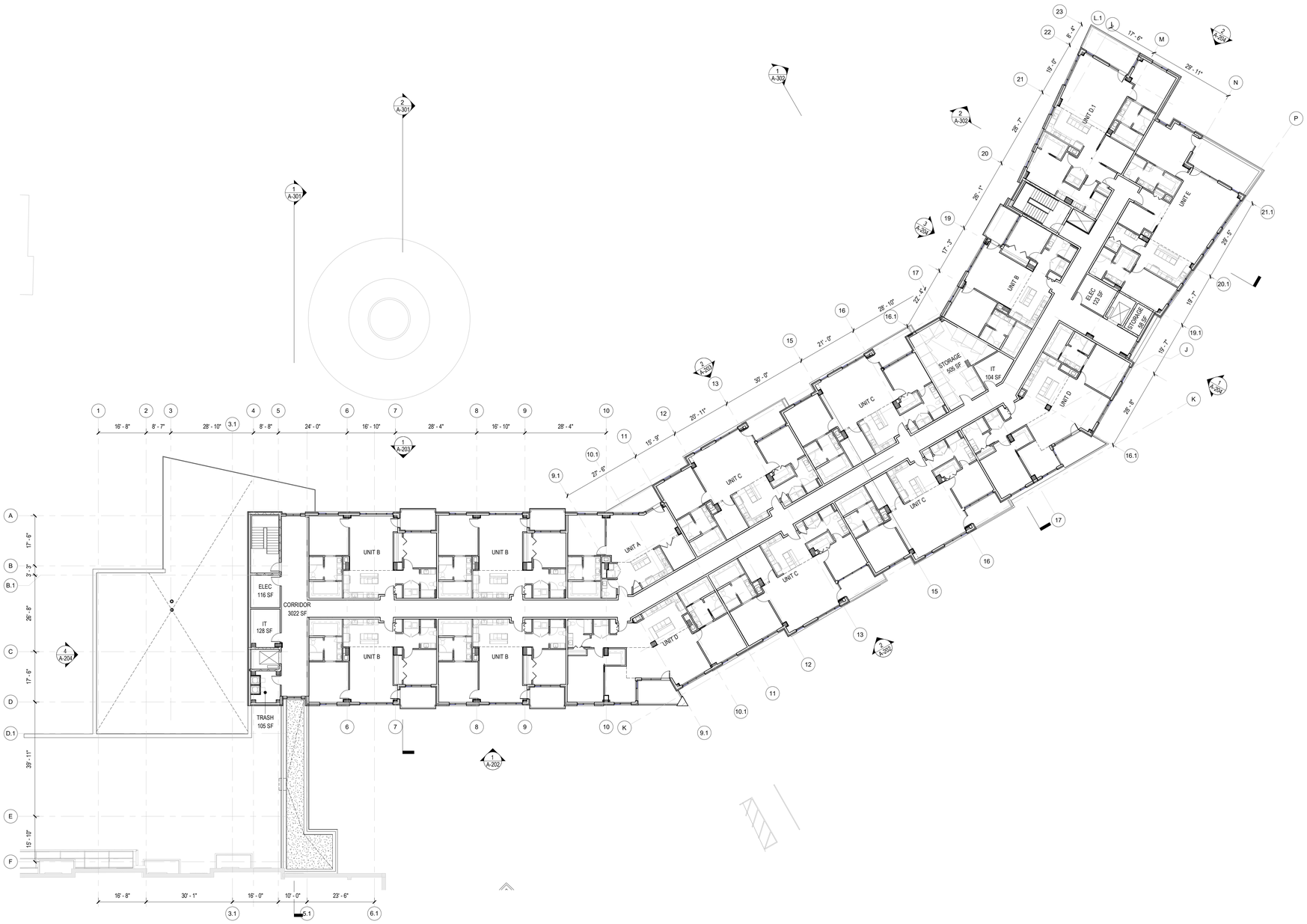
ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:50:26 PM

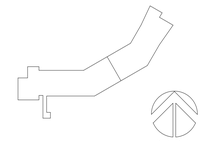
UNIT TYPES			
UNIT	COUNT	AREA	TYPE
UNIT A	5	1050 SF	1 BED + 1.5 BATH W/ DEN
UNIT B	25	1200 SF	2 BED + 2 BATH
UNIT C	20	1400 SF	2 BED + 2 BATH W/ DEN
UNIT D	10	1600 SF	2 BED + 2 BATH W/ DEN
UNIT D.1	5	1600 SF	2 BED + 2 BATH W/ DEN
UNIT E	5	1750 SF	2 BED + 2.5 BATH W/ DEN
TOTAL NO. OF UNITS	70		

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024



1 **OVERALL LEVEL 5 FLOOR PLAN**
1/16" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

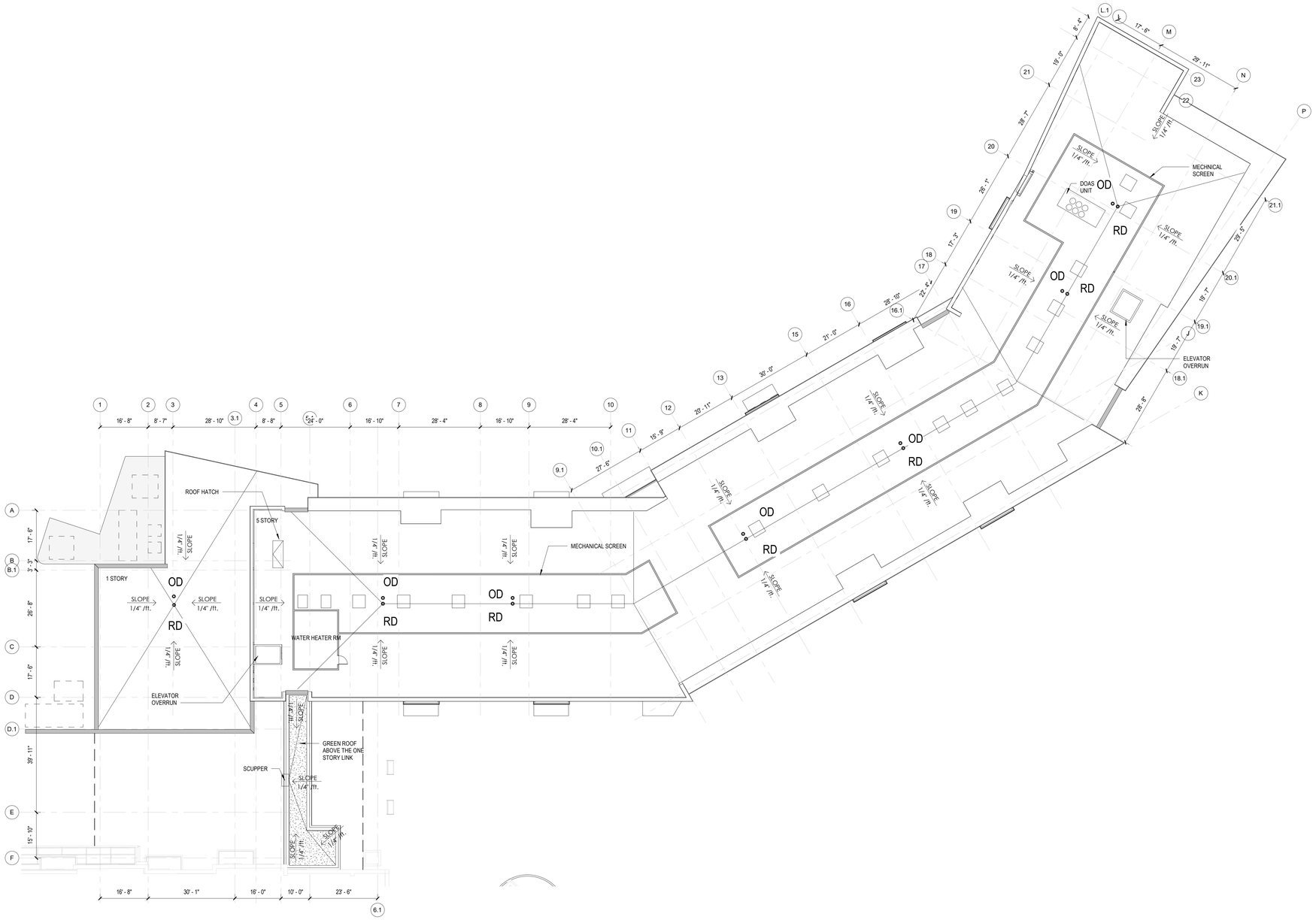
OVERALL FIFTH FLOOR PLAN

A-105

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:51:17 PM



1 OVERALL ROOF PLAN

1/16" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:51:29 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

ROOF PLAN

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

A-106

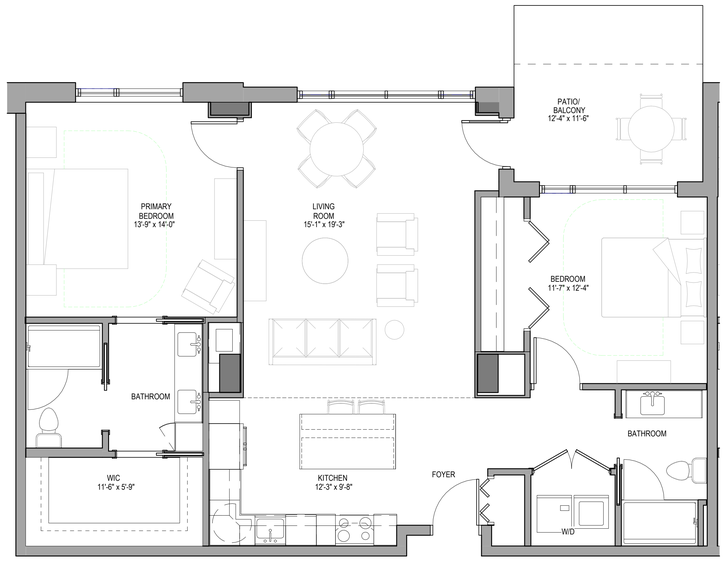
ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024



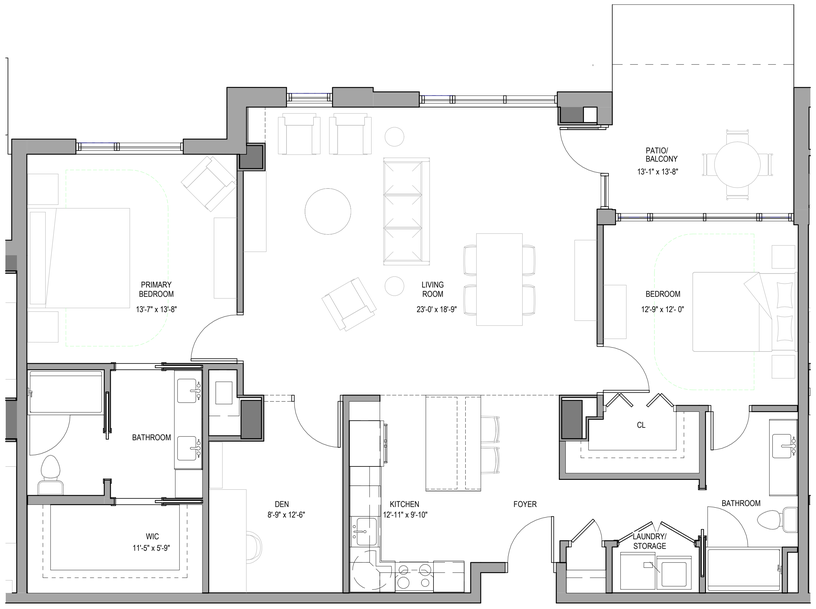
1 **UNIT A**

1/4" = 1'-0"



2 **UNIT B**

1/4" = 1'-0"



3 **UNIT C**

1/4" = 1'-0"



4 **UNIT D**

1/4" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_gajouz.rvt
7/2/2024 1:56:50 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'

SCALE : 1/8" = 1'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

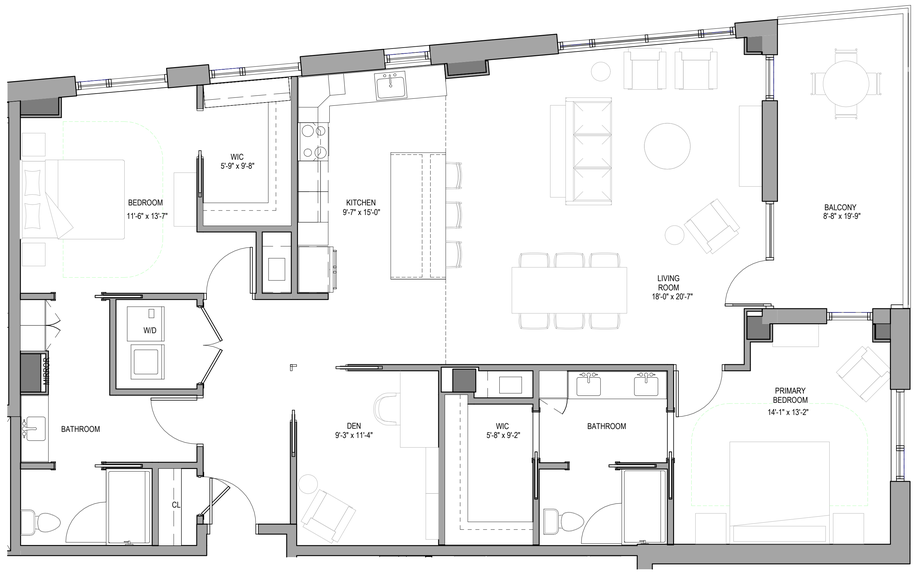
ENLARGED UNIT PLANS

SCALE: 1/4" = 1'-0"

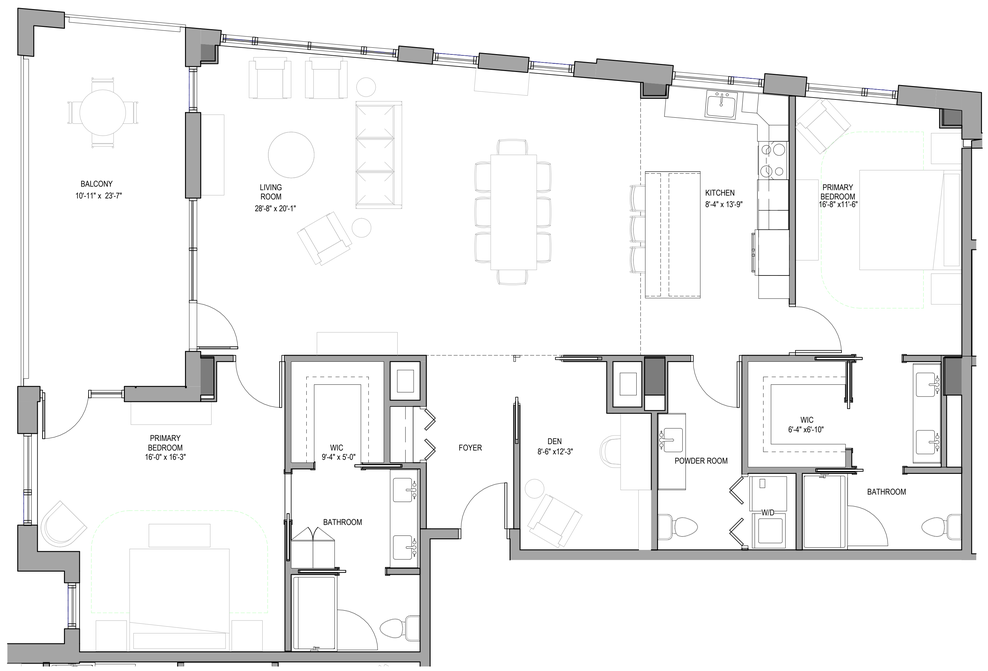
A-401

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024



1 **UNIT D.1**
1/4" = 1'-0"



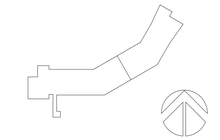
2 **UNIT E**
1/4" = 1'-0"

C:\REVIT LOCAL\102120_ARCH_NB_R23_gjouz.rvt
7/2/2024 1:57:11 PM

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024

0' 4' 8' 16' 24'
SCALE : 1/8" = 1'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

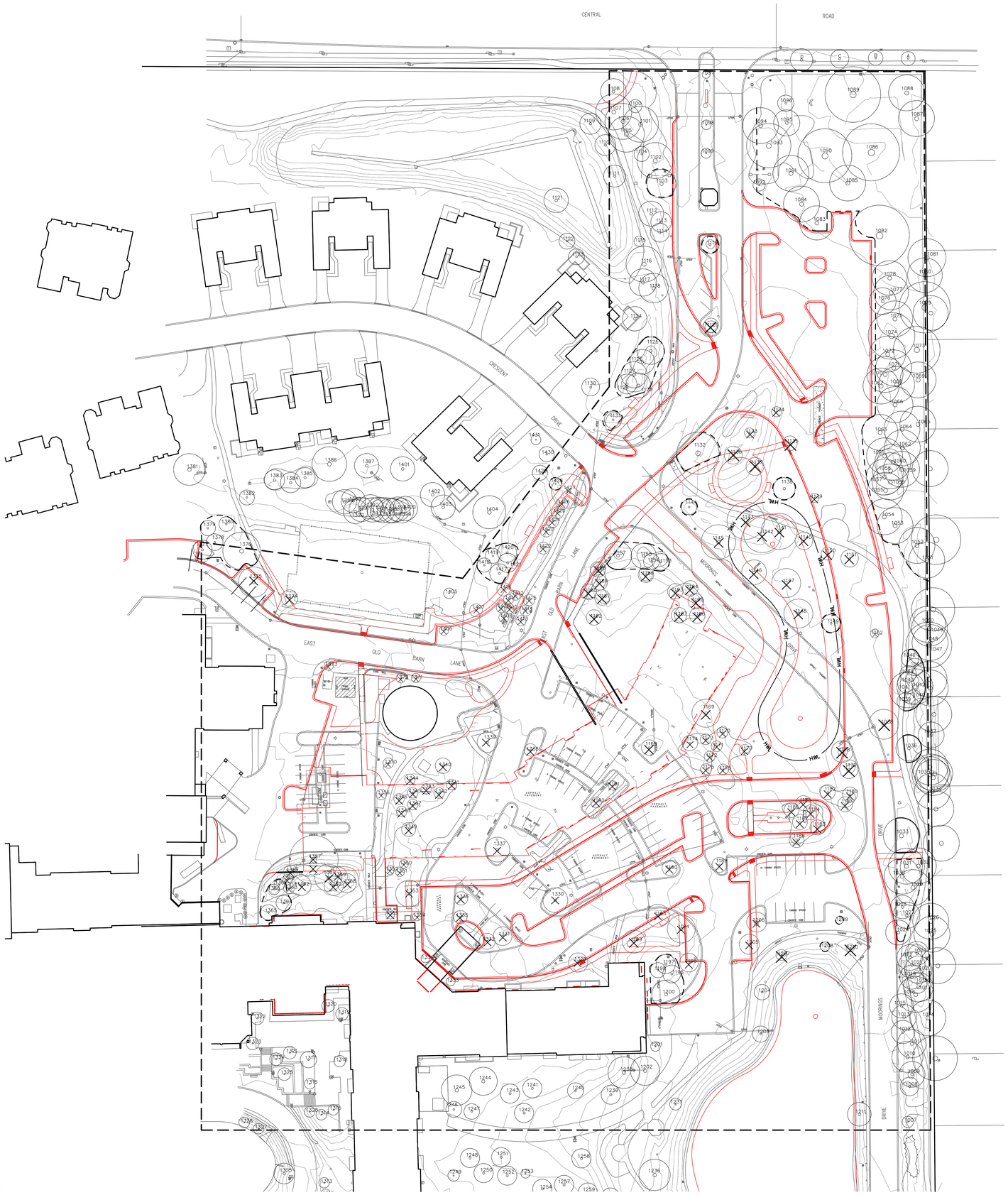
ENLARGED UNIT PLANS

SCALE: 1/4" = 1'-0"

A-402

ISSUED FOR PLAN COMMISION RESUBMISSION

07.03.2024

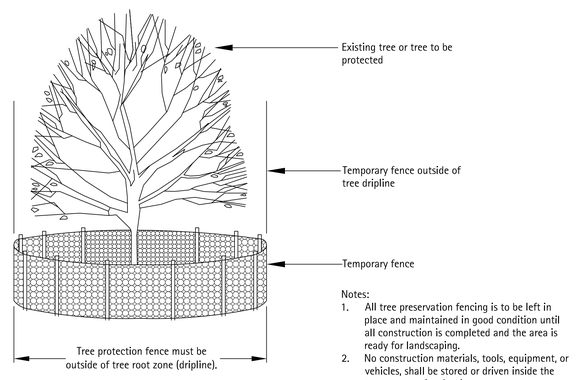


Legend

- Existing Tree to Remain
- Existing Tree to be Removed
- Tree Protection Fence
- Proposed Site Plan Alterations & Building Footprint
- Assumed Limit of Work

Tree Preservation and Removals Notes

1. Any existing tree surveys or locations for these plans were prepared by the engineer or a certified arborist. See survey and inventory for more information.
2. Install tree protection fencing prior to site work and maintain throughout construction period. No storage of materials, vehicular access or an other construction activities shall be permitted within the tree protection zones.
3. Tree protection fencing shall be installed during construction at the periphery of the tree' s drip line. In areas where a tree is in the construction zone and fencing the drip line is not possible, two by six inch by eight foot long boards banded or wired around each trunk shall be provided as protection to adequately prevent scarring.
4. All grading and construction equipment shall be forbidden from encroaching upon the tree' s drip line.
5. Crushed limestone and other materials detrimental to trees shall not be dumped within the drip line of any tree nor at any higher location where drainage toward the tree could conceivably affect the health of the tree.
6. If trees have their roots exposed during construction, the roots are to be pruned. If exposed roots are greater than two inches, the tree crown is to be pruned to compensate for the root loss. Also, the tree shall be watered and fertilized.
7. Field verify final root pruning and tree protection fence locations with Landscape Architect/Arborist prior to start of work.
8. Maintain existing grade at base of all trees to remain, protect existing trees to remain against any disturbance including unnecessary cutting, breaking, or excavation.
9. All tree removals shall be tagged and confirmed by the contractor with the landscape architect and owner.
10. Base information for these plans was taken from engineer's site survey. Contractor shall verify all dimensions and locations of existing and proposed features, and familiarize themselves with any obstacles encumbering the work of this project.
11. All curbs are to be hand formed if encroaching into the critical root zone areas of a tree to be preserved.
12. For tree removals grind out stumps to a minimum of 18" depth and remove all roots prior to installation of proposed materials. Bring to finish grade with soil fill per specifications.



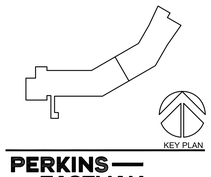
Notes:
1. All tree preservation fencing is to be left in place and maintained in good condition until all construction is completed and the area is ready for landscaping.
2. No construction materials, tools, equipment, or vehicles, shall be stored or driven inside the tree preservation fencing.

1 Typical Tree Preservation Fencing Installation
NTS

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 20 40' 80' 160'
SCALE : 1" = 40'-0"

SEAL



PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

TREE SURVEY AND PRESERVATION PLAN

SCALE:

L-001

ISSUED FOR PLAN COMMISSION RESUBMISSION
08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_GAjauz.rvt
5/10/2024 9:28:01 AM

Tree Inventory + Mitigation List

Notes:

1. The tree inventory below includes all trees on the Moorings Property, however, all trees are not part of this project scope. Please note project scope limits on the Tree Survey and Preservation Plan, Sheet L1.0.
2. Preserved trees shall have tree protection. Trees noted as no action are outside of the project limits.

TREE SURVEY - THE MOORINGS OF ARLINGTON HEIGHTS

Condition: 1 = Excellent 2 = Good to Fair 3 = Fair 4 = Fair to Poor 5 = Poor 6 = Dead

#	Caliper	Common Name	Species	Condition	Form	Remove	Preserve	No Action	Reason for Removal
1001	8	Ginkgo	Ginkgo biloba	2	3			X	
1002	16	Littleleaf Linden	Tilia cordata	2	3			X	
1003	14	Littleleaf Linden	Tilia cordata	3	3			X	
1004	15	White Ash	Fraxinus americana	4	4			X	
1005	11	White Poplar	Populus alba	3	4			X	
1006	11	White Poplar	Populus alba	3	3			X	
1007	3.5	Northern Red Oak	Quercus rubra	3	3			X	
1008	11	Colorado Blue Spruce	Picea pungens	4	3			X	
1009	8	White Spruce	Picea glauca	5	4			X	
1010	16	Kentucky Coffeetree	Gymnocladus dioicus	2	3			X	
1011	13	Littleleaf Linden	Tilia cordata	3	3			X	
1012	15	Littleleaf Linden	Tilia cordata	4	3			X	
1013	16	Littleleaf Linden	Tilia cordata	4	3			X	
1014	21	Littleleaf Linden	Tilia cordata	3	4			X	
1015	15	Littleleaf Linden	Tilia cordata	5	4			X	
1016	17	Austrian Pine	Pinus nigra	3	4			X	
1017	17	Austrian Pine	Pinus nigra	3	4			X	
1018	14	Austrian Pine	Pinus nigra	4	4			X	
1019	15	Austrian Pine	Pinus nigra	3	4			X	
1020	11	Austrian Pine	Pinus nigra	3	4			X	
1021	18	Austrian Pine	Pinus nigra	3	4			X	
1022	13	Austrian Pine	Pinus nigra	3	4			X	
1023	15	Austrian Pine	Pinus nigra	3	4			X	
1024	15	Littleleaf Linden	Tilia cordata	4	4		X		
1025	24	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X	
1026	35	Common Hackberry	Celtis occidentalis	3	4			X	
1027	16	Littleleaf Linden	Tilia cordata	3	4		X		
1028	16	Littleleaf Linden	Tilia cordata	2	3		X		
1029	18	Littleleaf Linden	Tilia cordata	2	3		X		
1030	15	Littleleaf Linden	Tilia cordata	3	4		X		
1031	15	Littleleaf Linden	Tilia cordata	3	4		X		
1032	28	White Ash	Fraxinus americana	4	3		X		
1033	13	White Poplar	Populus alba	3	4		X		
1034	17	Osage-orange (Hedge-apple)	Maclura pomifera	4	3			X	
1035	37	Osage-orange (Hedge-apple)	Maclura pomifera	3	4			X	
1036	6	White Mulberry (Common Mulberry)	Morus alba	2	3		X		
1037	26	Osage-orange (Hedge-apple)	Maclura pomifera	4	4			X	
1038	19	Common Honeylocust	Gleditsia triacanthos	3	4	X			within proposed parking area
1039	8	Amur Maple	Acer ginnala	3	4		X		
1040	8	Amur Maple	Acer ginnala	4	4		X		
1041	4.5	Amur Maple	Acer ginnala	4	4		X		
1042	12	Amur Maple	Acer ginnala	3	4		X		
1043	8	Amur Maple	Acer ginnala	3	4		X		
1044	11	Amur Maple	Acer ginnala	3	4		X		
1045	10	Amur Maple	Acer ginnala	3	4		X		
1046	14	Amur Maple	Acer ginnala	3	4		X		
1047	33	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X	
1048	25	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X	
1049	26	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X	
1050	20	Osage-orange (Hedge-apple)	Maclura pomifera	3	3			X	
1051	26	Osage-orange (Hedge-apple)	Maclura pomifera	4	4		X		
1052	25	White Mulberry (Common Mulberry)	Morus alba	3	4		X		
1053	10	Red Maple	Acer rubrum	3	3		X		
1054	9	Red Maple	Acer rubrum	3	3		X		
1055	19	Austrian Pine	Pinus nigra	3	4		X		
1056	18	Austrian Pine	Pinus nigra	3	4		X		
1057	23	Austrian Pine	Pinus nigra	3	4		X		
1058	17	Austrian Pine	Pinus nigra	3	4		X		
1059	13	Red Maple	Acer rubrum	4	4		X		
1060	21	Austrian Pine	Pinus nigra	3	3		X		
1061	25	Austrian Pine	Pinus nigra	3	4		X		
1062	12	Red Maple	Acer rubrum	3	4		X		
1063	11	Red Maple	Acer rubrum	3	4		X		
1064	11	Red Maple	Acer rubrum	3	4		X		
1065	34	Silver Maple	Acer saccharinum	4	3		X		
1066	23	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1067	17	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1068	7	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1069	42	Silver Maple	Acer saccharinum	3	3		X		
1070	18	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1071	10	Common Honeylocust	Gleditsia triacanthos	3	3		X		
1072	9	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1073	42	Silver Maple	Acer saccharinum	3	4		X		
1074	17	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1075	17	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1076	15	White Poplar	Populus alba	3	4		X		
1077	16	White Poplar	Populus alba	3	4		X		
1078	15	White Poplar	Populus alba	3	4		X		
1079	28	Osage-orange (Hedge-apple)	Maclura pomifera	3	4		X		
1080	30	Osage-orange (Hedge-apple)	Maclura pomifera	4	3		X		
1081	36	Boxelder Maple	Acer negundo	3	4		X		
1082	33	Silver Maple	Acer saccharinum	3	3		X		
1083	23	Common Honeylocust	Gleditsia triacanthos	3	3		X		
1084	21	Common Honeylocust	Gleditsia triacanthos	3	3		X		
1085	31	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1086	36	Silver Maple	Acer saccharinum	3	3			X	
1087	48	Osage-orange (Hedge-apple)	Maclura pomifera	4	3			X	
1088	25	Norway Maple	Acer platanoides	4	3			X	
1089	44	Silver Maple	Acer saccharinum	3	3			X	
1090	37	Silver Maple	Acer saccharinum	3	3			X	
1091	22	Common Honeylocust	Gleditsia triacanthos	3	3		X		
1092	2.5	Sugar Maple	Acer saccharum	2	2		X		
1093	41	Silver Maple	Acer saccharinum	3	3		X		
1094	22	Common Honeylocust	Gleditsia triacanthos	3	4		X		
1095	10	White Spruce	Picea glauca	3	3			X	
1096	12	Merrill Magnolia	Magnolia x loebneri 'Merrill'	2	3			X	
1097	22	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1098	2	Japanese Tree Lilac	Syringa reticulata	4	3			X	
1099	2	Japanese Tree Lilac	Syringa reticulata	3	3			X	
1100	15	Colorado Blue Spruce	Picea pungens	3	4			X	
1101	24	Basswood (American Linden)	Tilia americana	2	3			X	
1102	21	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1103	21	Basswood (American Linden)	Tilia americana	2	3		X		
1104	16	White Spruce	Picea glauca	3	4			X	
1105	16	Scots Pine	Pinus sylvestris	3	4			X	
1106	12	Scots Pine	Pinus sylvestris	3	4			X	
1107	14	Scots Pine	Pinus sylvestris	3	4			X	
1108	22	Silver Maple	Acer saccharinum	3	3			X	
1109	7	Ironwood (American Hophornbeam)	Ostrya virginiana	2	2			X	
1110	9	Red Maple	Acer rubrum	5	4			X	
1111	8 FH	Common Lilac	Syringa vulgaris	3	3			X	
1112	18	Scots Pine	Pinus sylvestris	3	3			X	
1113	16	Scots Pine	Pinus sylvestris	3	4			X	
1114	12	Scots Pine	Pinus sylvestris	3	4			X	
1115	6 FH	Fir	Abies spp.	3	3			X	
1116	21	Scots Pine	Pinus sylvestris	3	4			X	
1117	16	Scots Pine	Pinus sylvestris	3	4			X	
1118	19	Scots Pine	Pinus sylvestris	3	3			X	
1119	10	Freeman Maple	Acer x freemanii	4	3		X		
1120	6	Japanese Tree Lilac	Syringa reticulata	4	3	X			within proposed drive
1121	16	White Poplar	Populus alba	3	4			X	
1122	5	Horsechestnut	Aesculus hippocastanum	2	3			X	
1123	7 FH	Allegheny Serviceberry	Amelanchier laevis	4	3			X	
1124	15	Cockspur Hawthorn	Crataegus crus-galli	3	3			X	
1125	10	Cockspur Hawthorn	Crataegus crus-galli	3	3		X		
1126	12	Cockspur Hawthorn	Crataegus crus-galli	3	3		X		
1127	11	Cockspur Hawthorn	Crataegus crus-galli	3	3		X		
1128	12	Cockspur Hawthorn	Crataegus crus-galli	3	3		X		
1129	9	Cockspur Hawthorn	Crataegus crus-galli	3	3		X		
1130	9	Red Maple	Acer rubrum	3	3			X	
1131	20	Austrian Pine	Pinus nigra	4	3		X		
1132	28	Pin Oak	Quercus palustris	2	3		X		
1133	5	Colorado Blue Spruce	Picea pungens	3	2	X			proximity to construction
1134	4	Crimson King' Norway Maple	Acer platanoides 'Crimson King'	3	2	X			within proposed drive
1135	9	London Planetree	Platanus x acerifolia	3	2	X			within proposed drive
1136	17	Northern Red Oak	Quercus rubra	2	3	X			within proposed walkway
1137	7	Red Maple	Acer rubrum	3	3	X			within proposed walkway
1138	10	Red Maple	Acer rubrum	3	3		X		
1139	4	Tuliptree	Liriodendron tulipifera	2	3	X			within proposed drive
1140	13	Crabapple	Malus spp.	3	4	X			proximity to construction, poor form
1141	45	Corkscrew Weeping Willow	Salix matsudana 'Tortuosa'	4	4	X			within proposed pond
1142	42	Corkscrew Weeping Willow	Salix matsudana 'Tortuosa'	4	3	X			within proposed pond
1143	42	Corkscrew Weeping Willow	Salix matsudana 'Tortuosa'	4	3	X			within proposed pond
1144	11	Swamp White Oak	Quercus bicolor	2	3		X		
1145	33	Pin Oak	Quercus palustris	3	3	X			within proposed pond
1146	23	Pin Oak	Quercus palustris	3	3	X			within proposed pond
1147	30	Pin Oak	Quercus palustris	3	3	X			within proposed pond
1148	29	Pin Oak	Quercus palustris	3	3	X			within proposed pond
1149	17	Freeman Maple	Acer x freemanii	4	3		X		
1150	4	Tuliptree	Liriodendron tulipifera	3	3	X			within proposed drive
1151	14	Crabapple	Malus spp.	3	4	X			within proposed drive
1152	2.5	Crimson King' Norway Maple	Acer platanoides 'Crimson King'	3	2	X			within proposed parking area
1153	7	Crabapple	Malus spp.	3	3		X		
1154	5	Crabapple	Malus spp.	3	3		X		
1155	5.5	Crabapple	Malus spp.	3	3		X		
1156	7	Crabapple	Malus spp.	4	3	X			proximity to construction, poor form
1157	12	Freeman Maple	Acer x freemanii	3	3		X		
1158	8	Crabapple	Malus spp.	3	4	X			within proposed walkway
1159	14	Crabapple	Malus spp.	3	3	X			proximity to construction
1160	7	Crabapple	Malus spp.	3	3	X			within proposed walkway
1161	6	Crabapple	Malus spp.	3	3	X			proximity to construction
1162	9	Crabapple	Malus spp.	4	3	X			proximity to construction, poor condition
1163	18	Austrian Pine	Pinus nigra	4	3	X			within area of proposed building
1164	14	Austrian Pine	Pinus nigra	3	4	X			proximity to construction, poor form
1165	13	Austrian Pine	Pinus nigra	4	4	X			within area of proposed building
1166	17	Austrian Pine	Pinus nigra	3	4	X			within area of proposed building
1167	21	Austrian Pine	Pinus nigra	3	3	X			within area of proposed building
1168	26	Common Honeylocust	Gleditsia triacanthos	3	3	X			within area of proposed building
1169	22	Common Honeylocust	Gleditsia triacanthos	3	3	X			within area of proposed building
1170	12	Austrian Pine	Pinus nigra	4	4	X			within proposed walkway/drive
1171	16	Austrian Pine	Pinus nigra	3	4	X			within proposed walkway/drive
1172	16	Austrian Pine	Pinus nigra	3	4	X			within proposed walkway/drive
1173	18	Austrian Pine	Pinus nigra	3	3	X			proximity to construction
1174	3	Allegheny Serviceberry	Amelanchier laevis	6	4	X			proximity to construction
1175	4.5	Allegheny Serviceberry	Amelanchier laevis	6	4	X			proximity to construction
1176	20	Austrian Pine	Pinus nigra	3	3	X			within proposed walkway/drive
1177	14	Austrian Pine	Pinus nigra	3	3	X			within proposed walkway
1178	10	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			proximity to construction
1179	10	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			within proposed drive
1180	9	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			within proposed drive
1181	9	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			within proposed drive
1182	5	Thornless Cockspur Hawthorn	Crataegus crus-galli var. 'inermis'	2	3	X			within proposed drive
1183	5.5	Eastern White Pine	Pinus strobus	2	3	X			proximity to construction
1184	19	Austrian Pine	Pinus nigra	3	3	X			proximity to construction
1185	5	Eastern White Pine	Pinus strobus	2	3	X			proximity to construction
1186	18	Austrian Pine	Pinus nigra	3	3	X			proximity to construction
1187	19	Austrian Pine	Pinus nigra	3	3	X			proximity to construction
1188	20	Austrian Pine	Pinus nigra	4	3	X			within proposed drive
1189	8	Freeman Maple	Acer x freemanii	4	3	X			within proposed drive
1190	12	Common Honeylocust	Gleditsia triacanthos	3	3	X			within proposed parking area
1191	5.5	Ohio Buckeye	Aesculus glabra	3	3	X			within area of proposed building
1192	5	Ohio Buckeye	Aesculus glabra	4	4	X			within area of proposed building
1193	20	Green Ash	Fraxinus pennsylvanica	4	3	X			within proposed walkway
1194	20	Green Ash	Fraxinus pennsylvanica	4	3	X			within proposed walkway
1195	19	Pin Oak	Quercus palustris	3	4	X			proximity to construction
1196	16	Austrian Pine	Pinus nigra	3	4		X		
1197	15	Austrian Pine	Pinus nigra	3	3		X		
1198	18	Austrian Pine	Pinus nigra	3	3		X		
1199	20	Austrian Pine	Pinus nigra	3	3	X			proximity to construction
1200	24	Pin Oak	Quercus palustris	3	4		X		
1201	12	Cockspur Hawthorn	Crataegus crus-galli	3	4			X	
1202	21	Austrian Pine	Pinus nigra	3	4			X	
1203	9	Crimson King' Norway Maple	Acer platanoides 'Crimson King'	3	4			X	
1204	8	Freeman Maple	Acer x freemanii	4	3			X	
1205	8	Red Maple	Acer rubrum	3	3	X			within proposed parking area
1206	6	Red Maple	Acer rubrum	4	3	X			within proposed walkway
1207	10	Freeman Maple	Acer x freemanii	5	3	X			poor condition
1208	5	Red Maple	Acer rubrum	3	3		X		
1209	6	Red Maple	Acer rubrum	3	3		X		
1210	3.5	Sugar Maple	Acer saccharum	3	4	X			proximity to construction, poor form
1211	12	River Birch	Betula nigra	3	4			X	
1212	6	River Birch	Betula nigra	3	4			X	
1213	7	River Birch	Betula nigra	5	4			X	
1214	13	River Birch	Betula nigra	3	3			X	
1215	4.5	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1216	3	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1217	4.5	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1218	21	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1219	3	Allegheny Serviceberry	Amelanchier laevis	3	4			X	
1220	4	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1221	3.5	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1222	3.5	Allegheny Serviceberry	Amelanchier laevis	4	4			X	
1223	4.5	Allegheny Serviceberry	Amelanchier laevis	4	3			X	
1224	13	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1225	14	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1226	4.5	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1227	13	Common Honeylocust	Gleditsia triacanthos	3	4			X	
1228	16	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1229	13	Austrian Pine	Pinus nigra	4	4			X	
1230	13	Austrian Pine	Pinus nigra	3	4			X	
1231	12	Austrian Pine	Pinus nigra	3	4			X	
1232	12	Austrian Pine	Pinus nigra	4	4			X	
1233	14	Austrian Pine	Pinus nigra	3	3			X	
1234	14	Austrian Pine	Pinus nigra	3	3			X	
1235	15	Austrian Pine	Pinus nigra	3	3			X	
1236	20	Redmond Linden	Tilia americana 'Redmond'	3	3			X	
1237	6	White Oak	Quercus alba	4	3			X	
1238	28	Redmond Linden	Tilia americana 'Redmond'	2	3			X	
1239	25	Austrian Pine	Pinus nigra	3	3			X	
1240	8	Freeman Maple	Acer x freemanii	3	3			X	
1241	19	Littleleaf Linden	Tilia cordata	3	3			X	
1242	19	Littleleaf Linden	Tilia cordata	3	4			X	
1243	19	Littleleaf Linden	Tilia cordata	3	3			X	
1244	20	Littleleaf Linden	Tilia cordata	3	3			X	
1245	22	Littleleaf Linden	Tilia cordata	3	3			X	
1246	15	Austrian Pine	Pinus nigra	3	3			X	
1247	16	Austrian Pine	Pinus nigra	3	3			X	
1248	13	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1249	2.25	Armstrong Gold Red Maple	Acer rubrum 'Armstrong Gold'	3	3			X	
1250	9	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1251	11	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1252	10	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1253	6	Colorado Blue Spruce	Picea pungens	4	3			X	
1254	13	Freeman Maple	Acer x freemanii	4	3			X	
1255	6	Redbud	Cercis canadensis	3	3			X	
1256	15	Freeman Maple	Acer x freemanii	4	3			X	
1257	12	Crabapple	Malus spp.	3	3			X	
1258	11	Crabapple	Malus spp.	3	3			X	
1259	11	Crabapple	Malus spp.	3	4			X	
1260	12	Crabapple	Malus spp.	3	3			X	
1261	20	Littleleaf Linden	Tilia cordata	2	3			X	
1262	17	Austrian Pine	Pinus nigra	3	3			X	
1263	13	Austrian Pine	Pinus nigra	4	3			X	
1264	7	Norway Maple	Acer platanoides	4	3			X	
1265	17	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1266	16	Austrian Pine	Pinus nigra	4	3			X	
1267	9	Crabapple	Malus spp.	3	3			X	
1268	13	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1269	10	Crabapple	Malus spp.	4	4			X	
1270	6.5	Callery Pear	Pyrus calleryana	4	3			X	
1271	6	Callery Pear	Pyrus calleryana	4	3			X	
1272	6.5	Callery Pear	Pyrus calleryana	3	3			X	
1273	19	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1274	10	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1275	9	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1276	6	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1277	7	Washington Hawthorn	Crataegus phaenopyrum	3	3			X	
1278	20	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1279	18	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1280	17	Kentucky Coffeetree	Gymnocladus dioicus	3	3			X	
1281	21	Littleleaf Linden	Tilia cordata	3	3			X	
1282	15	Austrian Pine	Pinus nigra	3	3			X	
1283	16	Austrian Pine	Pinus nigra	3	3			X	
1284	20	Austrian Pine	Pinus nigra	3	4			X	
1285	16	Austrian Pine	Pinus nigra	3	3			X	
1286	3	Flowering Dogwood	Cornus florida	4	3			X	
1287	4	Flowering Dogwood	Cornus florida	3	3			X	
1288	3.5	Flowering Dogwood	Cornus florida	3	3			X	
1289	5	Colorado Blue Spruce	Picea pungens	4	3			X	
1290	6	Swamp White Oak	Quercus bicolor	3	2			X	
1291	9.5	Bur Oak	Quercus macrocarpa	2	2			X	
1292	12	Freeman Maple	Acer x freemanii	4	3			X	
1293	4	Amur Maple	Acer ginnala	3	3			X	
1294	2.5	London Planetree	Platanus x acerifolia	2	2			X	
1295	8	Norway Maple	Acer platanoides	3	3			X	
1296	3.5	Freeman Maple	Acer x freemanii	2	2			X	
1297	3.5	Swamp White Oak	Quercus bicolor	3	3			X	
1298	2.25	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1299	4.25	Freeman Maple	Acer x freemanii	3	3			X	
1300	2.25	Allegheny Serviceberry	Amelanchier laevis	3	3			X	
1301	8 FH	Allegheny Serviceberry	Amelanchier laevis	4	3			X	
1302	4	River Birch	Betula nigra	3	3			X	
1303	4.5	River Birch	Betula nigra	3	3			X	
1304	4.25	River Birch	Betula nigra	4	3			X	
1305	14	White Poplar	Populus alba	4	3			X	
1306	14	Norway Maple	Acer platanoides	3	3			X	
1307	20	Common Honeylocust	Gleditsia triacanthos	3	3			X	
1308	10	Amur Maple	Acer ginnala	3	4			X	
1309	11	Amur Maple	Acer ginnala	4	3			X	
1310	8	Amur Maple	Acer ginnala	3	4			X	
1311	12	Amur Maple	Acer ginnala	3	4			X	
1312	13	Austrian Pine	Pinus nigra	3	4			X	
1313	15	Austrian Pine	Pinus nigra	3	3			X	
1314	17	Saucer Magnolia	Magnolia x soulangeana	3	3			X	
1315	7	Amur Maple	Acer ginnala	3	3			X	
1316	10	Callery Pear	Pyrus calleryana	3	3			X	
1317	7.75	Callery Pear	Pyrus calleryana	3	3			X	
1318	18	Amur Maple	Acer ginnala	3	4			X	
1319	11	Norway Maple	Acer platanoides	3	4			X	
1320	4	Allegheny Serviceberry	Amelanchier laevis	5	3			X	
1321	10	Callery Pear	Pyrus calleryana	3	3			X	
1322	4	European Beech	Fagus sylvatica	3	2			X	
1323	5	Allegheny Serviceberry	Amelanchier laevis	4	3			X	
1324	5	Star Magnolia	Magnolia stellata	3	3			X	
1325	5	Japanese Tree Lilac	Syringa reticulata	3	3			X	
1326	3.75	European Beech	Fagus sylvatica	3	4			X	
1327	5	White Spruce	Picea glauca	4	4			X	
1328	6	White Spruce	Picea glauca	4	4			X	
1329	20	Colorado Blue Spruce	Picea pungens	2	3	X			within proposed parking area
1330	18	Common Honeylocust	Gleditsia triacanthos	3	3	X			within proposed parking area
1331	18	Littleleaf Linden	Tilia cordata	4	4	X			within proposed drive
1332	11	Freeman Maple	Acer x freemanii	3	3	X			within proposed drive
1333	4	Freeman Maple	Acer x freemanii	2	3			X	
1334	3.5	Freeman Maple	Acer x freemanii	2	3			X	
1335	5	Norway Maple	Acer platanoides	3	3	X			within proposed drive
1336	5	Littleleaf Linden	Tilia cordata	2	2	X			within proposed drive
1337	19	Common Honeylocust	Gleditsia triacanthos	3	3	X			within area of proposed building
1338	12	Freeman Maple	Acer x freemanii	4	3	X			proximity to construction
1339	33	Black Walnut	Juglans nigra	2	3	X			proximity to construction
1340	11	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			proximity to construction
1341	9	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			within area of proposed building
1342	9	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			within area of proposed building
1343	16	Austrian Pine	Pinus nigra	3	4	X			within area of proposed building
1344	16	Austrian Pine	Pinus nigra	3	4	X			within area of proposed building
1345	13	Austrian Pine	Pinus nigra	3	4	X			within area of proposed building
1346	15	Austrian Pine	Pinus nigra	3	3	X			within area of proposed building
1347	20	Austrian Pine	Pinus nigra	3	3	X			within area of proposed building
1348	16	Austrian Pine	Pinus nigra	3	4	X			within area of proposed building
1349	17	Austrian Pine	Pinus nigra	3	3	X			within area of proposed building
1350	11	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			proximity to construction
1351	8	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			proximity to construction
1352	10	Cockspur Hawthorn	Crataegus crus-galli	3	3	X			proximity to construction
1353	19	Littleleaf Linden	Tilia cordata	3	3		X		
1354	5	Cockspur Hawthorn	Crataegus crus-galli	2	3	X			within proposed walkway
1355	18	Littleleaf Linden	Tilia cordata	3	4	X			within area of proposed building
1356	41	Common Honeylocust	Gleditsia triacanthos	4	3	X			within area of proposed building
1357	48	Silver Maple	Acer saccharinum	3	4	X			within area of proposed building
1358	16	Austrian Pine	Pinus nigra	3	4	X			proximity to construction



Legend

- Existing Tree to Remain
- Proposed Shade Tree
- Proposed Upright Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Planting Beds
- Seed Mix A
- Seed Mix B
- Assumed Limit of Work
- Tree or Shrub Planted in May 2024 See Landscape Screening Exhibit, Sheet L-102, for more information

Planting Notes

Planting Standards

1. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the american nurserymen's association (aan) and as deemed appropriate by landscape architect. Landscape architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
2. Sizes shown on plant schedule are minimum acceptable sizes.
3. All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
4. All new and transplanted plants to be sprayed with an antidessecant within twenty-four (24) hours after planting. Antitranspirant shall be "wiltpruf" or an approved equal.
5. Landscape architect shall field verify and approve all final staked tree, shrub, and perennial bed locations prior to installation.
6. The landscape contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
7. All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.
8. Landscape architect shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.
9. See specifications for additional information regarding planting standards.

Fertilizer & Mulching

1. Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
2. All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
3. All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
4. All perennials and groundcover beds shall be top-dressed with two inches (2") minimum of mushroom compost.
5. See specifications for additional information regarding fertilizer and mulching.

Maintenance & Warranties

1. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
2. Landscape contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
3. See specifications for additional information regarding maintenance and warranties.

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 20 40' 80' 160'

SCALE : 1" = 40'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Erikson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

LANDSCAPE PLAN

SCALE:

L-101

ISSUED FOR PLAN COMMISSION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_GAjouz.rvt
5/10/2024 9:28:01 AM



View 1



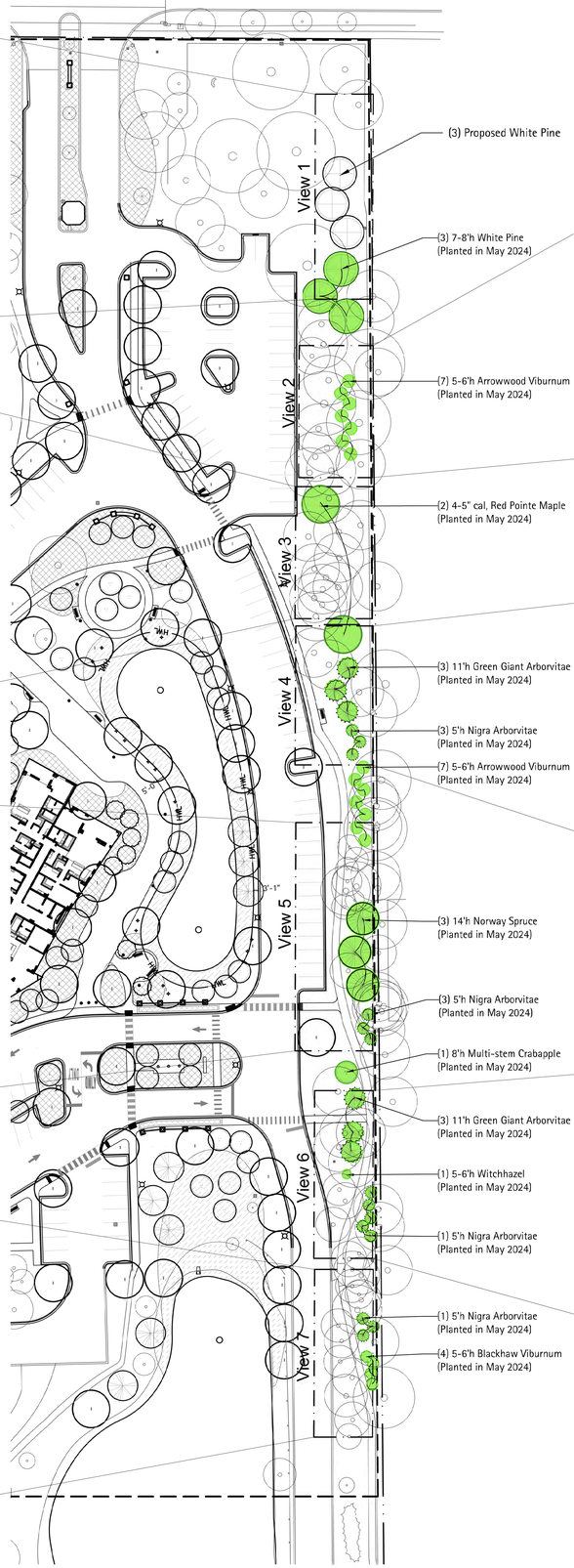
View 3



View 5



View 7





View 2



View 4



View 6

Legend

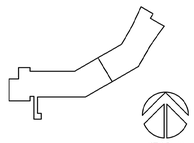
- Existing Tree to Remain
- Proposed Shade Tree
- Proposed Upright Shade Tree
- Proposed Ornamental Tree
- Proposed Evergreen Tree
- Planting Beds
- Seed Mix A
- Seed Mix B
- Assumed Limit of Work
- Tree or Shrub Planted in May 2024

No.	Description	Date
1	REVISION Plan Commission Resubmission	07/03/2024 07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 20 40' 80' 160'

SCALE : 1" = 40'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

LANDSCAPE SCREENING EXHIBIT

SCALE:

L-102

ISSUED FOR PLAN COMMISSION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_GAjouz.rvt
5/10/2024 9:28:01 AM

Plant Schedule

SYMBOL	BOTANIC NAME	COMMON NAME		SPACING
	DECIDUOUS TREES			**119 TOTAL**
AF	Acer x freemanii 'Autumn Blaze'	Freemanii Maple	4" caliper B&B	As shown
AGL	Alnus glutinosa	Black Alder	4" caliper B&B	As shown
AR	Acer rubrum 'Frank Jr.'	Red Pointe Maple	4" caliper B&B	As shown
AS	Acer saccharum	Sugar Maple	4" cal., B&B	As shown
BN	Betula nigra 'Heritage'	Heritage River Birch	6' ht. B&B/Multi Stem	As shown
CBF	Carpinus betulus 'Fastgiata'	Fastigiate European Hornbeam	4" cal., B&B	As shown
LT	Liriodendron tulipifera	Tulip Tree	4" cal., B&B	As shown
OV	Ostrya virginiana	American hophornbeam	4" caliper B&B	As shown
QB	Quercus bicolor	Swamp White Oak	4" cal., B&B	As shown
QR	Quercus robur fastigiata	Columnar English Oak	4" caliper B&B	As shown
QW	Quercus x warei 'Long'	Regal Prince Oak	4" caliper B&B	As shown
TA	Tilia americana 'McSentry'	American Sentry Linden	4" cal., B&B	As shown
TD 6	Taxodium distichum	Bald Cypress	6' ht. B&B	As shown
UMS	Ulmus 'Morton Stalwart'	Commendation Elm	4" cal., B&B	As shown
	ORNAMENTAL TREES			**89 TOTAL**
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	10' ht., B&B - Multi Stem	As shown
CC	Cercis canadensis	Eastern Redbud	10' ht., B&B - Single Stem	As shown
CCI	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	8' ht., B&B - Single Stem	As shown
CM 6	Cornus mas ' Golden Glory'	Cornelian Cherry Dogwood	6' ht. B&B/Multi Stem	As shown
CM 6	Cornus x 'Rutgan'	Stellar Pink Dogwood	6' ht. B&B/Multi Stem	As shown
CV 6	Chionanthus virginicus	White Fringe Tree	6' ht. B&B/Multi Stem	As shown
MP	Malus x 'Prairiefire'	Prairie Fire Crabapple	8' ht., B&B - Multi	As shown
MS	Magnolia soulangiana	Saucer Magnolia	12' ht., B&B - Multi Stem	As shown
SR	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	12' ht., B&B - Single Stem	As shown
	EVERGREEN TREES			**26 TOTAL**
JCF	Juniperus chinensis 'Fairview'	Fairview Juniper	8' ht., B&B	As shown
PA 14	Picea abies	Norway Spruce	14' ht., B&B	As shown
PGD	Picea glauca 'Densata'	Black Hills Spruce	10' ht., B&B	As shown
PS	Pinus strobus	Eastern White Pine	12' ht., B&B	As shown
PSF	Pinus strobus 'Fastigiata'	Columnar Eastern White Pine	10' ht., B&B	As shown
TSC	Tsuga canadensis	Canadian Hemlock	12' ht., B&B	As shown
	DECIDUOUS SHRUBS			**502 TOTAL**
AMM	Aronia melanocarpa 'Morton'	Iroquois Beauty Chokeberry	24-30" ht., 5 gal. Container	36" o.c. spacing
CAB	Cornus alba 'Bailhalo'	Ivory Halo Tatarian Dogwood	18-24" ht., 5 gal. Container	42" o.c. spacing
CS	Cornus sericea 'Isanti'	Redosier Dogwood	30" ht., B&B	42" o.c. spacing
CSA	Cornus sericea 'Flavorimea'	Yellow Twig Dogwood	30" ht., B&B	42" o.c. spacing
DKO	Diervilla 'Kodiak Orange'	Diervilla 'Kodiak Orange'	30" ht., B&B	42" o.c. spacing
FB	Fothergilla gardenii 'Mount Airy'	Mount Airy Dwarf Fothergilla	24-30" ht., 5 gal. Container	36" o.c. spacing
HV 6	Hamamelis vernalis	Vernal Witch Hazel	6' ht., B&B	As shown
HAA	Hydrangea aborescens 'Abetwo'	Incrediball Smooth Hydrangea	24-30" ht., 5 gal. Container	36" o.c. spacing
HP	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	30" ht., B&B	30" o.c. spacing
HPL	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24-30" ht., B&B	30" o.c. spacing
HPLQ	Hydrangea paniculata 'Little Quickfire'	Little Quick Fire Panicle Hydrangea	24-30" ht., 5 gal. Container	36" o.c. spacing
HPPW	Hydrangea paniculata 'DV Pinky'	Pinky Winky Panicle Hydrangea	30-36" ht., 5 gal. Container	42" o.c. spacing
HPQ	Hydrangea paniculata 'Quickfire'	Quickfire Hydrangea	30" ht., B&B	36" o.c. spacing
HQRS	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	30-36" ht., 5 gal. Container	36" o.c. spacing
MP	Myrica pensylvanica	Bayberry	30" ht., B&B	60" o.c. spacing
RA	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal. Container	36" o.c. spacing
RKP	Rosa 'Knockout Pink'	Pink Knockout Rose	24" ht., 5 gal. Container	36" o.c. spacing
RWC	Rhododendron 'White Cascade'	White Cascade Azalea	24" ht., 5 gal. Container	36" o.c. spacing
SS	Sorbaria sorbifolia 'Sem'	Sem Ural False Spirea	30" ht., B&B	36" o.c. spacing
SBT	Spiraea betulifolia 'Tor'	Birchleaf Spirea	18-24" ht., B&B	24" o.c. spacing
SBR	Spiraea x vanhoutii 'Renaissance'	Renaissance Spirea	48" ht., B&B	60" o.c. spacing
SM	Syringa x 'Penda'	Bloomerang Purple Lilac	30" ht., B&B	42" o.c. spacing
SP	Syringa patula 'Ms. Kim'	Ms. Kim Lilac	30-36" ht., B&B	42" o.c. spacing
VCC	Viburnum carlesii 'Compactum'	Compact Korean Spice Viburnum	24-30" ht., B&B	36" o.c. spacing
VD	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	30" ht., B&B	42" o.c. spacing
VP	Viburnum prunifolium	Blackhaw Viburnum	5' ht., B&B	As shown
	EVERGREEN SHRUBS			**500 TOTAL**
BM	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" spread, B&B	24" o.c. spacing
JHW	Juniperus horizontalis 'Witoni'	Blue Rug Juniper	30" spread B&B	36 o.c. spacing
TM	Taxus media 'Densiformis'	Dense Yew	36" spread, B&B	36 o.c. spacing
TME	Taxus x media 'Everlow'	Everlow Spreading Yew	30" spread B&B	36 o.c. spacing
TOE 8	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8' ht.,B&B	60" o.c.spacing
TON 5	Thuja occidentalis 'Nigra'	American Arborvitae	5' ht., B&B	As shown
TON 5	Thuja plicata x standishii 'Green Giant'	Green Giant Arborvitae	11' ht., B&B	As shown
	PERENNIALS & ORNAMENTAL GRASSES			**7,212 TOTAL**
ab	Agastache 'Blue Fortune'	Hummingbird Mint	1 gal./CG	20" o.c. spacing
aff	Athyrium filix-femina	Lady's Fern	1 gal./CG	24" o.c. spacing
ah	Amsonia hubrichtii	Narrow Leaf Blue Star	1 gal./CG	24" o.c. spacing
am	Alchemilla mollis 'Auslese'	Lady's Mantle	1 gal./CG	18" o.c. spacing
anp	Athyrium niponicum 'Pictum'	Japanese Painted Fern	1 gal./CG	18" o.c. spacing
asb	Allium 'Summer Beauty'	Summer Beauty Allium	1 gal./CG	15" o.c. spacing
bm	Brunnera macrophylla 'Jack Frost'	Siberian Bugloss	1 gal./CG	15" o.c. spacing
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	24" o.c. spacing
cm	Carex morrowii 'Ice Dance'	Ice Dance Sedge	1 gal./CG	15" o.c. spacing
cnn	Calamintha nepeta ssp. Nepeta	Lesser Calamintha	1 gal./CG	18" o.c. spacing
cv	Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	1 gal./CG	24" o.c. spacing
dc	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	1 gal.	24" o.c. spacing
ep	Echinacea purpurea 'Magnus'	Magnus Coneflower	1 gal./CG	18" o.c. spacing
er	Epimedium x rubrum	Red Barrenwort	1 gal./CG	18" o.c. spacing
gm	Geranium macrorrhizum 'Bevan's Variety'	Bevan's Bigroot Geranium	1 gal./CG	18" o.c. spacing
hm	Hakonechloa macra 'Aureola'	Japanese Forest Grass	1 gal./CG	18" o.c. spacing
hpa	Hosta 'Patriot'	Patriot Hosta	1 gal./CG	18" o.c. spacing
hrs	Hosta 'Royal Standard'	Royal Standard Hosta	1 gal./CG	18" o.c. spacing
hs	Hosta 'Sagae'	Sagae Hosta	1 gal./CG	48" o.c. spacing
isc	Iris siberica 'Caesar's Brother'	Caesar's Brother Iris	1 gal./CG	18" o.c. spacing
lr	Ligularia 'Bottle Rocket'	Bottle Rocket Ligularia	1 gal./CG	24" o.c. spacing
lsf	Liatris spicata 'Floristian White'	White Blazing Star	1 gal./CG	12" o.c. spacing
mm	Molinia caerulea 'Moorflamme'	Flaming Moor Grass	1 gal./CG	30" o.c. spacing
nf	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal./CG	24" o.c. spacing
pa	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal./CG	24" o.c. spacing
pa	Pennisetum apelocuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	18" o.c. spacing
pah	Pennisetum apelocuroides 'Hameln'	Dwarf Fountain Grass	1 gal./CG	24" o.c. spacing
pfv	Polygonatum falcatum 'Variegatum'	Variegated Solomon's Seal	1 gal./CG	12" o.c. spacing
pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	1 gal./CG	24" o.c. spacing
rf	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black Eyed Susan	1 gal./CG	24" o.c. spacing
sam	Sesleria autumnalis	Autumn Moor Grass	1 gal./CG	18" o.c. spacing
sc	Schizacharyium scoparium 'Standing Ovation'	Stading Ovation Little Bluestem	1 gal./CG	18" o.c. spacing
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal./CG	24" o.c. spacing
sh	Sporobolus heterolepsis	Prairie Dropseed	1 gal./CG	24" o.c. spacing
shu	Stachys officinalis 'Hummelo'	Alpine Betony	1 gal./CG	18" o.c. spacing
sm	Stachys monieri 'Hummelo'	Hummelo Betony	1 gal./CG	15" o.c. spacing
sn	Salvia nermorosa 'East Friesland'	East Friesland Salvia	1 gal./CG	18" o.c. spacing
snm	Salvia nemerosa 'Marcus'	Marcus Salvia	1 gal./CG	15" o.c. spacing
snw	Salvia nermorosa 'Wesuwe'	Wesuwe Salvia	1 gal./CG	18" o.c. spacing
	GROUNDCOVERS			**8,605 TOTAL**
ls	Liriope spicata	Lilyturf	quart/CG	9" o.c. spacing
pt	Pachysandra terminalis	Japanese Flowering Spurge	quart/CG	9" o.c. spacing
vm	Vinca minor 'Bowles'	Bowles Periwinkle	quart/CG	9" o.c. spacing
wt	Waldsteinia ternata	Barren Strawberry	quart/CG	9" o.c. spacing

Native Seed Mixes

Seed Mix A

BOTANIC NAME (COMMON NAME) SEED	PLS (OZ/ACRE)
PERMANENT GRASSES	
Andropogon gerardii (Big Bluestem)	6.53
Bromus ciliatus (Fringed Brome)	5.12
Calamagrostis canadensis (Blue Joint Grass)	0.34
Carex bicknellii (Copper-shouldered Oval Sedge)	1.31
Carex frankii (Bristly Cattail Sedge)	1.31
Carex hystericina (Porcupine Sedge)	1.31
Carex vulpinoidea (Brown Fox Sedge)	3.27
Elymus canadensis (Canada Wild Rye)	10.45
Elymus virginicus (Virginia Wild Rye)	10.45
Glyceria grandis (Reed Manna Grass)	1.31
Juncus dudleyi (Dudley's Rush)	0.33
Juncus interior (Inland Rush)	0.28
Panicum virgatum (Switch Grass)	1.31
Scirpus atrovirens (Dark-green Bulrush)	0.71
Scirpus cyperinus (Wool Grass)	0.37
Scirpus validus (Great Bulrush)	0.71
Sorghastrum nutans (Indian Grass)	6.53
Spartina pectinata (Cord Grass)	1.31
TOTAL	52.95
FORBS	
Alisma subcordatum (Mud Plantain)	1.31
Allium stellatum (Prairie Onion)	0.98
Ammannia coccinea (Scarlet Toothcup)	0.98
Anemone canadensis (Canada Anemone)	0.65
Angelica atropurpurea (Great Angelica)	3.92
Asclepias incarnata (Rose Milkweed)	2.61
Astragalus canadensis (Canada Milk Vetch)	0.65
Bidens cernua (Nodding Bur Marigold)	0.65
Boltonia asteroides (False Aster)	0.65
Eupatorium perfoliatum (Boneset)	0.49
Eupatorium maculatum (Joe Pye Weed)	0.65
Gentiana andrewsii (Bottle Gentian)	0.36
Gentiana flavida (Cream Gentian)	0.36
Helenium autumnale (Sneezeweed)	0.71
Heliopsis helianthoides (Early Sunflower)	1.31
Hibiscus laevis (Rose Mallow)	3.92
Hypericum pyramidatum (Great St. John's Wort)	0.65
Iris virginica var. shrevei (Southern Blue Flag)	2.61
Liatris pycnostachya (Prairie Blazing Star)	3.27
Lobelia cardinalis (Cardinal Flower)	0.33
Lobelia siphilitica (Great Blue Lobelia)	1.31
Lycopus americanus (Water Horehound)	0.65
Mimulus ringens (Monkey Flower)	0.33
Oligoneuron rigidum (Stiff Goldenrod)	0.65
Pedicularis lanceolata (Marsh Betony)	0.65
Persicaria punctata (Smartweed)	0.98
Physostegia virginiana (Obedient Plant)	0.71
Pycnanthemum virginianum (Mountain Mint)	1.31
Rudbeckia hirta (Black-eyed Susan)	1.96
Rudbeckia subtomentosa (Sweet Black-eyed Susan)	0.36
Rudbeckia triloba (Brown-eyed Susan)	1.31
Silphium laciniatum (Compass Plant)	0.65
Silphium perfoliatum (Cup Plant)	0.65
Silphium terebinthinaceum (Prairie Dock)	0.65
Symphyotrichum laeve (Smooth Blue Aster)	1.31
Thalictrum dasycarpum (Purple Meadow Rue)	1.96
Verbena hastata (Blue Vervain)	1.31
Vernonia fasciculata (Common Ironweed)	1.31
Veronicastrum virginicum (Culver's Root)	0.65
Zizia aurea (Golden Alexanders)	1.31
TOTAL	47.08

Mix Statistics 9.57 LBS/Acre | 305 Seeds/Sq. Ft. Native Component	PLS lbs./Acre	% of Native Mix
Forbs	4.92	47.07%
Grasses	5.53	52.93%
Total Natives	10.45	100.00%
Totals	10.45	100.00%

Seeded Area Per Plan: 8,236 SF

Seed Mix B

BOTANIC NAME (COMMON NAME) SEED	PLS (OZ/ACRE)
PERMANENT GRASSES	
Bouteloua curtipendula (Side-oats Grama)	17.95
Carex brevior (Plains Oval Sedge)	2.24
Carex vulpinoidea (Brown Fox Sedge)	1.12
Elymus canadensis (Canada Wild Rye)	8.98
Juncus dudleyi (Dudley's Rush)	0.56
Schizachyrium scoparium (Little Bluestem)	13.46
TOTAL	44.31
FORBS	
Agastache foeniculum (Anise Hyssop)	0.56
Allium stellatum (Prairie Onion)	1.12
Asclepias incarnata (Rose Milkweed)	1.12
Astragalus canadensis (Canada Milk Vetch)	0.28
Bidens polylepis (Bearded Beggarticks)	0.56
Chamaecrista fasciculata (Partridge Pea)	17.95
Coreopsis lanceolata (Lance-leaf Coreopsis)	2.81
Crotalaria sagittalis (Rattlebox)	4.49
Dalea candida (White Prairie Clover)	1.68
Dalea purpurea (Purple Prairie Clover)	2.24
Drymocallis arguta (Prairie Cinquefoil)	0.56
Echinacea purpurea (Purple Coneflower)	3.37
Eryngium yuccifolium (Rattlesnake Master)	1.12
Helenium autumnale (Sneezeweed)	0.56
Heliopsis helianthoides (Early Sunflower)	0.56
Liatris aspera (Button Blazing Star)	0.14
Lobelia siphilitica (Great Blue Lobelia)	1.12
Monarda fistulosa (Wild Bergamot)	0.56
Oligoneuron rigidum (Stiff Goldenrod)	0.56
Penstemon digitalis (Foxglove Beardtongue)	1.12
Pycnanthemum virginianum (Mountain Mint)	0.56
Ratibida pinnata (Yellow Coneflower)	0.56
Rudbeckia hirta (Black-eyed Susan)	6.73
Rudbeckia triloba (Brown-eyed Susan)	0.28
Symphyotrichum laeve (Smooth Blue Aster)	1.12
Verbena hastata (Blue Vervain)	1.12
Verbena stricta (Hoary Vervain)	0.56
Zizia aurea (Golden Alexanders)	2.24
TOTAL	55.65

Mix Statistics 11.14 LBS/Acre | 167 Seeds/Sq. Ft. Native Component	PLS lbs./Acre	% of Native Mix
Forbs	5.00	55.67%
Grasses	3.98	44.33%
Total Natives	8.97	100.00%
Totals	8.97	100.00%

Seeded Area Per Plan: 4,016 SF

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 20 40' 80' 160'

SCALE : 1" = 40'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

PLANT SCHEDULE

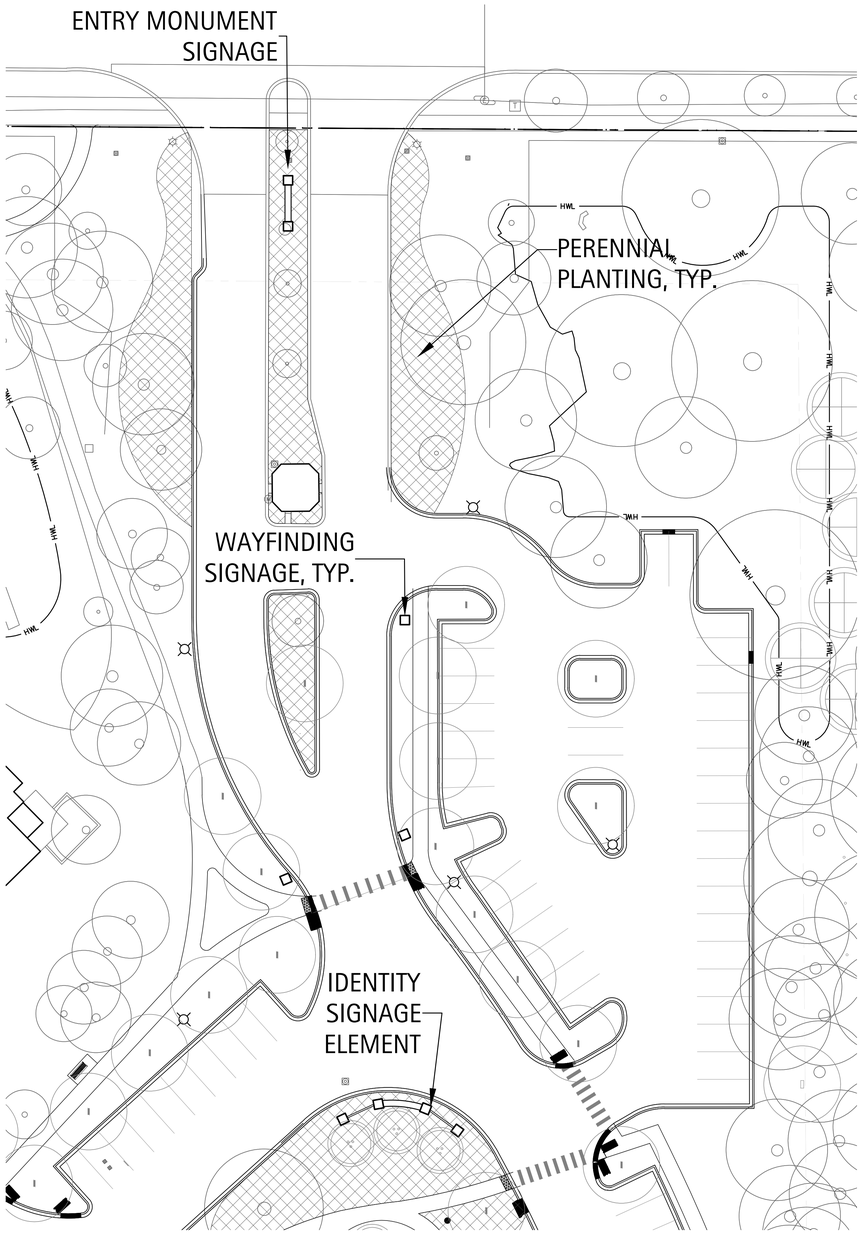
SCALE:

L-103

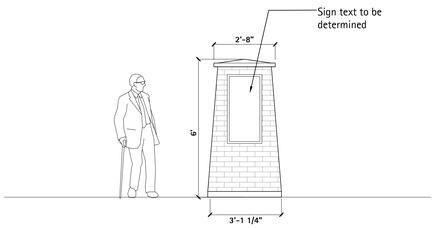
ISSUED FOR PLAN COMMISSION RESUBMISSION

08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_G_Ajauz.rvt
5/10/2024 9:28:01 AM



1 Key Plan
1" = 20'-0"

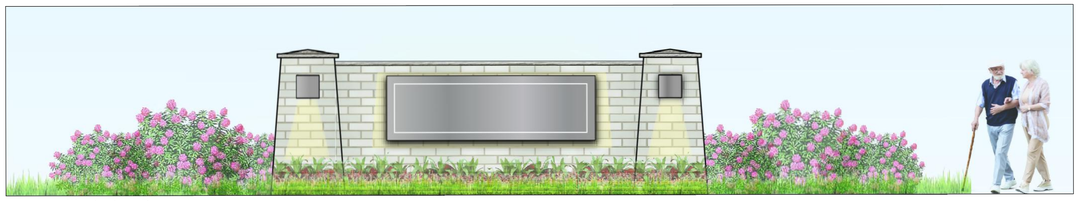


Elevation

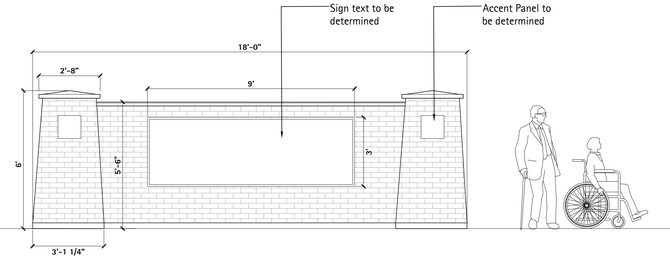


Illustrative Rendering

2 Wayfinding Signage
Scale: 3/8" = 1'-0"



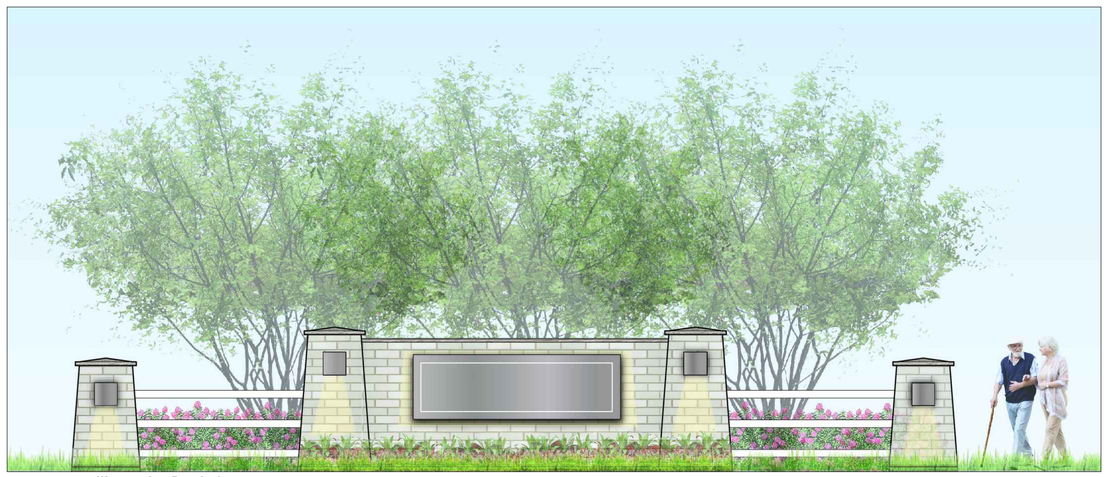
Illustrative Rendering



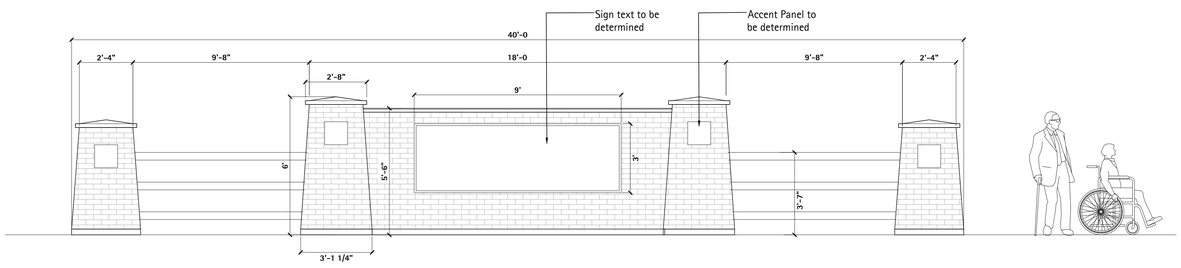
Elevation

Notes:
1. Masonry wall to match new building
2. Double-sided signage wall

3 Entry Monument Signage
Scale: 3/8" = 1'-0"



Illustrative Rendering



Elevation

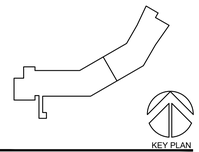
Notes:
1. Masonry wall to match new building
2. Single-sided signage wall
3. Fence panels pinned to structural columns and end columns

4 Identity Signage Element
Scale: 3/8" = 1'-0"

No.	Description	Date
1	Plan Commission Resubmission	07.03.2024
2	Plan Commission Revision 2	08.01.2024

0' 20 40' 80' 160'
SCALE : 1" = 40'-0"

SEAL



KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-9259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
SIGNAGE ELEMENTS

SCALE:

L-201

ISSUED FOR PLAN COMMISSION RESUBMISSION
08.01.2024

C:\REVIT LOCAL\102120_ARCH_NB_R23_GAjouz.rvt
5/10/2024 9:28:01 AM



The Moorings of Arlington Heights

HIGH-LEVEL MARKET STUDY UPDATE

Independent Living

December 2023 (Updating October 2021 Market Study)

Background, Approach, and Results

Background and Scope

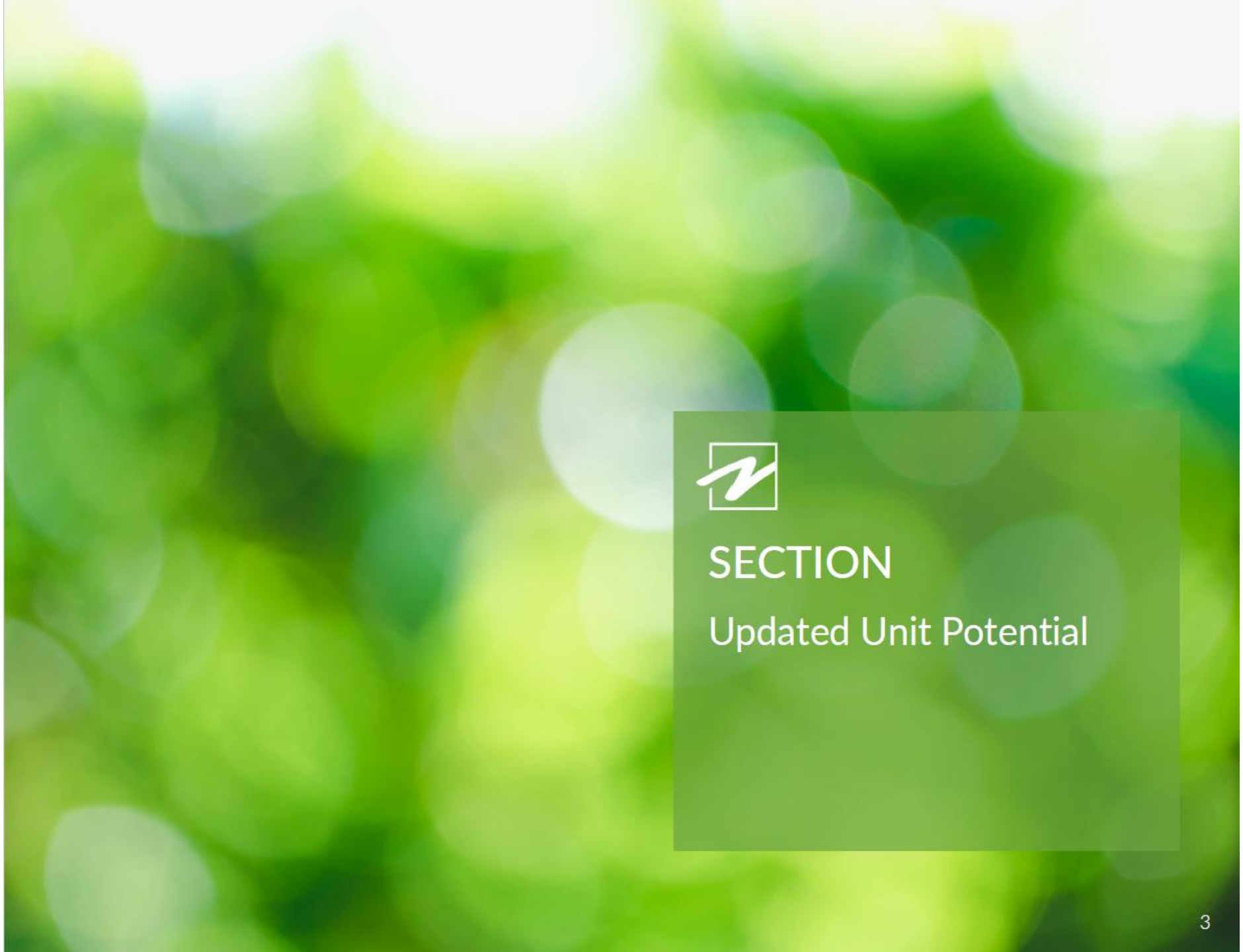
- Plante Moran Living Forward completed a full market study in October 2021 for The Moorings at Arlington Heights (MAH.)
- In the two years since the market study was completed, Presbyterian Homes developed an expansion plan for 70 units of additional independent living on its existing MAH campus.
- Now, in December 2023, Presbyterian Homes would like to refresh the results of the 2021 market study to understand if demand still exists for a 70-unit building at specific entrance fee and monthly service fee price points.

Approach

- To refresh the results and understand the unit potential within MAH's primary market area, PMLF completed the following updates:
    1. Pulled information from the following resources:
        - Demographics from Claritas
        - Competitive Property Advisory Report from NICMapVision.
        - Net worth from ESRI
    2. Used the above information to provide unit potential comparisons and updates from the 2021 study, including:
        - Updated the unit potential in the year 2025 for both rental and entrance fee IL units at an age qualification of 75+ years old and at an income of $75,000 [redacted]
        - To test the unit potential for the proposed project in the future year at the minimum monthly service fee, we provided a sensitivity to test the entrance fee IL potential for age-and- income qualified 75+ Households at an income of $110,000 [redacted]
        - We also ran additional sensitivities to test the unit potential for age-qualified households with a net worth of over $500k and $1M.

Results

- **Based on an age qualification of 75+ years old and a minimum annual income qualification of $110,000 in 2027, the market supports unit potential for 70 independent living entrance fee units.**
- **Based on an age qualification of 75+ years old and a minimum net worth of $500k and $1M, the market supports a unit potential for 290 and 150 units, respectively.**



SECTION

Updated Unit Potential

Assumptions

Market Rate Independent Living Analysis Assumptions	
Age	75+ is the minimum age for the unit potential analysis. The demand for independent living is generally applied to households aged 75 and over. This calculation is conservative in the fact that it does not consider those prospective residents under the age of 75.
Households	The number of households is used as the base unit in estimating IL demand.
Income Level	Minimum household income level used for estimating the number of income-qualified households in the MA: $35,000 is assumed to be the minimum income of residents living in market rate independent living. This is the income threshold used to compare penetration rates to industry benchmarks. $75,000 is the income used in the 2021 Market Study to represent the minimum income of residents living in market rate independent living. This was derived by assuming the lowest IL rate for a proposed project is [redacted] or [redacted] It is assumed that 60% of IL residents' income is spent on independent living. The 2023 equivalent rate (based on 3% inflation) [redacted] income threshold. $75,000 is conservative in the fact that seniors with incomes below the minimum levels may have assets from homeownership and other investments they could use to afford IL. According to Claritas, 77% of households 75+ in the MA will own their own home in 2028. In addition, families can provide support to the seniors Additional sensitivities are shown within this presentation to test the unit potential at higher income thresholds, such as the rates proposed for the new 70-unit IL expansion.
Penetration Rate (likely to Move)	Assume 1%-3% of the qualified population is likely to move to independent living, based on industry benchmarks.
Adjustment for MA Draw	Assume 75% MA draw. 70 - 90% is typical for IL product.
Adjustment for Occupancy	Assume a 95% stabilized occupancy rate.

Unit Potential & Penetration Rates

Rental Unit Potential

- For comparative purposes, assuming the same minimum income screen logic that was used of $75,000+ the results are presented below:
- **The 2021 market study** returned rounded monthly unit potential of 50 (at a 1% penetration rate) and 160 units (at a 3% penetration rate) in 2025.
- **The 2023 update** showed an increase in unit potential, which is driven by an increase in projected age-and- income qualified households in the market area in 2025.

Market Rate Independent Living Unit Potential

	2021 Market Study Stabilized Occupancy Year $75,000+ 2025	Dec 2023 Update Stabilized Occupancy Year $75,000+ 2025	2021 Market Study Stabilized Occupancy Year $75,000+ 2025	Dec 2023 Update Stabilized Occupancy Year $75,000+ 2025
	Method 1		Method 1	
	Penetration Rates		Penetration Rates	
	1%	1%	3%	3%
Estimated number of age- and income-qualified households (1)	5,205	5,721	5,205	5,721
Less existing inventory of The Moorings IL units (2)	255	255	255	255
Less existing and planned inventory of competitive IL units (3)	1,096	1,113	1,096	1,113
Estimated net number of age- and income-qualified households	3,855	4,353	3,855	4,353
Estimated penetration rate (4)	1.0%	1.0%	3.0%	3.0%
Estimated IL demand	39	44	116	131
Adjusted for 95% occupancy	95%	95%	95%	95%
Percentage of project units to be filled from the MA	75%	75%	75%	75%
Calculated IL Unit Potential	55	62	163	184
Rounded Unit Potential	50	60	160	180

(1) Source: Claritas. Reflects estimated number of households in the MA aged 75+ with minimum annual income $75,000+ in 2025.

(2) The Moorings existing units are adjusted for 95% occupancy.

(3) Competitive existing and planned units are adjusted for 95% occupancy, planned units are also adjusted for a 75% MA draw.

(4) The estimated penetration rate (likely to move) of 1% is applied in the left two columns, and 3% is applied in the right two columns.

Entrance Fee Unit Potential

- For comparative purposes, assuming the exact same minimum income screen logic of $75,000+ the results are presented below:
- The updated unit potential for entrance fee units is **130 units**, compared to a potential of 120 units in the 2021 study. This unit potential is a subset of the IL unit potential calculated on the previous page; the results are not additive.

Market Rate Independent Living Entrance Fee Unit Potential

	2021 Market Study - Stabilized Occupancy Year 2025	Dec 2023 Update - Stabilized Occupancy Year 2025
Estimated number of age- and income-qualified households (1)	4,164	4,405
Less existing inventory of The Moorings IL units (2)	255	255
Less existing and planned inventory of competitive IL units (3)	1,096	1,113
Estimated net number of age- and income-qualified households	2,814	3,037
Estimated penetration rate (4)	3.0%	3.0%
Estimated IL demand	84	91
Adjusted for 95% occupancy	95%	95%
Percentage of project units to be filled from the MA	75%	75%
Calculated IL Unit Potential	**118**	**128**
Rounded Unit Potential	**120**	**130**

(1) Source: Claritas estimated number of households in the MA aged 75+ with minimum annual income $75,000+ in 2025 who also own a home.

(2) The Moorings existing units are adjusted for 95% occupancy.

(3) Competitive existing and planned units are adjusted for 95% occupancy, planned units are also adjusted for a 75% MA draw.

(4) The estimated penetration rate (likely to move) of 3% is applied.

Entrance Fee Unit Potential – Sensitivities Based on the Proposed Project

- The previous two slides have shown unit potential in 2025.
- The table below shows updated results for **unit potential in 2027**, which is the first year that the proposed new building is open.
- The table below also contains three sensitivities, which test the unit potential based on an income or net worth screen.
- **Sensitivity #1** – Shows the 2027-unit potential with an income screen equivalent to the desired monthly service fee for the proposed 70-unit IL.
- **Sensitivity #2 & #3** – Shows the 2027-unit potential based on a net worth screen of $500k and $1M, respectively. Note that Net Worth demographers do not project future year results. Therefore, the results use 2023 demographics.

Market Rate Independent Living Entrance Fee Unit Potential - 2027

	Dec 2023 Update - Base Results from previous slides	Sensitivity #1 - Desired MSF Screen	Sensitivity #2 - $500k Sensitivity Screen	Sensitivity #3 - Stabilized Occupancy Year
Desired Monthly Service Fee (in 2023 $)				
Desired Monthly Service Fee (in 2027 $)				
Income Level (in 2027 $)				
Net Worth Screen				
Estimated number of age- and income-qualified households (1)	4,256	3,032		
Estimated number of age- and networth-qualified households (2)			8,302	4,985
Less existing inventory of The Moorings IL units (3)	255	255	255	255
Less existing and planned inventory of competitive IL units (4)	1,113	1,113	1,113	1,113
Estimated net number of age- and income-qualified households	2,888	1,665	6,934	3,617
Estimated penetration rate (5)	3.0%	3.0%	3.0%	3.0%
Estimated IL demand	87	50	208	109
Adjusted for 95% occupancy	95%	95%	95%	95%
Percentage of project units to be filled from the MA	75%	75%	75%	75%
Calculated IL Unit Potential	122	70	292	153
Rounded Unit Potential	120	70	290	150

(1) Source: Claritas estimated number of households in the MA aged 75+ who own a home and have the minimum annual income outlined in the header of each scenario.

(2) Source: Claritas estimated number of households in the MA aged 75+ who own a home and have the minimum net worth outlined in the header of each scenario.

(3) Existing units are adjusted for 95% occupancy.

(4) Competitive existing and planned units are adjusted for 95% occupancy, planned units are also adjusted for a 75% MA draw.

(5) The estimated penetration rate (likely to move) of 3% is applied.

SECTION

Updated Demographics & Competition

Population Demographics

2021 Market Study

Demographics - Population	2010 Actual	2021 Estimate	2026 Projected	Population Percent Change 2021 - 2026
MA				
MA Population (all ages)	310,394	306,342	304,016	-0.76%
Age 45 - 54	48,161	39,487	37,699	-4.53%
Age 55 - 64	38,015	42,467	40,047	-5.70%
Age 65 - 74	22,400	31,891	37,125	16.41%
Age 75 - 84	15,385	17,412	18,782	7.87%
Age 85 and over	6,823	7,867	7,828	-0.50%
Total Age 45-64	86,176	81,954	77,746	-5.13%
Total Age 65+	44,608	57,170	63,735	11.48%
Total Age 75+	22,208	25,279	26,610	5.27%
Illinois				
Illinois Population (all ages)	12,830,632	12,606,840	12,510,055	-0.77%
Age 45 - 54	1,870,879	1,579,301	1,525,787	-3.39%
Age 55 - 64	1,473,207	1,625,728	1,551,870	-4.54%
Age 65 - 74	849,535	1,229,766	1,417,110	15.23%
Age 75 - 84	524,766	611,516	666,962	9.07%
Age 85 and over	234,912	263,440	267,550	1.56%
Total Age 45-64	3,344,086	3,205,029	3,077,657	-3.97%
Total Age 65+	1,609,213	2,104,722	2,351,622	11.73%
Total Age 75+	759,678	874,956	934,512	6.81%
United States				
United States Population (all a	308,745,538	330,946,040	340,574,349	2.91%
Age 45 - 54	45,006,716	40,850,092	40,621,246	-0.56%
Age 55 - 64	36,482,729	42,310,640	42,023,337	-0.68%
Age 65 - 74	21,713,429	33,408,314	39,512,957	18.27%
Age 75 - 84	13,061,122	16,368,076	18,402,423	12.43%
Age 85 and over	5,493,433	6,668,294	7,129,280	6.91%
Total Age 45-64	81,489,445	83,160,732	82,644,583	-0.62%
Total Age 65+	40,267,984	56,444,684	65,044,660	15.24%
Total Age 75+	18,554,555	23,036,370	25,531,703	10.83%

Source: Claritas

December 2023 Update

Demographics - Population	2010 Actual	2023 Estimate	2028 Projected	Population Percent Change 2023 - 2028
MA				
MA Population (all ages)	307,937	310,283	306,725	-1.15%
Age 45 - 54	47,877	39,348	37,815	-3.90%
Age 55 - 64	37,834	41,834	39,608	-5.32%
Age 65 - 74	22,319	34,819	39,833	14.40%
Age 75 - 84	15,345	18,633	19,406	4.15%
Age 85 and over	6,809	8,227	8,286	0.72%
Total Age 45-64	85,711	81,182	77,423	-4.63%
Total Age 65+	44,473	61,679	67,525	9.48%
Total Age 75+	22,154	26,860	27,692	3.10%
Illinois				
Illinois Population (all ages)	12,830,623	12,633,738	12,518,254	-0.91%
Age 45 - 54	1,870,858	1,553,914	1,537,529	-1.05%
Age 55 - 64	1,473,166	1,610,385	1,516,676	-5.82%
Age 65 - 74	849,550	1,318,564	1,507,055	14.30%
Age 75 - 84	524,783	643,749	686,897	6.70%
Age 85 and over	234,927	267,450	275,036	2.84%
Total Age 45-64	3,344,024	3,164,299	3,054,205	-3.48%
Total Age 65+	1,609,260	2,229,763	2,468,988	10.73%
Total Age 75+	759,710	911,199	961,933	5.57%
United States				
United States Population (all ages)	308,745,377	334,500,069	341,662,969	2.14%
Age 45 - 54	45,007,049	40,326,341	40,905,599	1.44%
Age 55 - 64	36,483,203	42,279,362	41,105,842	-2.78%
Age 65 - 74	21,713,602	35,621,821	41,540,430	16.62%
Age 75 - 84	13,061,023	17,492,925	19,284,050	10.24%
Age 85 and over	5,493,433	6,886,666	7,428,004	7.86%
Total Age 45-64	81,490,252	82,605,703	82,011,441	-0.72%
Total Age 65+	40,268,058	60,001,412	68,252,484	13.75%
Total Age 75+	18,554,456	24,379,591	26,712,054	9.57%

Source: Claritas

Income Demographics

2021 Market Study

Demographics - Households by Income	2000 Actual	2021 Estimate	2026 Projected	Percent Change 2021 - 2026
Householder Age 45 - 64				
Income less than $15,000	1,761	1,752	1,354	-22.72%
Income $15,000 - $24,999	1,838	1,173	827	-29.50%
Income $25,000 - $34,999	2,968	2,079	1,614	-22.37%
Income $35,000 - $49,999	5,512	3,811	3,187	-16.37%
Income $50,000 - $74,999	8,918	7,240	6,414	-11.41%
Income $75,000 - $99,999	7,132	5,551	5,126	-7.66%
Income $100,000 - $124,999	5,487	4,829	4,381	-9.28%
Income $125,000 - $149,999	3,105	4,476	4,168	-6.88%
Income $150,000 - $199,999	2,823	6,175	6,195	0.32%
Income $200,000 or more	2,207	9,004	10,491	16.51%
	41,751	46,090	43,757	-5.06%
Householder Age 65 - 74				
Income less than $15,000	1,442	1,319	1,274	-3.41%
Income $15,000 - $24,999	2,159	1,518	1,372	-9.62%
Income $25,000 - $34,999	1,941	1,571	1,639	4.33%
Income $35,000 - $49,999	2,304	2,427	2,407	-0.82%
Income $50,000 - $74,999	2,748	3,319	3,670	10.58%
Income $75,000 - $99,999	1,323	2,464	2,915	18.30%
Income $100,000 - $124,999	745	1,960	2,341	19.44%
Income $125,000 - $149,999	345	1,280	1,600	25.00%
Income $150,000 - $199,999	245	1,394	1,881	34.94%
Income $200,000 or more	390	1,950	3,114	59.69%
	13,642	19,202	22,213	15.68%
Householder Age 75+				
Income less than $15,000	2,580	2,167	2,045	-5.63%
Income $15,000 - $24,999	2,673	2,691	2,422	-10.00%
Income $25,000 - $34,999	2,108	2,321	2,356	1.51%
Income $35,000 - $49,999	1,852	2,698	2,659	-1.45%
Income $50,000 - $74,999	1,701	2,767	2,977	7.59%
Income $75,000 - $99,999	646	1,503	1,687	12.24%
Income $100,000 - $124,999	304	1,037	1,192	14.95%
Income $125,000 - $149,999	145	709	852	20.17%
Income $150,000 - $199,999	170	581	738	27.02%
Income $200,000 or more	158	608	928	52.63%
	12,337	17,082	17,856	4.53%

Source: Claritas

December 2023 Update

Demographics - Households by Income	2023 Estimate	2028 Projected	Percent Change 2023 - 2028
Householder Age 45 - 64			
Income less than $15,000	1,883	1,508	-19.92%
Income $15,000 - $24,999	1,219	925	-24.12%
Income $25,000 - $34,999	1,696	1,364	-19.58%
Income $35,000 - $49,999	3,144	2,585	-17.78%
Income $50,000 - $74,999	6,023	5,182	-13.96%
Income $75,000 - $99,999	5,570	4,923	-11.62%
Income $100,000 - $124,999	5,000	4,416	-11.68%
Income $125,000 - $149,999	4,737	4,415	-6.80%
Income $150,000 - $199,999	6,115	6,273	2.58%
Income $200,000 or more	10,150	11,963	17.86%
	45,537	43,554	-4.35%
Householder Age 65 - 74			
Income less than $15,000	1,289	1,242	-3.65%
Income $15,000 - $24,999	1,249	1,154	-7.61%
Income $25,000 - $34,999	1,353	1,323	-2.22%
Income $35,000 - $49,999	2,267	2,216	-2.25%
Income $50,000 - $74,999	3,574	3,706	3.69%
Income $75,000 - $99,999	2,589	2,913	12.51%
Income $100,000 - $124,999	2,231	2,550	14.30%
Income $125,000 - $149,999	1,507	1,820	20.77%
Income $150,000 - $199,999	1,893	2,455	29.69%
Income $200,000 or more	2,760	4,228	53.19%
	20,712	23,607	13.98%
Householder Age 75+			
Income less than $15,000	2,185	2,016	-7.73%
Income $15,000 - $24,999	2,478	2,200	-11.22%
Income $25,000 - $34,999	2,079	2,050	-1.39%
Income $35,000 - $49,999	2,615	2,543	-2.75%
Income $50,000 - $74,999	3,101	3,107	0.19%
Income $75,000 - $99,999	1,568	1,693	7.97%
Income $100,000 - $124,999	1,192	1,331	11.66%
Income $125,000 - $149,999	884	1,028	16.29%
Income $150,000 - $199,999	790	976	23.54%
Income $200,000 or more	880	1,303	48.07%
	17,772	18,247	2.67%

Source: Claritas

Net Worth Demographics

2021 Market Study — Net Worth in the Market Area

Zip Code	City	2021 Average Net Worth	2021 Average Net Worth: HHr 75+	2021 Households Age 75+ with Net Worth of: <$15,000	$15,000 - $34,999	$35,000 - $49,999	$50,000 - $74,999	$75,000 - $99,999	$100,000 - $149,999	$150,000 - $249,999	$250,000 - $499,999	$500,000 - $999,999	$1,000,000+	Total
60004	Arlington Heights	$ 2,324,264	$ 2,257,677	106	11	13	71	81	166	348	670	693	1,241	3,400
60067	Palatine	$ 2,205,771	$ 1,881,882	78	11	7	42	46	70	187	340	306	490	1,577
60070	Prospect Heights	$ 1,348,810	$ 1,865,622	26	5	4	15	17	47	129	175	125	233	776
60005	Arlington Heights	$ 1,693,184	$ 1,715,099	264	30	28	90	94	136	242	432	338	650	2,304
60056	Mount Prospect	$ 1,576,386	$ 1,493,379	297	43	26	103	108	140	441	803	656	832	3,449
60074	Palatine	$ 1,021,952	$ 1,320,250	95	15	7	41	52	66	176	356	264	329	1,401
60016	Des Plaines	$ 848,517	$ 1,133,945	331	39	38	148	153	188	527	804	541	719	3,488
60008	Rolling Meadows	$ 1,190,805	$ 1,124,123	38	7	8	32	37	65	177	305	189	237	1,095
			Total	1,235	161	131	542	588	878	2,227	3,885	3,112	4,731	17,490
													Total HH Net Worth $500k+	7,843

Source: ESRI

Net Worth equals total household assets less any debts, secured or unsecured. Assets include ownership of homes, rental properties, business, individual retirement accounts IRAs) and Keogh accounts, pension plans, stocks, mutual funds, and motor vehicles. Examples of secured debt include home mortgages and vehicle loans; unsecured debt includes credit cards and other bills or certain bank loans.

December 2023 Update — Net Worth in the Market Area

Zip Code	City	2023 Average Net Worth	2023 Average Net Worth: HHr 75+	2023 Households Age 75+ with Net Worth of: <$15,000	$15,000 - $34,999	$35,000 - $49,999	$50,000 - $74,999	$75,000 - $99,999	$100,000 - $149,999	$150,000 - $249,999	$250,000 - $499,999	$500,000 - $999,999	$1,000,000+	Total
60004	Arlington Heights, IL	$ 2,229,506	$ 2,173,450	89	17	12	55	86	144	356	631	773	1,211	3,374
60067	Palatine, IL	$ 2,263,870	$ 1,973,770	71	10	7	34	65	62	182	360	313	552	1,656
60056	Mount Prospect, IL	$ 1,615,934	$ 1,746,700	343	41	31	99	129	144	411	726	681	1,058	3,663
60070	Prospect Heights, IL	$ 1,357,944	$ 1,722,606	19	1	3	14	16	56	156	175	146	239	825
60074	Palatine, IL	$ 1,052,667	$ 1,521,706	69	13	16	39	54	72	260	375	219	368	1,485
60005	Arlington Heights, IL	$ 1,531,626	$ 1,390,497	260	36	28	90	114	142	280	413	405	553	2,321
60008	Rolling Meadows, IL	$ 1,132,726	$ 1,286,680	49	14	19	32	40	71	177	288	229	261	1,180
60016	Des Plaines, IL	$ 936,740	$ 1,135,678	394	52	48	157	165	259	599	791	551	743	3,759
			Total	1,294	184	164	520	669	950	2,421	3,759	3,317	4,985	18,263
													Total HH Net Worth $500k+	8,302

	2023 Weighted Average Net Worth	
Market Area	$ 1,548,854	$ 1,625,991
USA	$ 909,261	$ 1,125,382

Source: ESRI

Net Worth equals total household assets less any debts, secured or unsecured. Assets include ownership of homes, rental properties, business, individual retirement accounts IRAs) and Keogh accounts, pension plans, stocks, mutual funds, and motor vehicles. Examples of secured debt include home mortgages and vehicle loans; unsecured debt includes credit cards and other bills or certain bank loans.

Independent Living Competitors

Primary Market Area Competitors

Property Name	Zip Code	Driving Distance From Site	2021 Market Study IL Units	Dec 2023 Update IL Units
Subject Community				
The Moorings of Arlington Heights	60005	0	268	268
Existing Competitors				
Church Creek	60005	1.4	95	95
Presence Nazarethville	60016	4.8	0	15
Luther Village	60004	2.8	640	640
The Grand at Twin Lakes	60074	4.1	83	83
Brookdale Des Plaines	60016	5.4	194	202
Solstice Senior Living at Palatine	60067	5.8	67	67
		Total Existing Competitors	**1,079**	**1,102**
Planned Competitors				
Arlington Heights Senior Living	60005	5.6	0	93
Plum Creek of Des Plaines	60016	5.6	100	0
		Total Planned Competitors	**100**	**93**
		Total	**1,447**	**1,463**

Notes:

1. The 2021 competitor data was sourced from : NIC MAP® Data Service 2Q2021, as well as telephone interviews August-Oct 2021, and various internet searches.
2. The competitor data for the December 2023 update was sourced from : NIC MAP® Data Service 3Q2023 and various internet searches. The 2023 update did not include updated phone interviews to validate the changes in units for MAH's competitors.
3. Based on our PZ research using our subscription resources to identify planned projects and various internet searches, the Plum Creek of Des Plaines project did not come to fruition and is no longer in the development pipeline and has therefore been removed from our analysis and the competitive set for this 2023 update.

Independent Living Future Developments

In order to identify any new senior living construction, the 3Q2023 NIC MAP Vision® Property Inventory Report, NIC MAP® Dodge Data & Analytics, ConstructConnect (Insight), and BuildCentral resources were reviewed, and the results compiled to determine any senior living projects within the MA.

Per the searches conducted, the following planned Independent Living projects were identified within the MA:

Independent Living Future Developments				
Facility	City	Zip Code	Estimated Date Available	IL Units
Arlington Heights Senior Living	Arlington Heights	60005	Unknown	93
			Total	93

Notes:

1. **Arlington Heights Senior Living:** As reported in the 2021 report, this community is still planning to construct a 3-story, 175-unit senior living development. The unit breakdown includes 93 independent living, 58 assisted living, and 24 memory units. This facility will offer a mix of studios, one- and two-bedroom units priced from $3,000-$4,500 a month which will include full meal plans, housekeeping and medical support care. Note community also referred to as "Trammell Crow".

Additional Future Developments

Notes on projects early in the planning/predesign stages, which could include affordable non-competitive projects.

1. **Golf Crossing Senior Living:** As of 5/24/23, the Illinois Housing Development Authority has approved the 9% LIHTC preliminary applications for the project, located in Arlington Heights. No other information is known at this time.

2. **Higgins Road Senior Apartments:** As of 5/24/23, the Illinois Housing Development Authority has approved the 9% LIHTC preliminary applications for the project, located in Hoffman Estates. No other information is known at this time.

3. **Blue Sky Residences:** Per our resources, Build Central, as of 06/14/2023, efforts to contact Des Plaines planning/zoning and Pontarelli Cos (developer) have not yet resulted in a construction schedule or timeline. No other information is known at this time.

4. **Prospect Senior Lofts:** Per our resources Dodge and Insight, a 4 story, 53-unit affordable housing for seniors is proposed. This building would consist of forty-one (41) one-bedroom units, twelve (12) two-bedroom units, and indoor amenities to accommodate residents.

General Limitations

This report is a high-level supply and demand overview. This report is based on estimates, assumptions, and other information available to us during the conduct of the study or developed in connection with the market study. Sources of the information and bases of the estimates are stated in the appropriate sections of the report. The information, recommendations, analysis, and conclusions contained within (collectively "Analysis") are, in whole or in part, dependent on information provided by MAH and other third parties or public sources (collectively "Information"). PMLF has not validated any Information for its accuracy or reliability. Errors or misstatements in the Information may exist that impact the results of our Analysis.

Some assumptions will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved may vary from those reported upon. PMLF cannot and does not warrant or guarantee the outcome of any forward-looking information or analysis. The Analysis prepared by PMLF represents PMLF's professional judgment as a consultant based on information known to PMLF at the time.

Thank You



plante moran
LIVINGFORWARD



Jamie Timoteo
PARTNER
Jamie.Timoteo@plantemoran.com
(312) 344-2449



Sally Heffernan, CPA, CMA
SENIOR VICE PRESIDENT
Sally.Heffernan@plantemoran.com
(419) 842-6127



Jacob Boss
VICE PRESIDENT
Jacob.Boss@plantemoran.com
(312) 928-5376



John Cassidy
VICE PRESIDENT
John.Cassidy@plantemoran.com
(312) 602-3666



Joanne Stiger
SENIOR CONSULTANT
Joanne.Stiger@plantemoran.com
(419) 842-6176



Deanna Tyler
CONSULTANT
Deanna.Tyler@plantemoran.com
(248) 603-5132



LIGHTING FIXTURE SCHEDULE						
LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTON	LUMENS	LLF	WATTS
T3	STERNBERG LIGHTING	PT-1843LED-6ARC35T3-MDL03-CSA/3912T4-3/BKT	EXISTING 12' POLE LIGHT FIXTURE	6195	0.9	93
T5	STERNBERG LIGHTING	PT-1843LED-6A1R35T5-MDL03-CSA/3912T4-3/BKT	EXISTING 12' POLE LIGHT FIXTURE	8700	0.9	120
B1	LITHONIA LIGHITNG	DSXB LED 12C 700 30K ASY MVOLT	ASYMMETRIC BOLLARD	2173	0.9	31
B2	LITHONIA LIGHITNG	DSXB LED 16C 700 30K SYM MVOLT	SYMMETRIC BOLLARD	2802	0.9	39

Note: Building mounted light fixtures will have cut off shields to direct light down.
Lights will be mounted on walls at building access points and at balconies.
The site lighting design meets the photometric requirements for the site.

1 PHOTOMETRIC SITE PLAN

1/32"=1'-0"

No.	Description	Date

0' 25' 50' 100' 200'

SCALE : 1" = 50'-0"

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
Presbyterian Homes
8707 Skokie Blvd, Suite 109, Skokie, IL 60077
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

PROJECT TITLE:

Presbyterian Homes - New IL Building

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:

PHOTOMETRIC SITE PLAN

SCALE:

E-100

Submit for Plan Commission
Resubmission

07.03.2024

COPYRIGHT © 2024, SALAS O'BRIEN

The Moorings of Arlington Heights Independent Living Addition Preliminary Stormwater Management Report

811 E Central Rd

In Accordance with Metropolitan Water Reclamation District of Greater Chicago Stormwater Management Ordinance and Village of Arlington Heights Stormwater Management Ordinance.

May 24th, 2024
Revised August 1, 2024

Prepared by:

Chris Fish, PE
Eriksson Engineering Associates, Ltd.



ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030
847.223.8404

www.eea-ltd.com

TABLE OF CONTENTS

- The Moorings of Arlington Heights Improvements Narrative
    a. Existing Condition
    b. Proposed Conditions
- Appendix 1 – Maps
    a. FEMA FIRMette
    b. NRCS Soil Map
    c. Existing Watershed Exhibit
    d. Record Calculations (MWRD Permit 87-787)
- Appendix 2 –Calculations
        a. Site Information and Calculation Summary
        b. TP-40 Modified Rational Method Calculation
        c. Bulletin 75 Modified Rational Method Calculation
        d. Nomograph Bulletin-75
        e. Volume Provided
        f. Restrictor Calculations

THE MOORINGS OF ARLINGTON HEIGHTS

INDEPENDENT LIVING ADDITION

STORMWATER MANAGEMENT NARRATIVE

EXISTING CONDITION

The Moorings Campus is a 41 acre retirement community that consists of Villa Cottages, Independent Living Apartments, Assisted Living Apartments, Skilled Care Units, and Memory Care Units. The campus was first constructed in 1987 with the last major renovations/additions occurring in 2016.

Stormwater management is provided for the campus in seven separate basins, as shown in the Existing Campus Drainage Exhibit in Appendix 1. Zones A, C, D, and E are tributary to a 72" Mount Prospect Sewer at the southeast corner of the site. Zones B and F are tributary to a 21" Arlington Heights sewer in Central Rd.

PROPOSED CONDITION

The project will include a new 70-unit independent living expansion between the existing round barn and main entrance. Associated site improvements will include revised/new parking areas, utility connections, re-routed campus utility infrastructure, walking paths, stormwater management infrastructure, and re-alignments of Moorings Dr and Old Barn Ln. Area disturbance will be approximately 6 acres.

The expansion and site improvements will affect four existing stormwater management areas, A (West Lake), E (East Lake), B (North Basin), and F (Northeast Basin). The future parking lot addition will affect a separate tributary area, area D (Southeast Basin). Updated Rate and Volume control storage shall be provided for all disturbed areas. Calculation methodology shall be to calculate the required detention for undisturbed or maintenance areas using the modified rational method with TP-40 rainfall data. Required detention for disturbed areas shall be calculated using the modified rational method with bulletin 75 rainfall data. Total required detention shall be calculated by adding the undisturbed required volume and the most conservative disturbed area calculation for each tributary area. The allowable release rate shall be based on the Village of Arlington Heights more conservative 0.18 cfs/acre allowance.

A summary of each area disturbance can be found below, also see area summaries and the Tributary Area Exhibit found in this report.

<u>Tributary Area A (West Lake):</u>

West Lake is the largest tributary area at the Moorings. The outlet connects to a 48" sewer at the south end of the property and ultimately goes to a 72" Mount Prospect storm sewer. Disturbance is limited to a small parking area off of Old Barn Lane, totaling 0.02 acres of new impervious area. The West Lake tributary was last designed in 2015 using bulletin 70 rainfall data. Undisturbed areas were therefore calculated using the modified rational method with bulletin 70 rainfall data. The newly disturbed area was analyzed using the modified rational method with bulletin 75 rainfall data.

New Impervious Area = 0.02 acres
Detention Required for disturbed area = 0.009 ac-ft
Undisturbed Detention Volume Required = 4.624 ac-ft

Total Required Detention Volume = 4.633 ac-ft
Existing Detention Volume Provided = 4.650 ac-ft

Tributary Area E (East Lake):

East Lake is the primary tributary for the project disturbance, totaling 2.39 acres of new impervious area. The East Lake tributary was last designed in 1987 using TP-40 rainfall data. Undisturbed areas are therefore calculated using the modified rational method with TP-40 data. The newly disturbed area was analyzed using the modified rational method with bulletin 75 rainfall data. To accommodate the newly required detention volume a new wet basin will be constructed that is connected to East lake with an equalizer pipe. We will call the newly created basin, which is part of tributary area E, Entrance Basin. The outlet from East Lake is tributary to the Southeast Basin and ultimately to the 72" Mount Prospect storm sewer.

New Impervious Area = 2.39 acres
Detention Required for disturbed area = 1.348 ac-ft
Undisturbed Detention Volume Required = 0.962 ac-ft
Total Required Detention Volume = 2.310 ac-ft
Detention Volume Provided = 2.340 ac-ft

Tributary Area D (Southeast Basin):

The southeast basin is an existing dry basin with no proposed disturbance to the tributary area. The owner is proposing a future parking lot that would create approximately 0.19 acres of new impervious area. This will be analyzed in the future in greater detail. Conceptual calculations are provided in this report utilizing TP-40 rainfall for undisturbed areas and Bulletin 75 for new impervious areas. The southeast basin is tributary to the 72" Mount Prospect storm sewer.

New Impervious Area = 0.19 acres
Detention Required for disturbed area = 0.080 ac-ft
Undisturbed Detention Volume Required = 0.498 ac-ft
Total Required Detention Volume = 0.578 ac-ft
Existing Detention Volume Provided = 1.170 ac-ft

Tributary Area C (Southwest Basin):

The southwest basin was last re-designed in 2015 and is tributary to a 48" storm sewer at the south end of the property, ultimately tributary to the 72" Mount Prospect storm sewer. There is currently no proposed or future planned disturbance of this tributary area.

New Impervious Area = 0.00 acres
Detention Required for disturbed area = 0.000 ac-ft
Undisturbed Detention Volume Required = 1.021 ac-ft
Total Required Detention Volume = 1.021 ac-ft
Detention Volume Provided = 1.110 ac-ft

Tributary Area F (Northeast Basin):

The northeast basin was designed in 1987 and is believed to be tributary to a 21" combined sewer located in Central Rd. There is 0.35 acres of new impervious area proposed for this basin. The east and north sides of the existing basin shall be revised to re-create the berms necessary to provide the required freeboard. There are several mature trees located within the basin with the goal being to save as many as possible. Undisturbed area calculations were done using TP-40 data while new impervious areas were calculated with Bulletin 75 data.

New Impervious Area = 0.35 acres
Detention Required for disturbed area = 0.150 ac-ft
Undisturbed Detention Volume Required = 0.056 ac-ft
Total Required Detention Volume = 0.206 ac-ft
Detention Volume Provided = 0.300 ac-ft

Tributary Area B (North Basin):

The north basin was last designed in 1987 and is believed to be tributary to a 21" combined sewer located in Central Rd. Due to the geometry of the proposed site developments this tributary will shrink by approximately 1 acre. The proposed disturbance for this tributary is 0.94 acres. Improvements to this basin will include converting to a wet basin, which will increase storage volume and allow for emergent plantings along the edges. Undisturbed areas were modeled using TP-40 data while new areas were modeled using Bulletin 75 data.

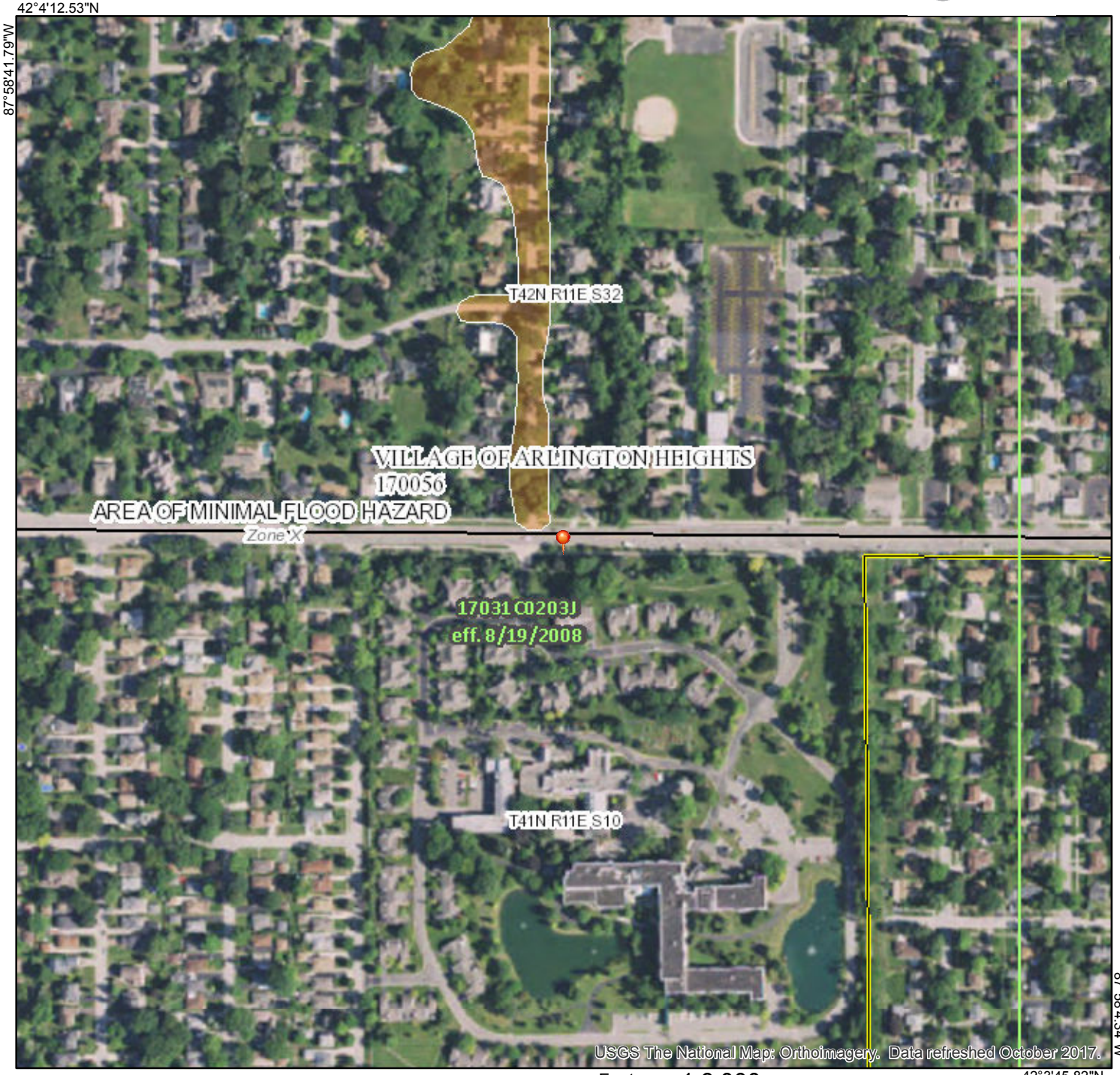
New Impervious Area = 0.94 acres
Detention Required for disturbed area = 0.516 ac-ft
Undisturbed Detention Volume Required = 0.831 ac-ft
Total Required Detention Volume = 1.347 ac-ft
Detention Volume Provided = 1.670 ac-ft

APPENDIX 1

Maps

National Flood Hazard Layer FIRMette

FEMA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

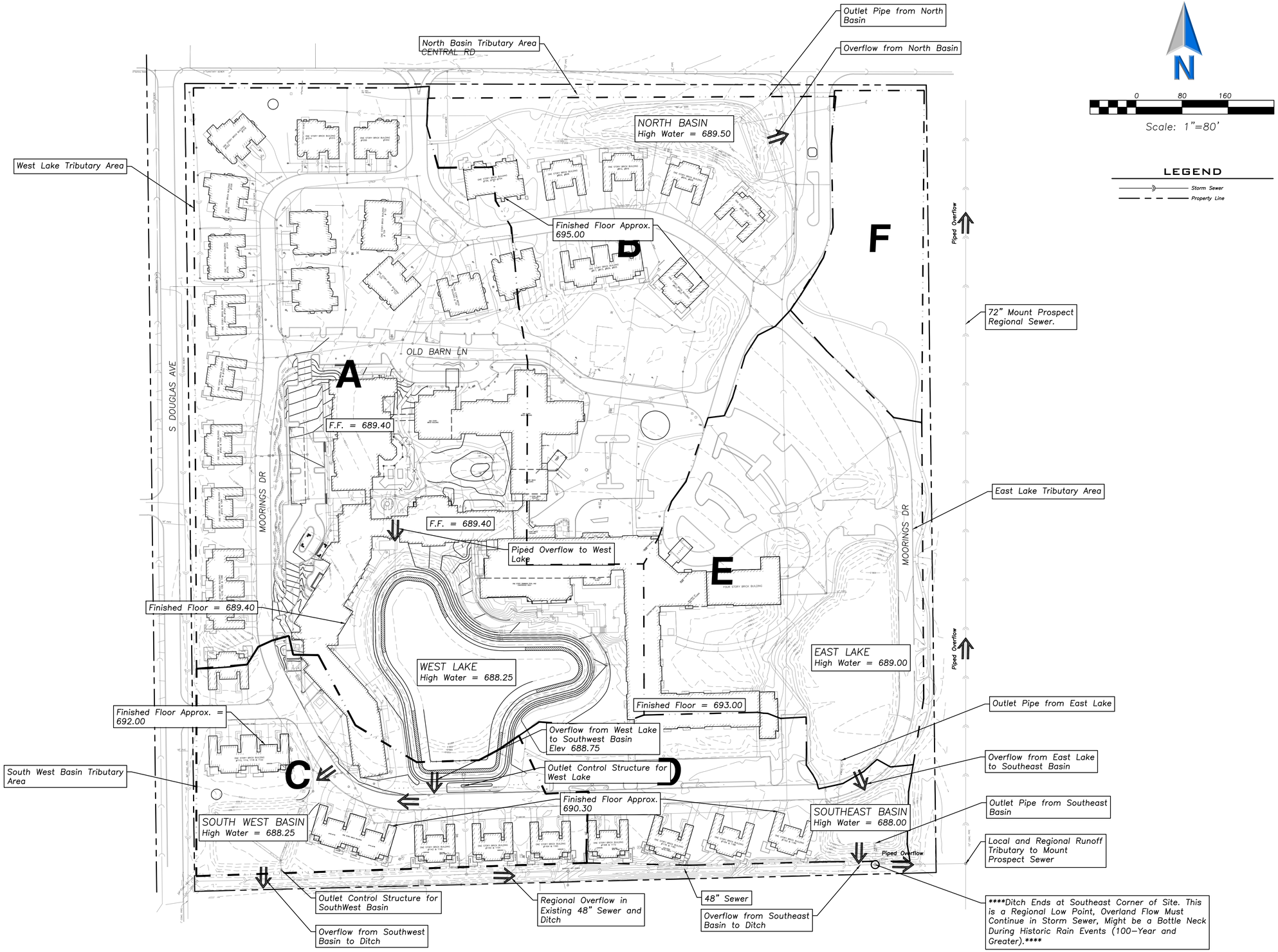
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/8/2018 at 10:31:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Custom Soil Resource Report
Soil Map





N

0 80 160

Scale: 1"=80'

LEGEND

Storm Sewer

Property Line

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

THE MOORINGS
OF ARLINGTON HEIGHTS

811 E. Central Road
Arlington Heights, Illinois

Reserved for Seal:

No.	Date	Description

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2015
THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER IS PERMITTED WITHOUT THE WRITTEN CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD.

Design By:	Date:
CMF	10/26/2017
Approved By:	Project No.
TH	0000.00

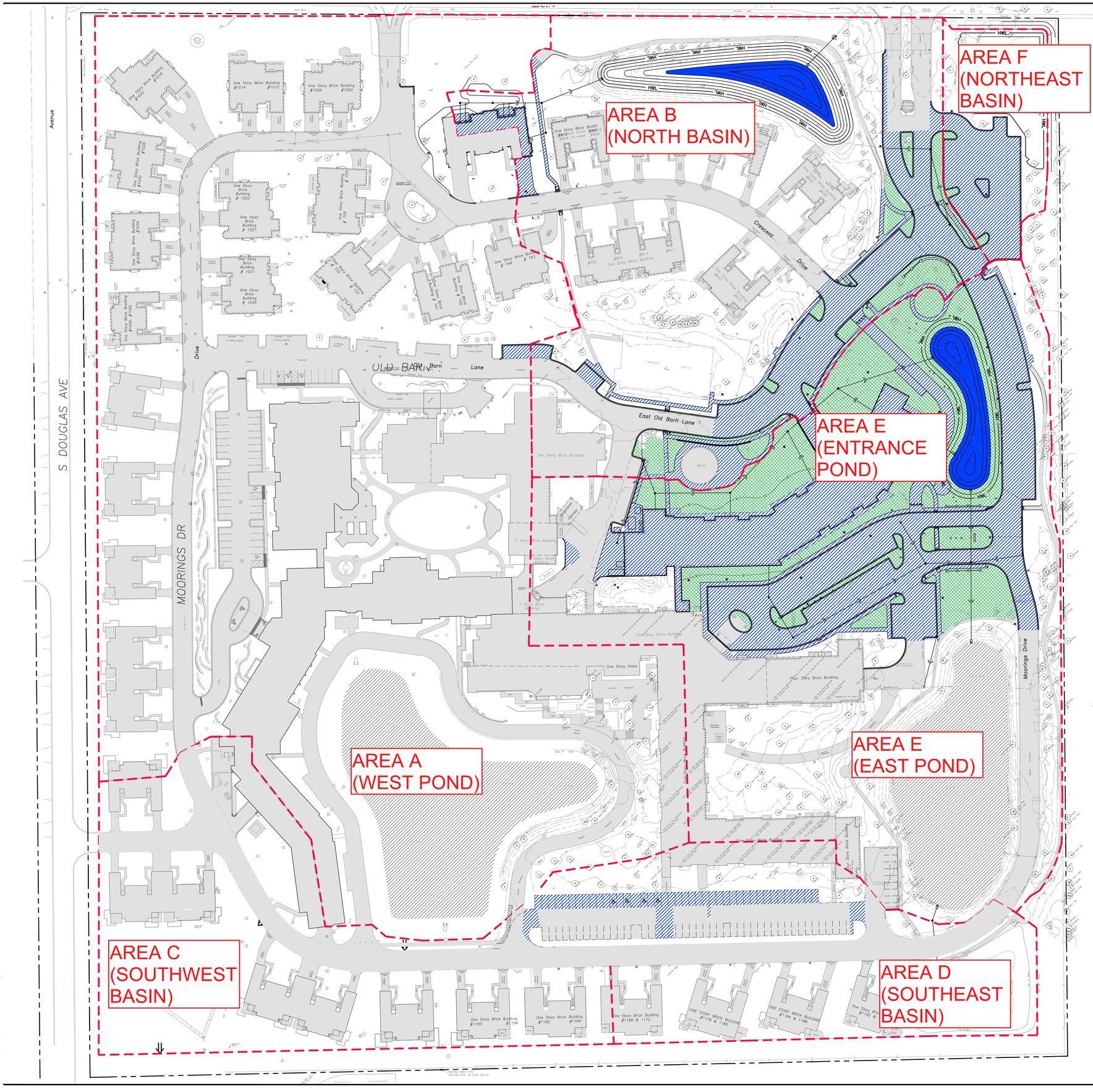
Sheet Title:

MOORINGS WATERSHED EXHIBIT

Sheet No:

EXHIBIT

EEA – P:\02004.16 – RLPS – Moorings – Phase 2\Drawings\Moorings Overall Drainage Exhibit.dwg
Plotted: 7/06/23 @ 11:01am By: cfish



N

50 0 50 100 150

Scale: 1"=50'

AREA LEGEND

NORTH POND

- NEW IMPERVIOUS AREA = 0.94 ACRES
- HYDROLOGICALY DISTURBED PERVIOUS AREA = 0.30 ACRES
- EXISTING IMPERVIOUS AREA = 1.74 ACRES
- EXISTING PERVIOUS AREA = 3.71 ACRES
- NEW WATER LEVEL AREA = 0.14 ACRES

TOTAL AREA = 6.84 ACRES

EAST POND

- NEW IMPERVIOUS AREA = 2.39 ACRES
- HYDROLOGICALY DISTURBED PERVIOUS AREA = 1.33 ACRES
- EXISTING IMPERVIOUS AREA = 1.86 ACRES
- UNDISTURBED PERVIOUS AREA = 2.26 ACRES
- NEW WATER LEVEL AREA = 0.20 ACRES
- EXISTING WATER LEVEL AREA = 0.90 ACRES

TOTAL AREA = 8.74 ACRES

NORTHEAST POND

- NEW IMPERVIOUS AREA = 0.35 ACRES
- HYDROLOGICALY DISTURBED PERVIOUS AREA = 0.01 ACRES
- EXISTING PERVIOUS AREA = 0.50 ACRES

TOTAL AREA = 0.85 ACRES

WEST POND

- NEW IMPERVIOUS AREA = 0.02 ACRES
- EXISTING IMPERVIOUS AREA = 7.82 ACRES
- UNDISTURBED PERVIOUS AREA = 6.71 ACRES
- EXISTING WATER LEVEL AREA = 1.25 ACRES

TOTAL AREA = 15.80 ACRES

SOUTHEAST POND

- NEW IMPERVIOUS AREA = 0.19 ACRES
- EXISTING IMPERVIOUS AREA = 1.37 ACRES
- UNDISTURBED PERVIOUS AREA = 1.42 ACRES

TOTAL AREA = 2.99 ACRES

SOUTHWEST POND

- NEW IMPERVIOUS AREA = 0.01 ACRES
- EXISTING IMPERVIOUS AREA = 1.76 ACRES
- UNDISTURBED PERVIOUS AREA = 2.02 ACRES

TOTAL AREA = 3.79 ACRES

No.	Description	Date

SEAL

KEY PLAN

PERKINS EASTMAN
The Rookery
209 South LaSalle St., Suite 400
Chicago, IL 60604
T. +1.312.755.1200
F. +1.312.755.1155

Owner:
The Moorings of Arlington Heights
811 E Central Rd, Arlington Heights, IL 60005
847-979-3970

Civil / Site:
Eriksson Engineering Associates
145 Commerce Drive, Suite A, Grayslake, IL 60030
630-296-6259

Landscape:
The Lakota Group
One East Wacker Dr, Suite 2700, Chicago, IL 60601
312-467-5445 x 202

Structural:
Meyer Borgman Johnson
1 N LaSalle St, Suite 3250,Chicago, IL 60602
312-602-0157

Mechanical & Plumbing:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142 .

Electrical:
Salas O'Brien
815 S Wabash, Chicago, IL 60605
312-870-5142

Elevator Consultant:
Jenkins & Huntington
5 Climax Road, Avon, CT 06001
630-325-4415

Envelope Consultant:
Wiss, Janney, Elstner Associates
10 S LaSalle St, Suite 2600, Chicago IL 60603
312-325-0907

PROJECT TITLE:
Presbyterian Homes - The Moorings

811 E Central Rd
Arlington Heights, IL 60005

PROJECT No: 102120

DRAWING TITLE:
TRIBUTARY AREA EXHIBIT

SCALE:
DEX-100

ISSUED FOR SCHEMATIC DESIGN
06.21.2024

EEA – P:\24007 – The Moorings Independent Living Expansion\Drawings\Moorings Site Plan_Areas.dwg
Plotted: 7/03/24 @ 10:31am By: clish

87-787

Detention Release Rate Summary

1. Total Site Area = 42.1 Acres

T_c = 45 min. I_3 = 1.91 in/hr, C = 0.15

Allowable Site Release Rate = (42.1)(1.91)(0.15) =
= 12.06 cfs

2. Area Tributary to Detention Basins

= 8.0 + 2.10 + 6.26 + 4.17 + 14.86 + 4.02 = 39.41 Ac. ✓

3. Undetained Area = 42.10 - 39.41 = 2.69 Ac ✓

Note: Existing Impervious area is approximately 2.8 Acs. for which det. is not required. (developed prior to 1972). Therefore credit could be given for an unrestricted release in equal area.

Impervious Area = 0.48 Ac
Pervious Area = 2.21 Ac

$$C = \frac{(0.48 \times 0.95) + (2.21 \times 0.2)}{2.69} = 0.33$$

45 min I_{100} = 3.45 in/hr

$Q_{UNR.}$ = (2.69)(3.45)(0.33) = 3.06 cfs

4. Allowable Detention Basin Release = 12.06 - 3.06
= 9.00 cfs

Allowable release 39.41 x 1.91 x 0.15 = 11.29 cfs.

121960 sq ft / 2.8 Ac

Actual Basin Release Rates

North	2.23 cfs ✓
Northeast	0.60 cfs ✓
East & Southeast	2.25 cfs ✓
West & Southwest	3.89 cfs ✓
Total Basin Release	8.97 cfs ✓ < 11.29

ok.

PEM

NORTH DETENTION POND 87-787

VOLUME TO ELEV. 689.5

EL.	685.5	0	~~2664~~	318
	686	~~5325~~ 1906	~~8496~~	5747
1.66	687	11664 9588	14 924	
2.9	688	17784	18,864	
3.92	689	19944	10360	
3.97	689.5 ✓	21096		

Invert 684.81

50013 = 1.15 AC.FT.

TOTAL ~~55,108~~ CF
= 1.27 AF

ALLOWABLE REL. RATE = 2.29 CFS
H = 689.5 (HWL) − 685.47' (TOP OF 8" PIPE) = 4.08
ASSUME 8" PIPE

$$Q = (0.349)\left[\frac{4.08}{\frac{1+0.1}{2(32.2)} + \frac{2.87(0.013)^2(100)}{(0.67)^{\frac{1}{2}}}}\right]^{\frac{1}{2}} = 2.23 \text{ OK}$$

4.03 95 2.26 CFS

∴ USE 8" PIPE

87-787

North Detention Basin

Attachment 1

A Duration Time (Hrs.)	(Min.)	B Intensity for 100-Yr. Storm (In./Hr.)	C Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	D Stored Rate (Col. C-Line 11) (cfs)	E Reservoir Size (Col. A(Hrs.) x Col. D ÷ 12) (Ac.-Ft.)
0.17	10	7.60	40.74 (5.36)	38.45 (2.29)	0.53
0.33	20	5.50	29.48	27.19	0.76
0.50	30	4.40	23.58	21.29	0.89
0.67	40	3.70	19.83	17.54	0.97
0.83	50	3.20	17.15	14.86	1.03
1.0	60	2.80	15.01	12.72	1.06
1.5	90	2.10	11.26	8.97	1.12
2.0	120	1.70	9.11	6.82	1.14
3.0	180	1.20	6.43	4.14	1.04
4.0	240	1.00	5.36	3.07	1.02

Composite 'C'

Impervious Area = 3.1 Acres

Pervious Area = 4.9 Acres

Tot. 8.0 Acres

$$C = \frac{(3.1 \times 0.95) + (4.9 \times 0.5)}{8.0} = 0.67$$

87-787

NORTHEAST DETENTION BASIN

VOLUME TO ELEV 688.0

ELEV.	686.5	0	1494 996
	687	5977	7318
	688	8659	

TOTAL 8812 CF 8314

= 0.20 AF 19 AC FT.

ALLOWABLE RELEASE RATE = 0.60 CFS

H = 688 (HWL) - 686.82 (TOP OF 6" PIPE) = 1.18

ASSUME 6" PIPE

$$Q = (0.196)\left[\frac{1.18}{\frac{1+0.1}{2(32.2)} + \frac{2.87(0.013)^2(90)}{(0.5)^{4/3}}}\right]^{1/2} = 0.60 \text{ CFS} \checkmark \text{ OK}$$

∴ USE 6" PIPE

87-787

Attachment 1

A Duration Time (Hrs.)	(Min.)	B Intensity for 100-Yr. Storm (In./Hr.)	C 1.05 Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	D 0.60 Stored Rate (Col. C-Line 11) (cfs)	E Reservoir Size (Col. A(Hrs.) x Col. D + 12) (Ac.-Ft.)
0.17	10	7.60	7.98	7.38	0.10
0.33	20	5.50	5.78	5.18	0.14
0.50	30	4.40	4.62	4.12	0.17
0.67	40	3.70	3.89	3.29	0.18
0.83	50	3.20	3.36	2.76	0.19
1.0	60	2.80	2.94	2.34	0.20
1.5	90	2.10	2.21	1.61	0.20 ←
2.0	120	1.70	1.79	1.19	0.20
3.0	180	1.20	1.26	0.66	0.17
4.0	240	1.00	1.05	0.45	0.15

IMP. AREA = 0 Ac.
PERV. AREA = 2.10 Ac.

C = 0.50

PEM

87-787

EAST LAKE

VOLUME TO ELEV. 689

686 34,452 SF
689 44,784 SF

$\frac{79,236}{2} \times \frac{1}{43,560} = 2.73$ AF

TOTAL ALLOWABLE RELEASE TO 48" STORM SEWER AS PER VILLAGE = 6.90 CFS

TOTAL TRIBUTARY AREA = 6.26 + 4.17 + 14.86 + 4.02
= 29.31 ACRES

ALLOWABLE RELEASE RATE (EAST LAKE =

$= \frac{6.26}{29.31} \times 6.9 = 1.47$ CFS

$$Q = A\left[\frac{H}{\frac{K_e + K_o}{2g} + \frac{2.87\, n^2 L}{D^{4/3}}}\right]^{1/2}$$

$Q = 1.47$ CFS
A = RELEASE PIPE CROSS SECTION (8") = 0.349 SF
H = HEAD = 689 - 688 = 1.0' (DIFF IN HWL)
L = LENGTH OF PIPE = 83'
$K_e = 1$
$K_o = 0.1$
$G = 32.2$
$n = 0.013$
D = PIPE DIAMETER = 0.67'

$$Q = (0.349)\left[\frac{1}{\frac{1+0.1}{2(32.2)} + \frac{2.87\,(0.013)^2(83)}{(0.67)^{4/3}}}\right]^{1/2} = 1.19 \text{ CFS}$$ OK

∴ USE 8" PIPE

PEM

THE MOORINGS
EAST LAKE

87-787

Attachment 1

A Duration Time (Hrs.)	(Min.)	B Intensity for 100-Yr. Storm (In./Hr.)	C 4.38 Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	D 1.49 Stored Rate (Col. C-Line 11) (cfs)	E Reservoir Size (Col. A(Hrs.)x Col. D ÷ 12) (Ac.-Ft.)
0.17	10	7.60	33.30	31.83	0.44
0.33	20	5.50	24.10	22.63	0.63
0.50	30	4.40	19.28	17.81	0.74
0.67	40	3.70	16.21	14.74	0.82
0.83	50	3.20	14.02	12.55	0.87
1.0	60	2.80	12.27	10.80	0.90
1.5	90	2.10	9.20	7.73 8.01	0.96
2.0	120	1.70	7.45	5.98 6.26	1.00
3.0	180	1.20	5.26	3.79 4.07	0.95
4.0	240	1.00	4.38	2.91 3.19	0.97

COMPOSITE "C"

IMP. AREA	2.84 AC
PER. AREA	3.42 AC
	6.26 AC

$$C = \frac{(2.84)(0.95) + (3.42)(0.5)}{6.26} = 0.70$$

PEM

87-787

SOUTHEAST DETENTION BASIN

VOLUME TO ELEV. 688

682	0	600
683	3600	5994
684	8388	19368
685	10980	24840
688	13860	

TOTAL PROVIDED = 50,802 CF
= 1.17 AF

ALLOWABLE RELEASE RATE = $\frac{4.17}{29.31} \times 6.90 = 0.98$ CFS

TOTAL RELEASE RATE = 0.98 + 1.47 (EAST LAKE) = 2.45 CFS ✓

ASSUME 6" RELEASE PIPE

H = 688 (HWL) − 679.30 (TOP OF 6" PIPE) = 8.70'

D = 0.5' A = 0.196 SF

$$Q = (0.196)\left[\frac{8.70}{\frac{1+0.1}{2(32.2)} + \frac{2.87(0.013)^2(40)}{(0.50)^{4/3}}}\right]^{1/2} = 2.25 \text{ CFS} < 2.45 \text{ OK}$$

∴ USE 6" RELEASE PIPE

PEM

87-787

Attachment 1

A Duration Time (Hrs.)	(Min.)	B Intensity for 100-Yr. Storm (In./Hr.)	C 2.63 Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	D 0.98 Stored Rate (Col. C-Line 11) (cfs)	E Reservoir Size (Col. A(Hrs.)x Col. D ÷ 12) (Ac.-Ft.)
0.17	10	7.60	19.99	19.01	0.26
0.33	20	5.50	14.47	13.49	0.37
0.50	30	4.40	11.57	10.59	0.44
0.67	40	3.70	9.73	8.75	0.49
0.83	50	3.20	8.42	7.44	0.51
1.0	60	2.80	7.36	6.38	0.53
1.5	90	2.10	5.52	4.54	0.57
2.0	120	1.70	4.47	3.49	0.58 ←
3.0	180	1.20	3.16	2.18	0.55
4.0	240	1.00	2.63	1.65	0.55

COMPOSITE "C"

IMP. AREA = 1.21 AC
PER. AREA = 2.96 AC
= 4.17 AC

$$C = \frac{(1.21 \times 0.95) + (2.96 \times 0.5)}{4.17} = 0.63$$

PEM

87-787

WEST LAKE

VOL. TO ELEV. 690

686 46296 SF
690 63504 SF
54,900(4) = 5.04 AF

ALLOWABLE REL. RATE = $\frac{14.86}{29.31} \times 6.90 = 3.50$ CFS

H = 690 HWL − 686.07 (TOP OF 10" PIPE) = 3.93

ASSUME 10" PIPE

$$Q = \left[\frac{3.93}{\frac{1+0.1}{2(32.2} + \frac{2.87(0.013)^2\,150}{(0.83)^{4/3}}}\right]^{1/2} 0.545 = 3.25 \text{ CFS} \checkmark$$

OK

∴ USE 10" PIPE

PEM

WEST LAKE 87-787

Attachment 1

A Duration Time (Hrs.)	(Min.)	B Intensity for 100-Yr. Storm (In./Hr.)	C (9.66) Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	D (3.50, 3.25) Stored Rate (Col. C-Line 11) (cfs)	E Reservoir Size (Col. A(Hrs.)x Col. D + 12) (Ac.-Ft.)
0.17	10	7.60	73.42	69.92	0.97
0.33	20	5.50	53.13	49.63	1.37
0.50	30	4.40	42.50	39.00	1.62
0.67	40	3.70	35.74	32.24	1.79
0.83	50	3.20	30.91	27.41	1.90
1.0	60	2.80	27.05	23.55	1.96
1.5	90	2.10	20.29	(20.08) 16.79	2.10 (2.13)
2.0	120	1.70	16.42	(13.17) 12.92	2.15 ← (2.2) ✓
3.0	180	1.20	11.59	(8.34) 8.09	2.02 (2.09)
4.0	240	1.00	9.66	6.16	2.05

COMPOSITE 'C'

IMP. AREA = 5.0 AC
PERV. AREA = 9.86 AC
TOT 14.86 AC.

$$C = \frac{(5.0 \times 0.95) + (9.86 \times 0.50)}{14.86} = 0.65$$

PEM

87-787

SOUTHWEST DETENTION POND

VOLUME TO ELEV. 688.0

684.65	0	235
685	2160	7182
686	12,204	13,302
687.5	15,516	20,790

TOTAL = 36,235 CF = 0.65 AF ✓

ALLOWABLE RELEASE RATE = $\frac{4.02}{29.31} \times 6.90 = 0.95$ CFS

TOTAL REL RATE = 0.95 + 3.50 (FROM WEST LAKE) = 4.45 CFS

ASSUME 8" PIPE

H = 688 (INVIL) - 682.58 (TOP OF 8" PIPE) = 5.42'

$$Q = 0.349 \left[\frac{5.42'}{\frac{1 + 0.1}{2(32.2)} + \frac{2.97(0.013)^2(52)}{(0.67)^{4/3}}} \right]^{1/2} = 3.89 \text{ CFS} \checkmark$$

JK

∴ USE 8" PIPE

12

PEM

SOUTHWEST BASIN

87-787

Attachment 1

A Duration Time (Hrs.)	(Min.)	B Intensity for 100-Yr. Storm (In./Hr.)	C 2.65 Inflow Rate (Line 1 x Line 14 x Col. B) (cfs)	D 0.95 Stored Rate (Col. C - Line 11) (cfs)	E Reservoir Size (Col. A (Hrs.) x Col. D ÷ 12) (Ac.-Ft.)
0.17	10	7.60	20.14	19.19	0.27
0.33	20	5.50	14.58	13.63	0.38
0.50	30	4.40	11.66	10.71	0.45
0.67	40	3.70	9.81	8.86	0.49
0.83	50	3.20	8.48	7.53	0.52
1.0	60	2.80	7.42	6.47	0.54
1.5	90	2.10	5.57	4.62	0.57
2.0	120	1.70	4.51	3.56	0.59
3.0	180	1.20	3.18	2.23	0.56
4.0	240	1.00	2.65	1.70	0.57

0.64

COMPOSITE "C"

IMP. AREA 1.39 AC
PER. AREA 2.63 AC
4.02 AC

$$C = \frac{(1.39 \times 0.95) + (2.63 \times 0.50)}{4.02} = 0.66$$

APPENDIX 2.1

CALCULATIONS

EAST LAKE

TRIBUTARY E

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition Revised 7/3/2024
CMF

AREA E - EAST LAKE TRIBUTARY

	Total Detained Area =	8.74	acres						
				0.00785	sq mi	Village	MWRD		
EXISTING AREA	Development Area =	5.02	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
	Impervious Area =	1.86	acres		C_{water}=	1.00	1.00	CN_{water}=	100
	Water Area =	0.90	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
	Pervious Area =	2.26	acres		C =	0.76	0.71	CN =	90.2
								% Imp =	37.1%
				0.00581	sq mi	Village	MWRD		
DISTURBED AREA	Development Area =	3.72	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
	Impervious Area =	2.39	acres		C_{water}=	1.00	1.00	CN_{water}=	100
	Water Area =	0.20	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
	Pervious Area =	1.33	acres		C =	0.84	0.79	CN =	96.9
								% Imp =	64.2%

	Existing	Disturbed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	0.904	0.670	1.574	cfs

MAXIMUM RESTRICTOR DIAMETER =	5.86	in
ACTUAL RESTRICTOR DIAMETER =	**5.85**	**in**
ALLOWABLE RELEASE RATE =	1.574	cfs
ACTUAL RELEASE RATE =	**1.543**	**cfs**
VOLUME CONTROL IMPERVIOUS AREA =	104006	SF
VOLUME CONTROL REQUIREMENT =	8667	CF
VOLUME CONTROL PROVIDED =	**-**	**CF**

	Existing	Disturbed	
DETENTION VOLUME REQUIRED =	0.962	1.348	acre-ft
TOTAL DETENTION VOLUME REQUIRED =	2.310		acre-ft
TOTAL DETENTION PROVIDED =	**2.340**		**acre-ft**

Restrictor Invert=	685.50	
Basin High Water Elevation=	688.00	
Basin Spill Elevation=	688.50	+/-

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: **Moorings of Arlington Heights** **PERMIT NUMBER:**

LOCATION: **East Basin - Undisturbed Detention Requirement** **DATE:** **5/23/2024**

DEVELOPMENT INFORMTION

1. Detained Area	5.020	acres
2. Runoff Coefficient	0.760	
3. Actual Release Rate	0.904	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.962	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	29.00	28.09	0.387	
20 min	5.50	20.98	20.08	0.553	
30 min	4.40	16.79	15.88	0.656	
40 min	3.70	14.12	13.21	0.728	
50 min	3.20	12.21	11.30	0.779	
1 hr	2.80	10.68	9.78	0.808	
1.5 hr	2.10	8.01	7.11	0.881	
2 hr	1.70	6.49	5.58	0.923	
3 hr	1.20	4.58	3.67	0.911	
4 hr	1.00	3.82	2.91	0.962	←
5 hr	0.84	3.20	2.30	0.951	
6 hr	0.73	2.79	1.88	0.933	
7 hr	0.65	2.48	1.58	0.912	
8 hr	0.58	2.21	1.31	0.865	
9 hr	0.53	2.02	1.12	0.832	
10 hr	0.49	1.87	0.97	0.798	
11 hr	0.46	1.75	0.85	0.774	
12 hr	0.43	1.64	0.74	0.730	
13 hr	0.40	1.53	0.62	0.668	
14 hr	0.38	1.45	0.55	0.631	
15 hr	0.36	1.37	0.47	0.582	
16 hr	0.34	1.30	0.39	0.520	
17 hr	0.33	1.26	0.36	0.499	
18 hr	0.31	1.18	0.28	0.415	
19 hr	0.30	1.14	0.24	0.378	
20 hr	0.29	1.11	0.20	0.335	
21 hr	0.28	1.07	0.16	0.285	
22 hr	0.27	1.03	0.13	0.229	
23 hr	0.26	0.99	0.09	0.167	
24 hr	0.25	0.95	0.05	0.099	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: **Moorings of Arlington Heights** **PERMIT NUMBER:**

LOCATION: **East Basin - Disturbed Area Detention (VAH)** **DATE:** 7/2/2024

DEVELOPMENT INFORMTION

1. Detained Area	3.720	acres
2. Composite Runoff Coefficient	0.840	
3. Actual Release Rate	0.670	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.348	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	38.62	37.95	0.261	
10 min	10.80	33.75	33.08	0.456	
15 min	9.28	29.00	28.33	0.585	
20 min	8.04	25.12	24.45	0.674	
30 min	6.34	19.81	19.14	0.791	
40 min	5.28	16.50	15.83	0.872	
50 min	4.55	14.22	13.55	0.933	
1 hr	4.03	12.59	11.92	0.985	
1.5 hr	3.03	9.47	8.80	1.091	
2 hr	2.49	7.78	7.11	1.175	
3 hr	1.83	5.72	5.05	1.252	
4 hr	1.48	4.62	3.95	1.307	
5 hr	1.25	3.91	3.24	1.337	
6 hr	1.07	3.34	2.67	1.326	
7 hr	0.96	3.00	2.33	1.348	←
8 hr	0.86	2.69	2.02	1.334	
9 hr	0.79	2.47	1.80	1.338	
10 hr	0.72	2.25	1.58	1.306	
11 hr	0.67	2.09	1.42	1.294	
12 hr	0.62	1.94	1.27	1.261	
18 hr	0.45	1.40	0.73	1.084	
24 hr	0.36	1.12	0.45	0.884	

RESTRICTOR SIZING CALCULATIONS

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition
CMF

AREA E - EAST LAKE TRIBUTARY

VILLAGE / MWRD RESTRICTOR

High Water Elevation =	688.50	
C_D =	0.61	(constant)
G =	32.20	ft/sec^2
Inv. restrictor =	685.40	
$Q_{allowable}$ =	1.574	cfs

$\triangle h$ = hwe - Inv. - 1/2 Dia.

= 2.86 ft.

$Q = C_D A(2gh)^{1/2}$

$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$

$A_{restrictor}$ =	27.39	in^2
$D_{restrictor}$ =	5.906	in

=> Restrictor diameter = 5.850 inches

Calculate release rate based on restrictor diameter:

$D_{restrictor}$ =	5.850	in.
$A_{restrictor}$ =	26.86	in^2
$\triangle h$ =	2.86	

$Q = C_D A(2gh)^{1/2}$

$Q_{release}$ = 1.543 c.f.s.

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: Existing East Basin **DATE:** **5/23/2024**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.50	0.00			0.00
		21064.50	0.73	
687.00	42129.00			0.73
		43764.50	1.00	
688.00	45400.00			1.73

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.73
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**1.73**

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: New East Basin **DATE:** **5/23/2024**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.75	8728.00			0.00
		10404.50	0.30	
687.00	12081.00			0.30
		13510.50	0.31	
688.00	14940.00			0.61

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.61
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.61**

OVERFLOW SPILLWAY CALCULATIONS

The Moorings of Arlington Heights 07/02/24
Independent Living Addition
CMF

100-Year Rainfall Event

Peak Runoff Equation: Q = C*i*A (The Rational Formula)

Total Upstream Tributary Area =	8.74	acres
Upstream Tributary Impervious Area =	5.35	acres
Composite Runoff Coefficient =	0.78	
Time of Concentration, Tc =	0.50	
100-year Rainfall Depth (Bulletin 70) =	3.17	inches
100-year Rainfall Intensity =	6.34	inches/hour

100-Year Peak Runoff Rate = 42.97 CFS

Grassed Weir West Section

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Sharp Crested Weir)

Where: L (length) = 19.00 ft. Weir Crest Elev. = 689.00
H (head) = 0.25 ft. Weir Elev. = 688.50

Proposed Peak Overflow Capacity = 7.20 CFS

Grassed Weir Center Section

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Sharp Crested Weir)

Where: L (length) = 25.00 ft. Weir Crest Elev. = 689.00
H (head) = 0.50 ft. Weir Elev. = 688.50

Proposed Peak Overflow Capacity = 26.78 CFS

Grassed Weir East Section

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Sharp Crested Weir)

Where: L (length) = 45.00 ft. Weir Crest Elev. = 689.00
H (head) = 0.25 ft. Weir Elev. = 688.50

Proposed Peak Overflow Capacity = 17.04 CFS

Proposed Peak Overflow Capacity = 51.02 CFS

NORTH BASIN

TRIBUTARY B

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition Revised 7/2/2024
CMF

AREA B - NORTH BASIN TRIBUTARY

Total Detained Area = 6.84 acres

EXISTING CONDITIONS

Development Area =	5.46	acres	0.00853	sq mi	Village	MWRD	
Impervious Area =	1.74	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$= 98
Gravel Area =	-	acres		C_{gravel}=	0.95	0.75	CN_{gravel}= 98
Pervious Area =	3.71	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$= 80
				C =	0.64	0.59	CN = 85.8
							% Imp = 32.0%

DISTURBED AREA

Development Area =	1.38	acres	0.00216	sq mi	Village	MWRD	
Impervious Area =	0.94	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$= 98
Water Area =	0.14	acres		C_{water}=	1.00	1.00	CN_{gravel}= 100
Pervious Area =	0.30	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$= 80
				C =	0.86	0.81	CN = 94.3
							% Imp = 67.8%

	Existing	Proposed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	0.982	0.248	1.231	cfs

MAXIMUM RESTRICTOR DIAMETER =	4.56	in
ACTUAL RESTRICTOR DIAMETER =	**4.55**	**in**

ALLOWABLE RELEASE RATE =	1.231	cfs
ACTUAL RELEASE RATE =	**1.224**	**cfs**

VOLUME CONTROL IMPERVIOUS AREA =	40743	SF
VOLUME CONTROL REQUIREMENT =	3395	CF
VOLUME CONTROL PROVIDED =	**-**	**CF**

	Existing	Proposed	
DETENTION VOLUME REQUIRED =	0.831	0.516	acre-ft
TOTAL DETENTION VOLUME REQUIRED =	1.347		acre-ft
TOTAL DETENTION PROVIDED =	**1.670**		**acre-ft**

Restrictor Invert=	684.90	
Basin High Water Elevation=	690.00	
Basin Spill Elevation=	690.50	+/-

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: **Moorings of Arlington Heights** **PERMIT NUMBER:**

LOCATION: **North Basin - Undisturbed Detention Requirement** **DATE:** **5/23/2024**

DEVELOPMENT INFORMTION

1. Detained Area	5.460	acres
2. Runoff Coefficient	0.640	
3. Actual Release Rate	0.982	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.831	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	26.56	25.58	0.352	
20 min	5.50	19.22	18.24	0.502	
30 min	4.40	15.38	14.39	0.595	
40 min	3.70	12.93	11.95	0.658	
50 min	3.20	11.18	10.20	0.702	
1 hr	2.80	9.78	8.80	0.727	
1.5 hr	2.10	7.34	6.36	0.788	
2 hr	1.70	5.94	4.96	0.820	
3 hr	1.20	4.19	3.21	0.796	
4 hr	1.00	3.49	2.51	0.831	←
5 hr	0.84	2.94	1.95	0.807	
6 hr	0.73	2.55	1.57	0.778	
7 hr	0.65	2.27	1.29	0.746	
8 hr	0.58	2.03	1.04	0.691	
9 hr	0.53	1.85	0.87	0.647	
10 hr	0.49	1.71	0.73	0.604	
11 hr	0.46	1.61	0.63	0.569	
12 hr	0.43	1.50	0.52	0.516	
13 hr	0.40	1.40	0.42	0.447	
14 hr	0.38	1.33	0.35	0.400	
15 hr	0.36	1.26	0.28	0.342	
16 hr	0.34	1.19	0.21	0.273	
17 hr	0.33	1.15	0.17	0.240	
18 hr	0.31	1.08	0.10	0.151	
19 hr	0.30	1.05	0.07	0.104	
20 hr	0.29	1.01	0.03	0.052	
21 hr	0.28	0.98	0.00	-0.006	
22 hr	0.27	0.94	-0.04	-0.070	
23 hr	0.26	0.91	-0.07	-0.140	
24 hr	0.25	0.87	-0.11	-0.215	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: East Basin - Disturbed Area Detention (VAH) **DATE:** 5/23/2024

DEVELOPMENT INFORMTION

1. Detained Area	1.380	acres
2. Composite Runoff Coefficient	0.860	
3. Actual Release Rate	0.248	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.516	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	14.67	14.42	0.099	
10 min	10.80	12.82	12.57	0.173	
15 min	9.28	11.01	10.77	0.222	
20 min	8.04	9.54	9.29	0.256	
30 min	6.34	7.52	7.28	0.301	
40 min	5.28	6.27	6.02	0.332	
50 min	4.55	5.40	5.15	0.355	
1 hr	4.03	4.78	4.53	0.375	
1.5 hr	3.03	3.60	3.35	0.415	
2 hr	2.49	2.96	2.71	0.447	
3 hr	1.83	2.17	1.92	0.477	
4 hr	1.48	1.76	1.51	0.499	
5 hr	1.25	1.48	1.24	0.511	
6 hr	1.07	1.27	1.02	0.507	
7 hr	0.96	1.14	0.89	0.516	←
8 hr	0.86	1.02	0.77	0.511	
9 hr	0.79	0.94	0.69	0.513	
10 hr	0.72	0.85	0.61	0.501	
11 hr	0.67	0.80	0.55	0.497	
12 hr	0.62	0.74	0.49	0.485	
18 hr	0.45	0.53	0.28	0.421	
24 hr	0.36	0.42	0.18	0.349	

RESTRICTOR SIZING CALCULATIONS

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition
CMF

AREA B - NORTH BASIN TRIBUTARY

VILLAGE / MWRD RESTRICTOR

High Water Elevation = 690.00
C_D = 0.61 (constant)
G = 32.20 ft/sec^2
Inv. restrictor = 684.90
$Q_{allowable}$ = 1.231 cfs

$\triangle h$ = hwe - Inv. - 1/2 Dia.
= 4.91 ft.

$Q = C_D A(2gh)^{1/2}$
$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$
$A_{restrictor}$ = 16.34 in^2
$D_{restrictor}$ = 4.561 in

=> Restrictor diameter = 4.550 inches

Calculate release rate based on restrictor diameter:

$D_{restrictor}$ = 4.550 in.
$A_{restrictor}$ = 16.25 in^2
$\triangle h$ = 4.91

$Q = C_D A(2gh)^{1/2}$

$Q_{release}$ = 1.224 c.f.s.

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: North Basin **DATE:** **5/23/2024**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.00	6023.00			0.00
		7551.50	0.17	
686.00	9080.00			0.17
		10818.00	0.25	
687.00	12556.00			0.42
		14386.00	0.33	
688.00	16216.00			0.75
		18124.50	0.42	
689.00	20033.00			1.17
		22020.00	0.51	
690.00	24007.00			1.67

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	1.67
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**1.67**

OVERFLOW SPILLWAY CALCULATIONS

The Moorings of Arlington Heights 07/02/24
Independent Living Addition
CMF

100-Year Rainfall Event

Peak Runoff Equation: Q = C*i*A (The Rational Formula)

Total Upstream Tributary Area =	6.84	acres
Upstream Tributary Impervious Area =	2.82	acres
Composite Runoff Coefficient =	0.69	
Time of Concentration, Tc =	0.25	
100-year Rainfall Depth (Bulletin 75) =	2.32	inches
100-year Rainfall Intensity =	9.28	inches/hour

100-Year Peak Runoff Rate = 43.52 CFS

Grassed Overflow

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Sharp Crested Weir)

Where: L (length) =	45.00 ft.	Weir Crest Elev. =	659.35
H (head) =	0.50 ft.	Weir Elev. =	658.95

Proposed Peak Overflow Capacity = 48.21 CFS

NORTHEAST BASIN

TRIBUTARY F

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition
CMF

AREA F - NORTHEAST BASIN TRIBUTARY

	Total Detained Area =	0.85	acres						
				0.00077	sq mi	Village	MWRD		
EXISTING CONDITIONS	Development Area =	0.50	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
	Impervious Area =	-	acres		C_{gravel}=	0.95	0.75	CN_{gravel}=	98
	Gravel Area =	-	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
	Pervious Area =	0.50	acres		C =	0.50	0.45	CN =	80.0
								% Imp =	0.0%
				0.00056	sq mi	Village	MWRD		
PROPOSED CONDITIONS	Development Area =	0.36	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
	Impervious Area =	0.35	acres		C_{gravel}=	0.95	0.75	CN_{gravel}=	98
	Gravel Area =	-	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
	Pervious Area =	0.01	acres		C =	0.94	0.89	CN =	97.4
								% Imp =	96.9%

	Existing	Proposed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	0.089	0.065	0.154	cfs

MAXIMUM RESTRICTOR DIAMETER =	1.923	in
ACTUAL RESTRICTOR DIAMETER =	**1.900**	**in**
ALLOWABLE RELEASE RATE =	0.154	cfs
ACTUAL RELEASE RATE =	**0.150**	**cfs**
VOLUME CONTROL IMPERVIOUS AREA =	15149	SF
VOLUME CONTROL REQUIREMENT =	1262	CF
VOLUME CONTROL PROVIDED =	**-**	**CF**

	Existing	Proposed	
DETENTION VOLUME REQUIRED =	0.056	0.150	acre-ft
TOTAL DETENTION VOLUME REQUIRED =	0.206		acre-ft
TOTAL DETENTION PROVIDED =	**0.300**		**acre-ft**

Restrictor Invert=	685.50	
Basin High Water Elevation=	688.00	
Basin Spill Elevation=	688.50	+/-

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: Northeast Basin - Undisturbed Area Detention **DATE:** 5/23/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.900	acres
2. Runoff Coefficient	0.450	
3. Actual Release Rate	0.257	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.074	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	3.08	2.82	0.039	
20 min	5.50	2.23	1.97	0.054	
30 min	4.40	1.78	1.53	0.063	
40 min	3.70	1.50	1.24	0.068	
50 min	3.20	1.30	1.04	0.072	
1 hr	2.80	1.13	0.88	0.072	
1.5 hr	2.10	0.85	0.59	0.074	←
2 hr	1.70	0.69	0.43	0.071	
3 hr	1.20	0.49	0.23	0.057	
4 hr	1.00	0.41	0.15	0.049	
5 hr	0.84	0.34	0.08	0.034	
6 hr	0.73	0.30	0.04	0.019	
7 hr	0.65	0.26	0.01	0.004	
8 hr	0.58	0.23	-0.02	-0.015	
9 hr	0.53	0.21	-0.04	-0.032	
10 hr	0.49	0.20	-0.06	-0.048	
11 hr	0.46	0.19	-0.07	-0.064	
12 hr	0.43	0.17	-0.08	-0.082	
13 hr	0.40	0.16	-0.10	-0.102	
14 hr	0.38	0.15	-0.10	-0.119	
15 hr	0.36	0.15	-0.11	-0.138	
16 hr	0.34	0.14	-0.12	-0.158	
17 hr	0.33	0.13	-0.12	-0.173	
18 hr	0.31	0.13	-0.13	-0.196	
19 hr	0.30	0.12	-0.14	-0.213	
20 hr	0.29	0.12	-0.14	-0.231	
21 hr	0.28	0.11	-0.14	-0.249	
22 hr	0.27	0.11	-0.15	-0.268	
23 hr	0.26	0.11	-0.15	-0.288	
24 hr	0.25	0.10	-0.16	-0.309	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: Northeast Basin - Disturbed Area Detention (VAH) **DATE:** 5/23/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.360	acres
2. Composite Runoff Coefficient	0.940	
3. Actual Release Rate	0.065	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.150	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	4.18	4.12	0.028	
10 min	10.80	3.65	3.59	0.049	
15 min	9.28	3.14	3.08	0.064	
20 min	8.04	2.72	2.66	0.073	
30 min	6.34	2.15	2.08	0.086	
40 min	5.28	1.79	1.72	0.095	
50 min	4.55	1.54	1.47	0.102	
1 hr	4.03	1.36	1.30	0.107	
1.5 hr	3.03	1.03	0.96	0.119	
2 hr	2.49	0.84	0.78	0.129	
3 hr	1.83	0.62	0.55	0.137	
4 hr	1.48	0.50	0.44	0.144	
5 hr	1.25	0.42	0.36	0.148	
6 hr	1.07	0.36	0.30	0.147	
7 hr	0.96	0.32	0.26	0.150	
8 hr	0.86	0.29	0.23	0.149	
9 hr	0.79	0.27	0.20	0.150	←
10 hr	0.72	0.24	0.18	0.148	
11 hr	0.67	0.23	0.16	0.147	
12 hr	0.62	0.21	0.15	0.144	
18 hr	0.45	0.15	0.09	0.129	
24 hr	0.36	0.12	0.06	0.111	

RESTRICTOR SIZING CALCULATIONS

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition
CMF

AREA F - NORTHEAST BASIN TRIBUTARY

VILLAGE / MWRD RESTRICTOR

High Water Elevation =	688.00	
C_D =	0.61	(constant)
G =	32.20	ft/sec^2
Inv. restrictor =	685.50	
$Q_{allowable}$ =	0.154	cfs

$\triangle h$ = hwe - Inv. - 1/2 Dia.

= 2.42 ft.

$Q = C_D A(2gh)^{1/2}$

$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$

$A_{restrictor}$ = 2.91 in^2

$D_{restrictor}$ = 1.923 in

=> Restrictor diameter = 1.900 inches

Calculate release rate based on restrictor diameter:

$D_{restrictor}$ =	1.900	in.
$A_{restrictor}$ =	2.83	in^2
$\triangle h$ =	2.42	

$Q = C_D A(2gh)^{1/2}$

$Q_{release}$ = 0.150 c.f.s.

DETENTION VOLUME PROVIDED

PROJECT: Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: North Basin **DATE:**

AREA UNITS (CHOOSE WITH DROP-DOWN)

Units: ft²

POND / VAULT / SURFACE DETENTION VOLUME

Elevation (ft)	Area (ft²)	Average Area (ft²)	Increment Volume (ac-ft)	Cumulative Volume (ac-ft)
685.50	0.00			0.00
		2469.00	0.09	
687.00	4938.00			0.09
		9215.00	0.21	
688.00	13492.00			0.30

STORM SEWER DETENTION VOLUME

Diameter (in)	Length (ft)	Volume (ac-ft)

TOTAL DETENTION VOLUME

Pond / Vault / Surface Detention Volume (ac-ft)	0.30
Storm Sewer Detention Volume (ac-ft)	0.00
Total Detention Volume (ac-ft)	**0.30**

OVERFLOW SPILLWAY CALCULATIONS

The Moorings of Arlington Heights 07/02/24
Independent Living Addition
CMF

100-Year Rainfall Event

Peak Runoff Equation: Q = C*i*A (The Rational Formula)

Total Upstream Tributary Area =	0.85	acres
Upstream Tributary Impervious Area =	0.35	acres
Composite Runoff Coefficient =	0.68	
Time of Concentration, Tc =	0.17	
100-year Rainfall Depth (Bulletin 75) =	1.80	inches
100-year Rainfall Intensity =	10.80	inches/hour
100-Year Peak Runoff Rate =	**6.30**	**CFS**

Grassed Overflow

Weir Equation: $Q = 3.03\ L\ H^{(3/2)}$ (Sharp Crested Weir)

Where: L (length) =	15.00	ft.	Weir Crest Elev. =	689.00
H (head) =	0.50	ft.	Weir Elev. =	688.50

Proposed Peak Overflow Capacity =	**16.07**	**CFS**

WEST BASIN

TRIBUTARY A

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights 7/2/2024
Independent Living Addition
CMF

WEST LAKE TRIBUTARY

	Total Detained Area =	15.80	acres					
				0.02466	sq mi	Village	MWRD	
EXISTING AREA	Total Ex. Area =	15.78	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$= 98
	Impervious Area =	7.82	acres		C_{water}=	1.00	1.00	CN_{water}= 100
	Water Area =	1.25	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$= 80
	Pervious Area =	6.71	acres		C =	0.76	0.72	CN = 90.5
								% Imp = 49.6%
				0.00002	sq mi	Village	MWRD	
DISTURBED AREA	Development Area =	0.02	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$= 98
	Impervious Area =	0.02	acres		C_{water}=	1.00	1.00	CN_{water}= 100
	Water Area =	-	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$= 80
	Pervious Area =	-	acres		C =	0.95	0.90	CN = 98.0
								% Imp = 100.0%

	Existing	Disturbed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	2.841	0.003	2.844	cfs

MAXIMUM RESTRICTOR DIAMETER =	-		in
ACTUAL RESTRICTOR DIAMETER =	**-**		**in**
ALLOWABLE RELEASE RATE =	2.844		cfs
ACTUAL RELEASE RATE =	**-**		**cfs**
VOLUME CONTROL IMPERVIOUS AREA =	-		SF
VOLUME CONTROL REQUIREMENT =	-		CF
VOLUME CONTROL PROVIDED =	**-**		**CF**

	Existing	Disturbed	
DETENTION VOLUME REQUIRED =	4.624	0.009	acre-ft
TOTAL DETENTION VOLUME REQUIRED =	4.633		acre-ft
TOTAL DETENTION PROVIDED =	**4.650**		**acre-ft**

Restrictor Invert=	685.50	
Basin High Water Elevation=	688.25	
Basin Spill Elevation=	688.75	+/-

MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA

PROJECT: Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: West Basin - Disturbed Area Detention (VAH) **DATE:**

DEVELOPMENT INFORMTION

1. Detained Area	15.780	acres
2. Composite Runoff Coefficient	0.760	
3. Actual Release Rate	2.841	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	4.624	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	10.92	130.96	128.12	0.882	
10 min	10.02	120.17	117.33	1.616	
15 min	8.20	98.34	95.50	1.973	
20 min	7.30	87.55	84.71	2.334	
30 min	5.60	67.16	64.32	2.658	
40 min	4.58	54.93	52.09	2.870	
50 min	3.97	47.61	44.77	3.083	
1 hr	3.56	42.69	39.85	3.294	
1.5 hr	2.68	32.14	29.30	3.632	
2 hr	2.24	26.86	24.02	3.971	
3 hr	1.62	19.43	16.59	4.113	
4 hr	1.40	16.79	13.95	4.611	
5 hr	1.17	14.03	11.19	4.624	←
6 hr	0.95	11.39	8.55	4.241	
7 hr	0.83	9.95	7.11	4.115	
8 hr	0.75	8.99	6.15	4.068	
9 hr	0.68	8.16	5.31	3.953	
10 hr	0.63	7.56	4.71	3.896	
11 hr	0.59	7.08	4.23	3.850	
12 hr	0.55	6.60	3.76	3.724	
18 hr	0.39	4.68	1.84	2.732	
24 hr	0.32	3.84	1.00	1.977	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: **Moorings of Arlington Heights** **PERMIT NUMBER:**

LOCATION: **East Basin - Disturbed Area Detention (VAH)** **DATE:** 7/2/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.020	acres
2. Composite Runoff Coefficient	0.950	
3. Actual Release Rate	0.003	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.009	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	0.23	0.23	0.002	
10 min	10.80	0.21	0.20	0.003	
15 min	9.28	0.18	0.17	0.004	
20 min	8.04	0.15	0.15	0.004	
30 min	6.34	0.12	0.12	0.005	
40 min	5.28	0.10	0.10	0.005	
50 min	4.55	0.09	0.08	0.006	
1 hr	4.03	0.08	0.07	0.006	
1.5 hr	3.03	0.06	0.05	0.007	
2 hr	2.49	0.05	0.04	0.007	
3 hr	1.83	0.03	0.03	0.008	
4 hr	1.48	0.03	0.03	0.008	
5 hr	1.25	0.02	0.02	0.009	
6 hr	1.07	0.02	0.02	0.009	
7 hr	0.96	0.02	0.02	0.009	
8 hr	0.86	0.02	0.01	0.009	
9 hr	0.79	0.02	0.01	0.009	←
10 hr	0.72	0.01	0.01	0.009	
11 hr	0.67	0.01	0.01	0.009	
12 hr	0.62	0.01	0.01	0.009	
18 hr	0.45	0.01	0.01	0.008	
24 hr	0.36	0.01	0.00	0.008	

SOUTHWEST BASIN

TRIBUTARY C

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition
CMF

SOUTH WEST BASIN TRIBUTARY

Total Detained Area = 3.79 acres

0.00591 sq mi Village MWRD

EXISTING AREA

Total Ex. Area =	3.78	acres	$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
Impervious Area =	1.76	acres	C_{water}=	1.00	1.00	CN_{water}=	100
Water Area =	-	acres	$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
Pervious Area =	2.02	acres	C =	0.71	0.66	CN =	88.4
						% Imp =	46.5%

0.00002 sq mi Village MWRD

DISTURBED AREA

Development Area =	0.01	acres	$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
Impervious Area =	0.01	acres	C_{water}=	1.00	1.00	CN_{water}=	100
Water Area =	-	acres	$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
Pervious Area =	-	acres	C =	0.95	0.90	CN =	98.0
						% Imp =	100.0%

	Existing	Disturbed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	0.680	0.003	0.683	cfs

MAXIMUM RESTRICTOR DIAMETER =	-	in
ACTUAL RESTRICTOR DIAMETER =	**-**	**in**

ALLOWABLE RELEASE RATE =	0.683	cfs
ACTUAL RELEASE RATE =	**0.683**	**cfs**

VOLUME CONTROL IMPERVIOUS AREA =	-	SF
VOLUME CONTROL REQUIREMENT =	-	CF
VOLUME CONTROL PROVIDED =	**-**	**CF**

	Existing	Disturbed	
DETENTION VOLUME REQUIRED =	1.017	0.004	acre-ft
TOTAL DETENTION VOLUME REQUIRED =	1.021		acre-ft
TOTAL DETENTION PROVIDED =	**1.110**		**acre-ft**

Restrictor Invert=	683.65	
Basin High Water Elevation=	688.25	
Basin Spill Elevation=	688.50	+/-

MODIFIED RATIONAL METHOD: BULLETIN 70 RAINFALL DATA

PROJECT: **Moorings of Arlington Heights** **PERMIT NUMBER:**

LOCATION: **Southwest Basin - Disturbed Area Detention (VAH)** **DATE:**

DEVELOPMENT INFORMTION

1. Detained Area	3.780	acres
2. Composite Runoff Coefficient	0.710	
3. Actual Release Rate	0.680	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	1.017	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	10.92	29.31	28.63	0.197	
10 min	10.02	26.89	26.21	0.361	
15 min	8.20	22.01	21.33	0.441	
20 min	7.30	19.59	18.91	0.521	
30 min	5.60	15.03	14.35	0.593	
40 min	4.58	12.29	11.61	0.640	
50 min	3.97	10.65	9.97	0.687	
1 hr	3.56	9.55	8.87	0.733	
1.5 hr	2.68	7.19	6.51	0.807	
2 hr	2.24	6.01	5.33	0.881	
3 hr	1.62	4.35	3.67	0.909	
4 hr	1.40	3.76	3.08	1.017	←
5 hr	1.17	3.14	2.46	1.017	
6 hr	0.95	2.55	1.87	0.927	
7 hr	0.83	2.23	1.55	0.895	
8 hr	0.75	2.01	1.33	0.881	
9 hr	0.68	1.82	1.14	0.852	
10 hr	0.63	1.69	1.01	0.835	
11 hr	0.59	1.58	0.90	0.821	
12 hr	0.55	1.48	0.80	0.790	
18 hr	0.39	1.05	0.37	0.545	
24 hr	0.32	0.86	0.18	0.355	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: **Moorings of Arlington Heights** **PERMIT NUMBER:**

LOCATION: **Southwest Basin - Disturbed Area Detention (VAH)** **DATE:** 7/2/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.010	acres
2. Composite Runoff Coefficient	0.950	
3. Actual Release Rate	0.003	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.004	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	0.12	0.11	0.001	
10 min	10.80	0.10	0.10	0.001	
15 min	9.28	0.09	0.09	0.002	
20 min	8.04	0.08	0.07	0.002	
30 min	6.34	0.06	0.06	0.002	
40 min	5.28	0.05	0.05	0.003	
50 min	4.55	0.04	0.04	0.003	
1 hr	4.03	0.04	0.04	0.003	
1.5 hr	3.03	0.03	0.03	0.003	
2 hr	2.49	0.02	0.02	0.003	
3 hr	1.83	0.02	0.01	0.004	
4 hr	1.48	0.01	0.01	0.004	
5 hr	1.25	0.01	0.01	0.004	←
6 hr	1.07	0.01	0.01	0.004	
7 hr	0.96	0.01	0.01	0.004	
8 hr	0.86	0.01	0.01	0.003	
9 hr	0.79	0.01	0.00	0.003	
10 hr	0.72	0.01	0.00	0.003	
11 hr	0.67	0.01	0.00	0.003	
12 hr	0.62	0.01	0.00	0.003	
18 hr	0.45	0.00	0.00	0.002	
24 hr	0.36	0.00	0.00	0.001	

SOUTHEAST BASIN

TRIBUTARY D

SITE INFORMATION & CALCULATION SUMMARY

The Moorings of Arlington Heights 5/23/2024
Independent Living Addition
CMF

Southeast Basin Tributary

	Total Detained Area =	2.99	acres						
				0.00437	sq mi	Village	MWRD		
EXISTING AREA	Development Area =	2.79	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
	Impervious Area =	1.37	acres		C_{water}=	1.00	1.00	CN_{water}=	100
	Water Area =	-	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
	Pervious Area =	1.42	acres		C =	0.72	0.67	CN =	88.9
								% Imp =	49.2%
				0.00030	sq mi	Village	MWRD		
DISTURBED AREA	Development Area =	0.19	acres		$C_{impervious}$=	0.95	0.90	$CN_{impervious}$=	98
	Impervious Area =	0.19	acres		C_{water}=	1.00	1.00	CN_{water}=	100
	Water Area =	-	acres		$C_{pervious}$=	0.50	0.45	$CN_{pervious}$=	80
	Pervious Area =	-	acres		C =	0.95	0.90	CN =	98.0
								% Imp =	100.0%

	Existing	Disturbed	Total	
Allowable Release Rate =	0.18	0.18		cfs/acre
	0.503	0.035	0.538	cfs

MAXIMUM RESTRICTOR DIAMETER =	0.00	in
ACTUAL RESTRICTOR DIAMETER =	**0.00**	**in**
ALLOWABLE RELEASE RATE =	0.538	cfs
ACTUAL RELEASE RATE =	**0.538**	**cfs**
VOLUME CONTROL IMPERVIOUS AREA =	0	SF
VOLUME CONTROL REQUIREMENT =	0	CF
VOLUME CONTROL PROVIDED =	**-**	**CF**

	Existing	Disturbed	
DETENTION VOLUME REQUIRED =	0.498	0.080	acre-ft
TOTAL DETENTION VOLUME REQUIRED =	0.578		acre-ft
TOTAL DETENTION PROVIDED =	**1.170**		**acre-ft**

Restrictor Invert=	682.00	
Basin High Water Elevation=	688.00	
Basin Spill Elevation=	688.50	+/-

MODIFIED RATIONAL METHOD: TP-40 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: Southeast Basin - Undisturbed Detention **DATE:** 5/23/2024

DEVELOPMENT INFORMTION

1. Detained Area	2.790	acres
2. Runoff Coefficient	0.720	
3. Actual Release Rate	0.503	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.498	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
10 min	7.60	15.27	14.76	0.203	
20 min	5.50	11.05	10.55	0.291	
30 min	4.40	8.84	8.34	0.344	
40 min	3.70	7.43	6.93	0.382	
50 min	3.20	6.43	5.93	0.408	
1 hr	2.80	5.62	5.12	0.423	
1.5 hr	2.10	4.22	3.72	0.461	
2 hr	1.70	3.41	2.91	0.481	
3 hr	1.20	2.41	1.91	0.473	
4 hr	1.00	2.01	1.51	0.498	←
5 hr	0.84	1.69	1.18	0.489	
6 hr	0.73	1.47	0.96	0.478	
7 hr	0.65	1.31	0.80	0.464	
8 hr	0.58	1.17	0.66	0.438	
9 hr	0.53	1.06	0.56	0.418	
10 hr	0.49	0.98	0.48	0.398	
11 hr	0.46	0.92	0.42	0.383	
12 hr	0.43	0.86	0.36	0.358	
13 hr	0.40	0.80	0.30	0.323	
14 hr	0.38	0.76	0.26	0.301	
15 hr	0.36	0.72	0.22	0.273	
16 hr	0.34	0.68	0.18	0.238	
17 hr	0.33	0.66	0.16	0.225	
18 hr	0.31	0.62	0.12	0.178	
19 hr	0.30	0.60	0.10	0.156	
20 hr	0.29	0.58	0.08	0.131	
21 hr	0.28	0.56	0.06	0.103	
22 hr	0.27	0.54	0.04	0.072	
23 hr	0.26	0.52	0.02	0.037	
24 hr	0.25	0.50	0.00	-0.002	

MODIFIED RATIONAL METHOD: BULLETIN 75 RAINFALL DATA

PROJECT: The Moorings of Arlington Heights **PERMIT NUMBER:**

LOCATION: Northeast Basin - Disturbed Area Detention (VAH) **DATE:** 5/23/2024

DEVELOPMENT INFORMTION

1. Detained Area	0.190	acres
2. Composite Runoff Coefficient	0.950	
3. Actual Release Rate	0.035	cfs

REQUIRED DETENTION VOLUME

4. Required Detention Volume	0.080	ac-ft

CALCULATION TABLE

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Stored Rate (cfs)	Required Storage (ac-ft)	
5 min	12.36	2.23	2.20	0.015	
10 min	10.80	1.95	1.91	0.026	
15 min	9.28	1.68	1.64	0.034	
20 min	8.04	1.45	1.42	0.039	
30 min	6.34	1.14	1.11	0.046	
40 min	5.28	0.95	0.92	0.051	
50 min	4.55	0.82	0.79	0.054	
1 hr	4.03	0.73	0.69	0.057	
1.5 hr	3.03	0.55	0.51	0.063	
2 hr	2.49	0.45	0.41	0.069	
3 hr	1.83	0.33	0.30	0.073	
4 hr	1.48	0.27	0.23	0.077	
5 hr	1.25	0.23	0.19	0.079	
6 hr	1.07	0.19	0.16	0.078	
7 hr	0.96	0.17	0.14	0.080	
8 hr	0.86	0.16	0.12	0.079	
9 hr	0.79	0.14	0.11	0.080	←
10 hr	0.72	0.13	0.09	0.078	
11 hr	0.67	0.12	0.09	0.078	
12 hr	0.62	0.11	0.08	0.077	
18 hr	0.45	0.08	0.05	0.068	
24 hr	0.36	0.06	0.03	0.058	

The Moorings of Arlington Heights
Traffic, Signal Warrant, and Parking Study
Arlington Heights, Illinois



Prepared For:

Presbyterian Homes
and
Perkins Eastman Architects

Prepared by:

Eriksson Engineering Associates, Ltd.

ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 Commerce Drive, Ste A, Grayslake, IL 60030

847.223.8404

www.eea-ltd.com

1 – INTRODUCTION

Eriksson Engineering Associates, Ltd. was retained by Presbyterian Homes to conduct a traffic, signal warrant, and parking study for proposed changes at The Moorings of Arlington Heights, a congregate care retirement community. A new building is proposed with 70-unit independent living units. An existing three-unit residential villa will be reconstructed as a two-unit cottage at the same time. Existing parking spaces on the campus will be relocated and new spaces added as part of the project. A traffic signal warrant study was completed for the entrance to the campus.

The purpose of the study was to observe the existing traffic patterns around the site, determine the traffic characteristics of the proposed development, review the parking needs, and develop roadway and parking recommendations. The following sections of this report present a detailed description of the proposed site, existing transportation conditions, land-use, parking, and the proposed development's traffic characteristics.

Findings

The results of this study found:

1. The volume of traffic generated by the 70 independent living units is minimal (14 to 21 vehicles per hour) due to the nature of the use.
2. The net change in area traffic volumes is nominal.
3. The Mooring's driveway on Central Road does not require any additional roadway improvements.
4. A review of vehicular crash data does not support the need for traffic improvements.
5. A traffic signal will not be warranted at the intersection of the Mooring's driveway/Dryden Place on Central Road.
6. The proposed 70-unit senior apartments require one space per unit for a total of 70 spaces. required.
7. Upon completion of the two projects, a total of 636 spaces are required on-campus which exceeds the 621 spaces provided.
8. The senior villas will have 109 spaces which is less than the code requirement of 148 spaces due to the villas having one-car garages.
9. Skilled, memory-care, and assisted-living units have 104 spaces which is less than the 129 required. Twenty-five vehicles will park further east in the campus.
10. The existing and proposed senior apartment parking areas will be reconstructed totaling 408 spaces which exceeds the zoning requirements.
11. Overall, the site is required to provide 636 spaces, which is more than the 621 parking spaces provided.
12. The required parking variation is 39 spaces.

2 – EXISTING TRANSPORTATION NETWORK

Site Location and Area Land-Use

The subject site is located on the south side of Central Road in Arlington Heights, Illinois. It is occupied by the congregate care retirement community known as The Moorings of Arlington Heights. The campus is surrounded by single-family homes and a church to the north. **Figure 1** illustrates the site and the surrounding land-uses and roads.

Bicycle, Pedestrian, and Public Transportation

Public sidewalks are located on both sides of Central Road and Dryden Place. The Moorings has an internal walking path system for their residents. PACE does not have service on Central Road. Elk Grove Township has a dial-a-ride bus service available to senior citizens. The Moorings provides shuttle services for their residents. No bike routes are located adjacent to the site.

Roadway Characteristics

A description of the area roadways providing access to the site is provided below:

Central Road is an east-west major arterial roadway extending through the southern portion of Arlington Heights, Illinois. It is under the jurisdiction of the Illinois Department of Transportation (IDOT) and has a speed limit of 40 miles per hour. In front of the site, it has two travel lanes in each direction with a painted left-turn median. The access drive to The Moorings is under stop sign control with one inbound lane and two outbound lanes (right and left-turn lanes)

Dryden Place/Mooring's Driveway is a residential road that extends north from Central Road and provides access to single-family homes, a church, and an elementary school. At its intersection with Central Road, it has one lane in each direction and under stop sign control. On-street parking is prohibited by Central Road. It has a speed limit is 25 miles per hour and is under the jurisdiction of the Village of Arlington Heights. The private access drive to The Moorings is under stop sign control with one inbound lane and two outbound lanes (right-turn lane and a shared thru/left-turn lane)

Existing Traffic Volumes

Weekday traffic counts were conducted from 6:00 AM to 7:00 PM on February 13th, 2024, at the intersection of Central Road at Dryden Place and The Moorings' entrance. These counts showed the peak hours of Central Road traffic occurring from 8:00 to 9:00 AM and 4:30 to 5:30 PM on a weekday. Peak-hour traffic going into and out of The Moorings occurred from 11:15 AM to 12:15 PM and 2:45 to 3:45 PM. The existing traffic volumes are shown in **Figure 2** and included in the **Appendix**.

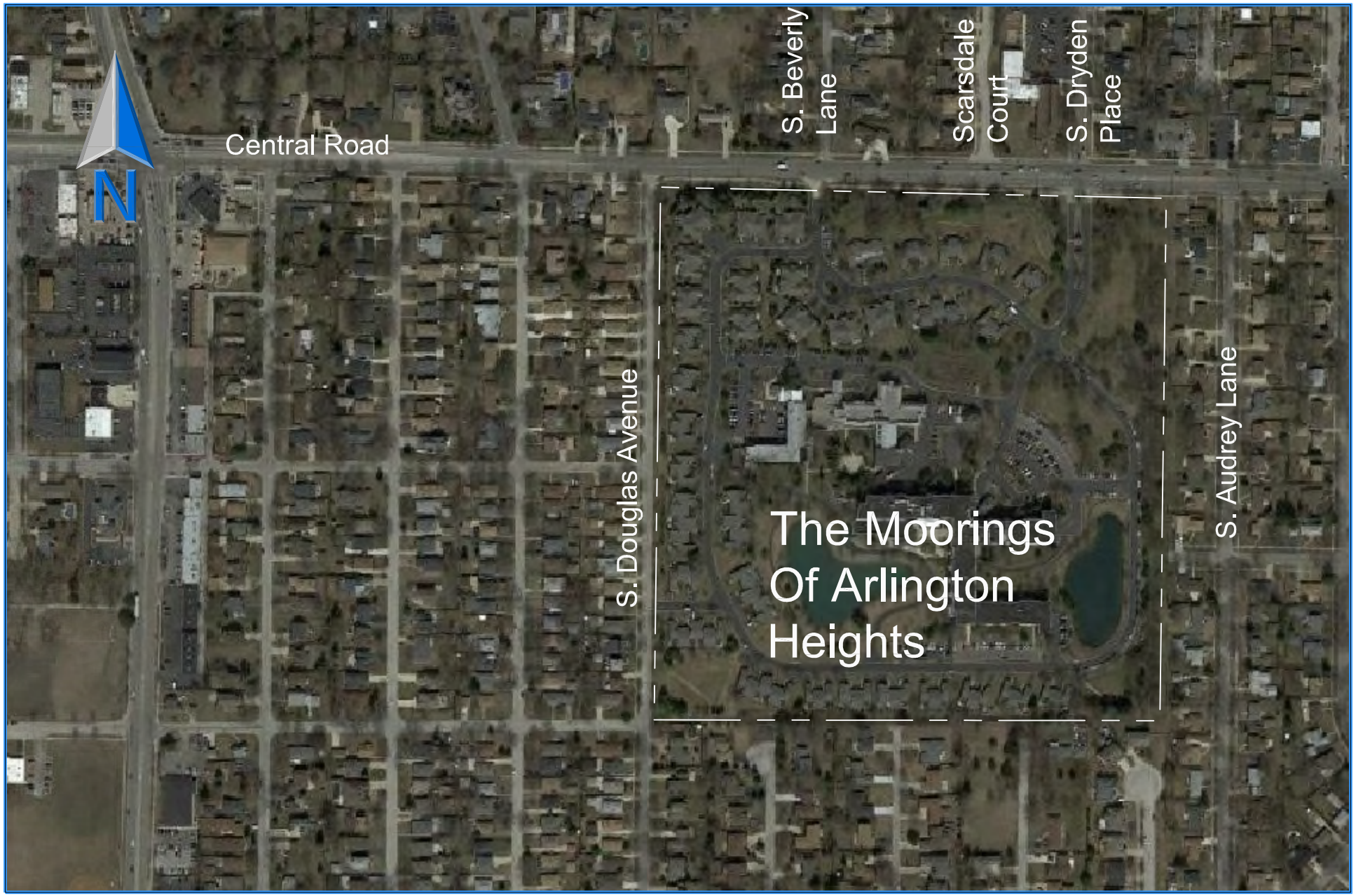
Intersection Crash Data

EEA requested crash data for the intersection of Central Road at Dryden Place and The Moorings' entrance from IDOT for the Years 2017 thru 2022. **Table 1** summarizes the number of crashes per year, fatalities, injuries, property damage, and the type of crash. Copies of the IDOT report can be found in the **Appendix**. There was a total of eight crashes over six years for an average of 1.3 crashes per year. Three of the crashes involved vehicles entering or exiting the Moorings driveway with two crashes from northbound left-turning vehicles exiting the site and one westbound left-turning vehicle entering the site.

Table 1
Central Road at Dryden Place/Mooring's Driveway Crash Data

Year	Fatality	Injury			Property Damage	Total	Type of Crash			
		A	B	C			Animal	Turning	Rear End	Angle
2017						**0**				
2018					1	**1**		1		
2019			1		2	**3**		2	1	
2020					1	**1**			1	
2021					2	**2**	1			1
2022			1			**1**		1		
Totals[(1)]	**0**	**0**	**2**	**0**	**6**	**8**	**1**	**4**	**2**	**1**
Average	**-**	**-**	**0.33**	**-**	**1.0**	**1.34**	**0.17**	**0.67**	**0.33**	**0.17**

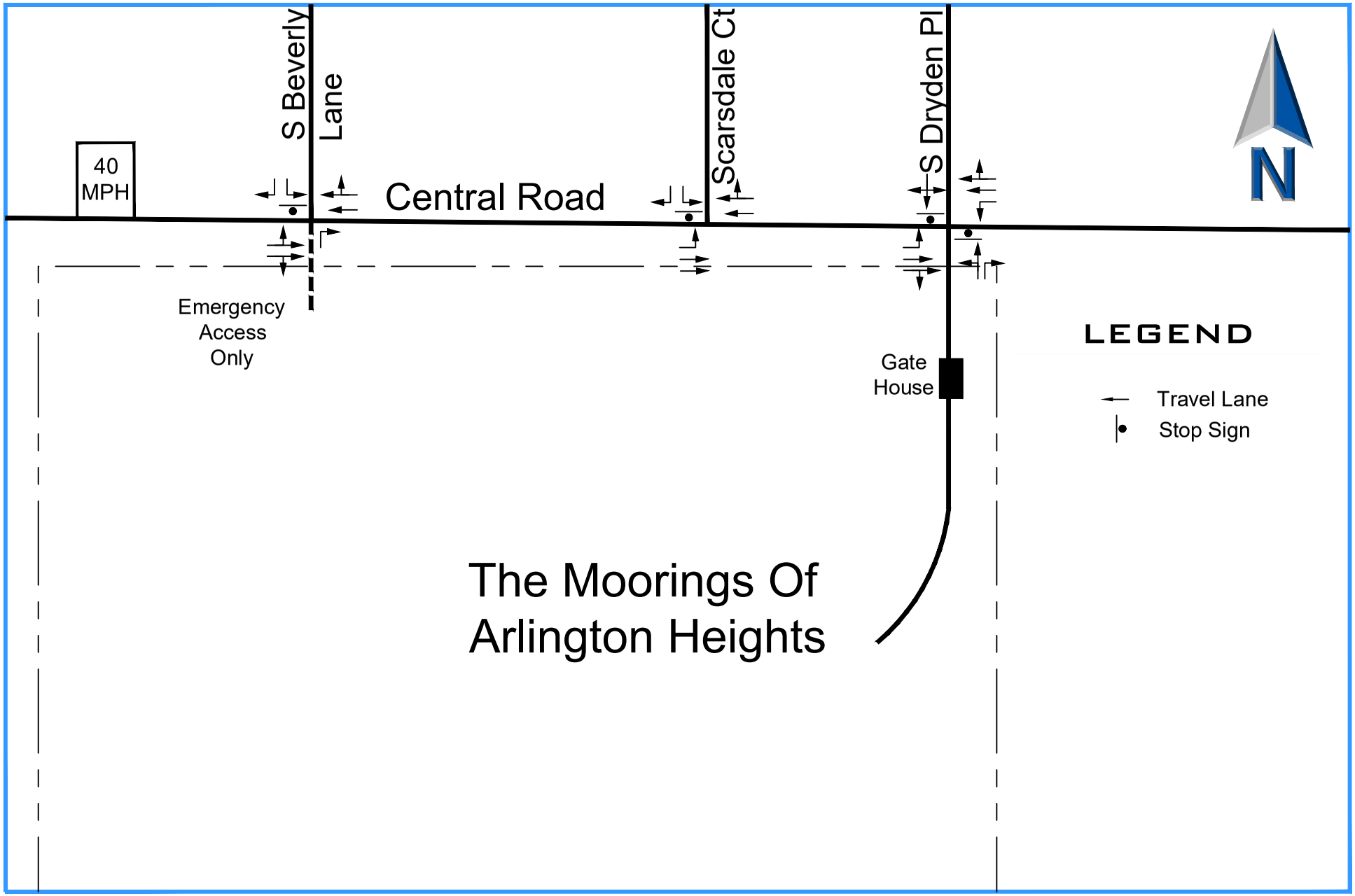
(1) DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site Location And Area Roadways

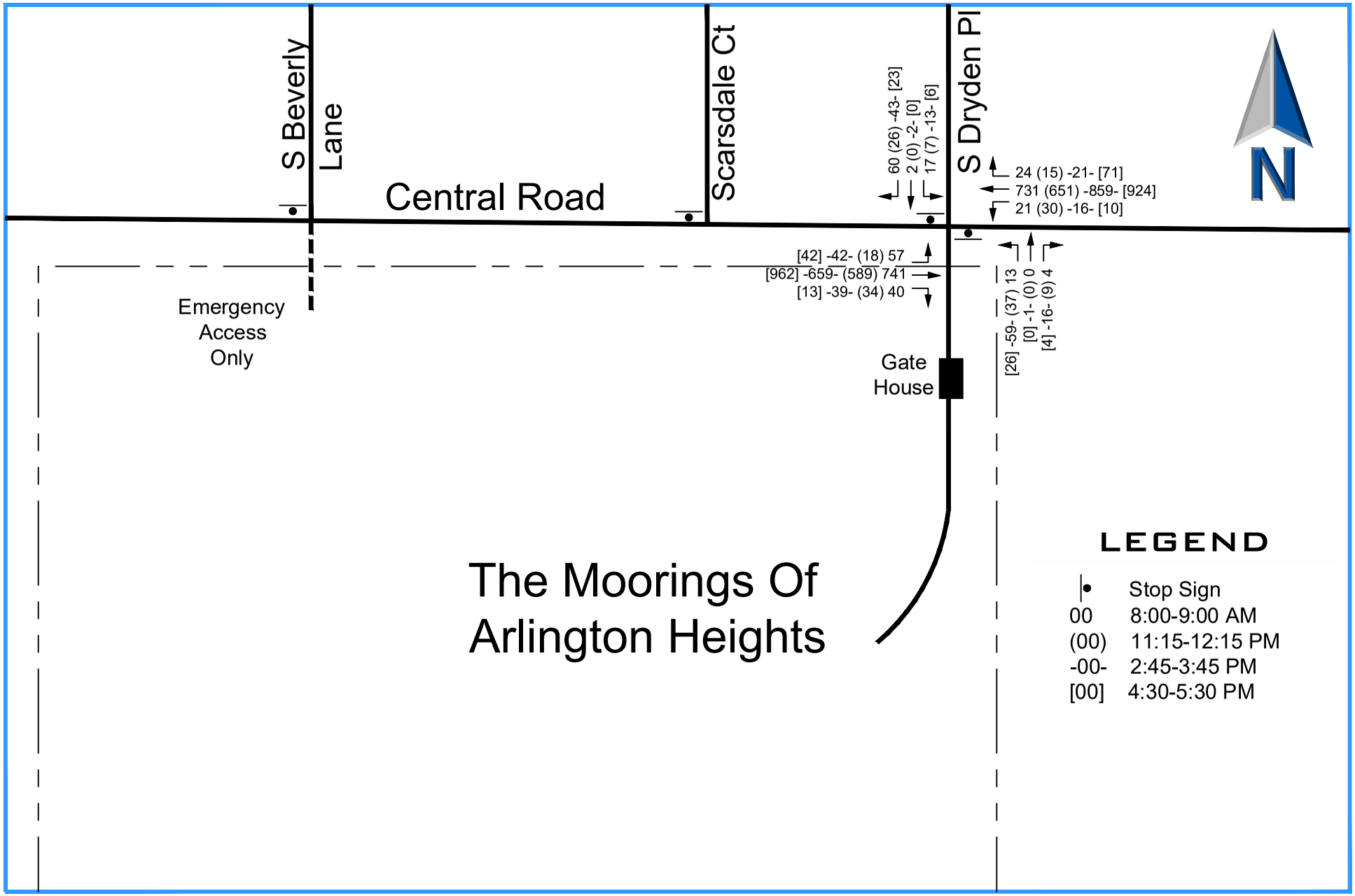
Figure 1



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Roadway Geometric

Figure 2



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Traffic Volumes

Figure 3

3 – SITE TRANSPORTATION CHARACTERISTICS

Site Plan

The proposed expansion plan calls for construction of 70 independent living units on the east side of the campus. As part of this project, an existing three-unit cottage building will be reconstructed as a duplex. **Table 2** summarizes the existing number of residential units and skilled nursing beds, approved 2015 PUD plan, current 2024 occupancy levels, and total number of units when expansion is completed.

Table 2
The Moorings of Arlington Heights
Existing Unit Counts and Occupancy

Unit Type	2015 PUD Approval (beds/units)	February 2024				Expansion	Total With Expansion
		Available		Occupied			
		Beds	Units	Beds	Units		
Skilled Care	105	92	60	77		-	92
Assisted Living	70	73	73	70		-	73
Memory Care	20	20	20	20		-	20
High Care Total	**195**	**185**	**153**	**167 (90%)**		**0**	**185 beds**
New ILU						**70**	**70**
Existing ILU	**202**		**192**		**188**	**-**	**192**
Cottages	**73**		**75**		**71**	**-1**	**74**
Independent Living Total	**275**		**267**	**259 (97%)**		**69**	**336 units**
Total Beds/Units	**470**	**452**		**426**			**521**

Overall, the current unit/bed count is four percent lower than the approved 2015 PUD for the campus. Demand for skilled care has decreased and only 92 beds are needed. Assisted living has added three units by converting the three two bed units into six one-bed units. Memory care remains at 20 beds. The number of senior apartments has been reduced by combining some of the smaller units into larger ones based on market demand. The number of cottages has not increased. The 2015 PUD may not have included two vacant units.

Trip Generation

The residents of the 70-units of independent living units are typically considered active and requiring little to no medical supervision. They have access to the campus' amenities such as a swimming pool, 24-hour security, transportation, and common recreational facilities.

Traffic estimates were initially based on the existing traffic volumes and trip rates for the occupied units on campus. These trip rates were then compared to senior housing trip rates provided by the Institute of Transportation Engineer's Trip Generation 9th Ed. manual and found to be slightly lower. To be conservative, the ITE data was used to project the future traffic volumes. The existing facility's trip rates were then applied to the

vacant units on the campus. The results are shown in **Tables 3** and **4**. The additional traffic generated by the net increase in units on the campus is minimal with 14 to 21 new trips an hour.

Table 3
The Moorings of Arlington Heights
Existing and Projected Morning Traffic Volumes

The Moorings	Number of Units And Beds	Morning Peak Periods					
		Central Road Peak (8:00-9:00 AM)			Moorings Peak (11:15 AM-12:15 PM)		
		In	Out	Total	In	Out	Total
Existing Occupied	426	63	17	80	64	46	110
Existing Vacant	26	4	1	5	4	3	7
Existing Subtotal	**452**	**67**	**18**	**85**	**68**	**49**	**117**
Expansion Units	69	5	9	14	9	11	20
Total	**521**	**72**	**27**	**99**	**77**	**60**	**137**

Table 4
The Moorings of Arlington Heights
Existing and Projected Afternoon Traffic Volumes

The Moorings	Number of Units And Beds	Afternoon Peak Periods					
		Central Road Peak (4:30-5:30 PM)			Moorings Peak (2:45-3:45 PM)		
		In	Out	Total	In	Out	Total
Existing Occupied	426	23	30	53	57	76	133
Existing Vacant	26	1	2	3	3	5	8
Existing Subtotal	**452**	**24**	**32**	**56**	**60**	**81**	**141**
Expansion Units	69	10	8	18	11	10	**21**
Total	**521**	**34**	**40**	**74**	**71**	**91**	**162**

Trip Distribution

The trip distribution for the development is based on the distribution of employees in the area, location of retail, restaurant, and entertainment venues, and the road network. The trip distribution for the site is shown on **Table 5** and **Figure 4** which was based on existing traffic patterns at the Moorings entrance.

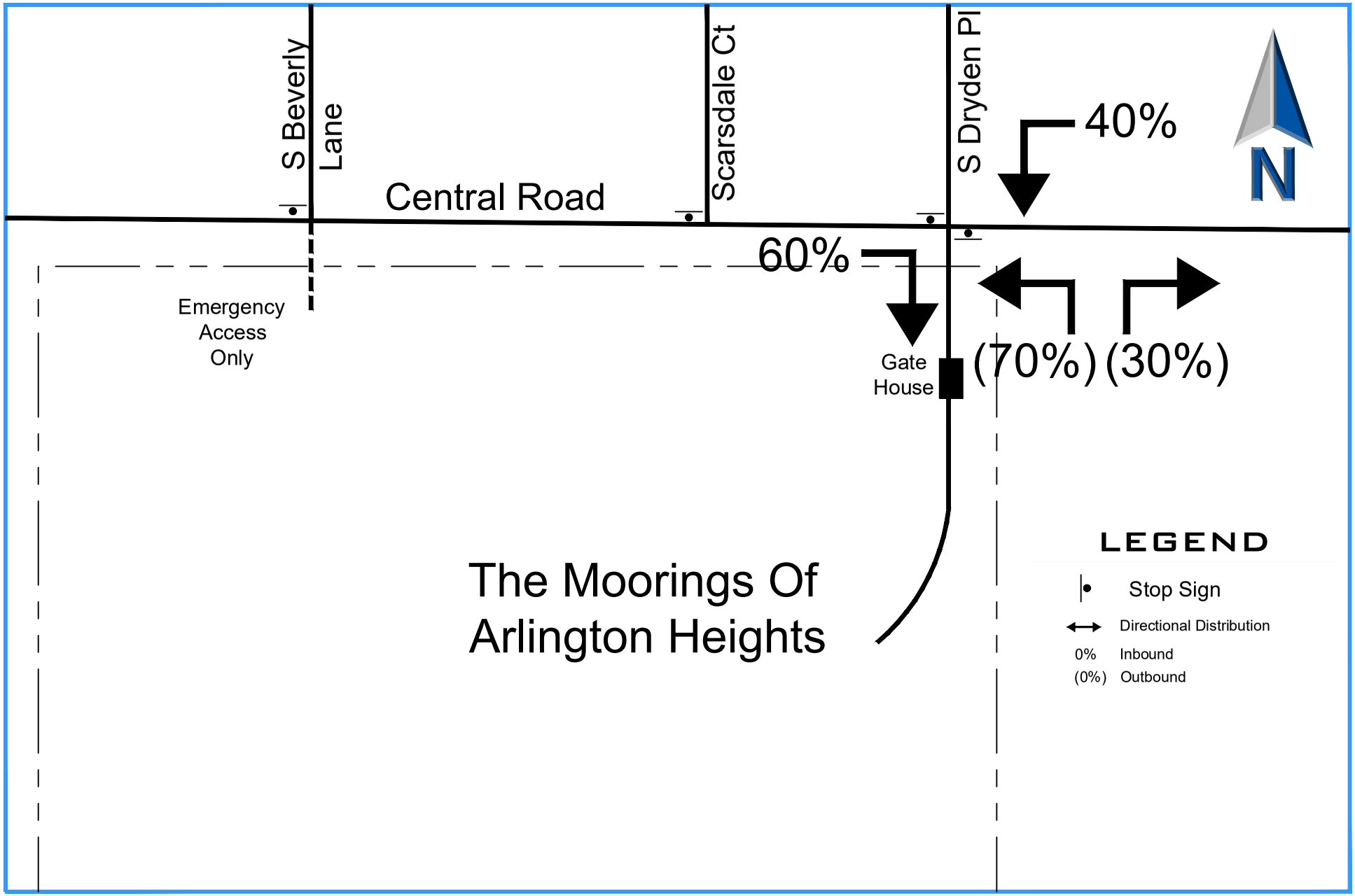
Table 5
Directional Distribution

Direction	Inbound Percentage	Outbound Percentage
East on Central Road	40%	30%
West on Central Road	60%	70%
Total	**100%**	**100%**

Trip Assignment

The future vehicular trips that are generated by the development were distributed to the area roadways based on the directional distribution analysis. **Figure 5** displays the trip assignment for the existing vacant site units. **Figure 6** illustrates the new traffic volumes from the 70-unit building.

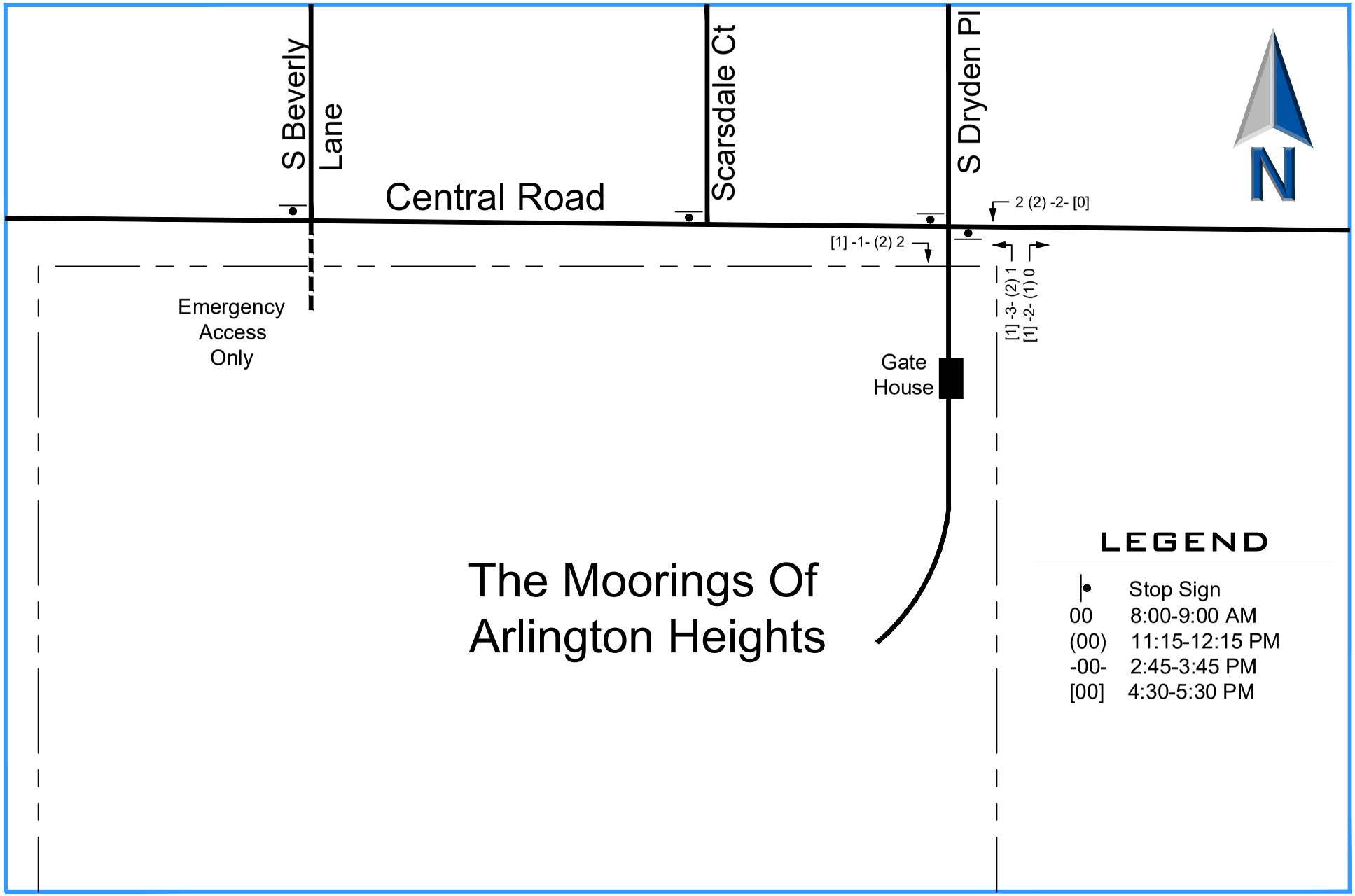
Total traffic volumes are a combination of the existing traffic volumes, projected non-site growth in those volumes, other developments, and the site related traffic. Traffic projections were estimated for a period of five years in the future after construction (Year 2030). **Figure 7** shows the additional traffic volumes generated by Dryden Elementary School and its kindergarten classroom expansion. A regional growth rate of 0.4% per year was applied to Central Road to obtain the base 2030 volumes (see **Figure 8**). The growth rates were provided by the Chicago Metropolitan Agency for Planning (see **Appendix**). The volumes from these figures were combined to generate the Year 2030 total traffic volumes are shown on **Figure 9**.



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Directional Distribution

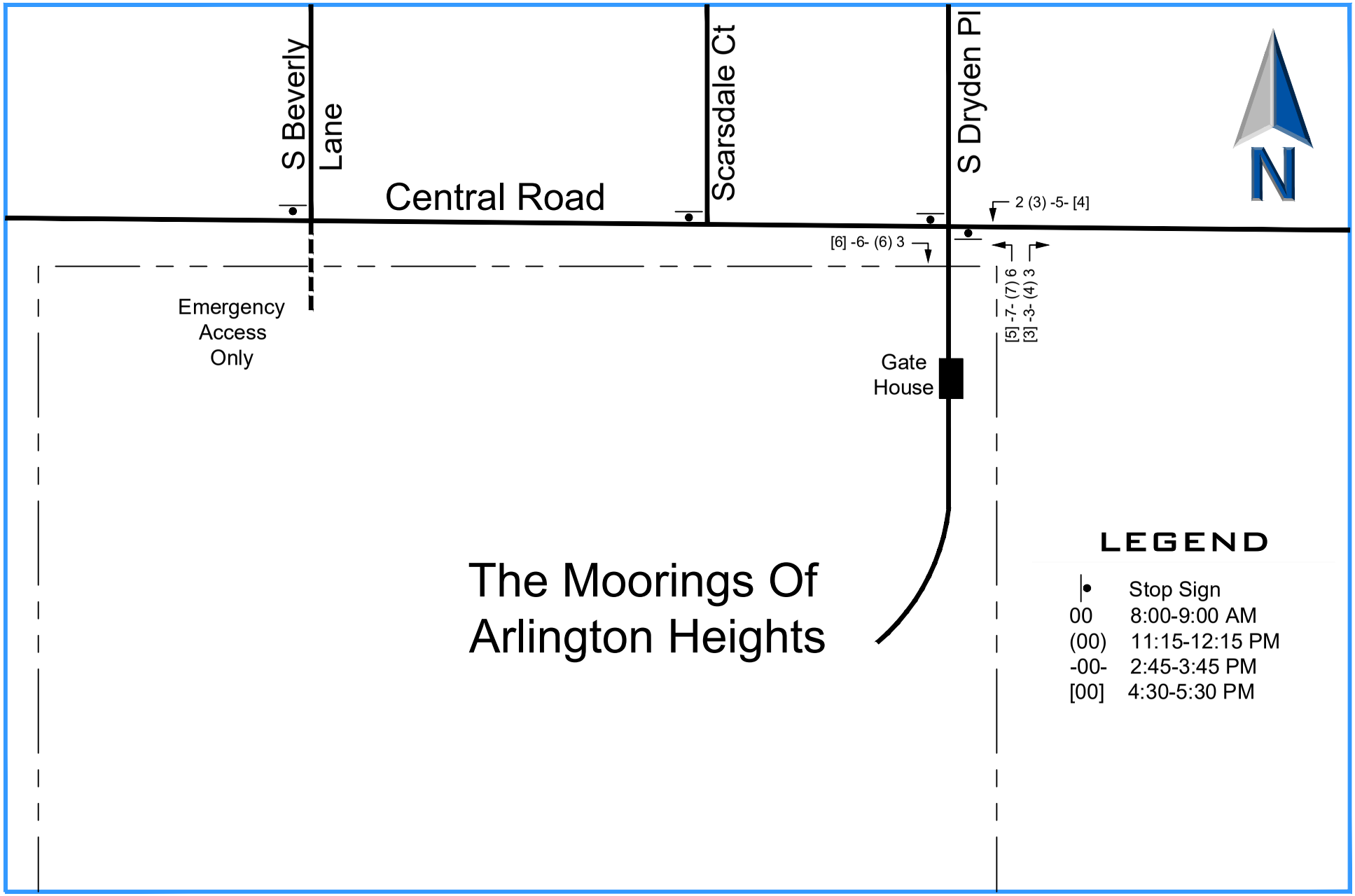
Figure 4



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Unoccupied Unit Traffic

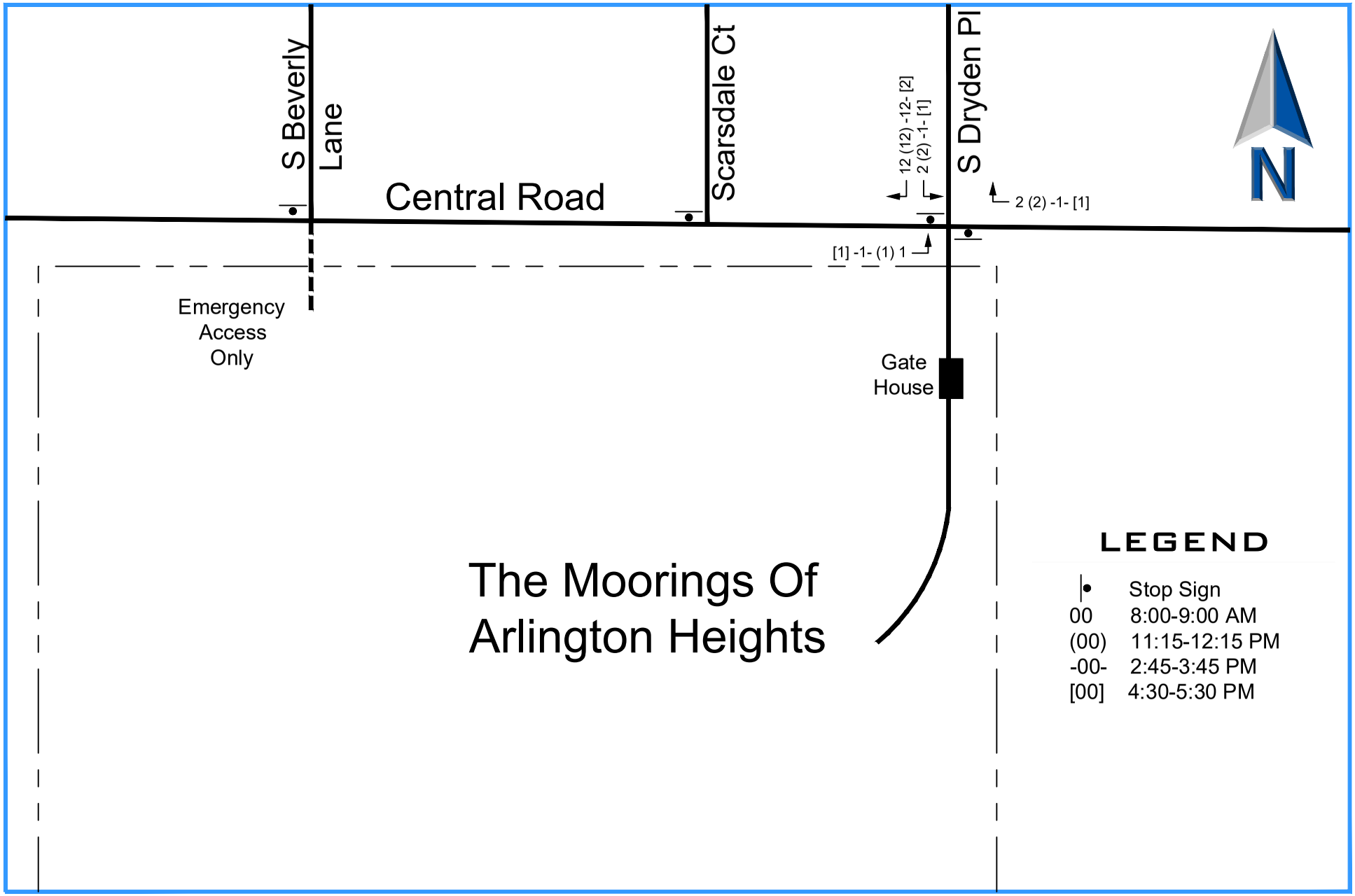
Figure 5



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Expansion Site Traffic Volumes

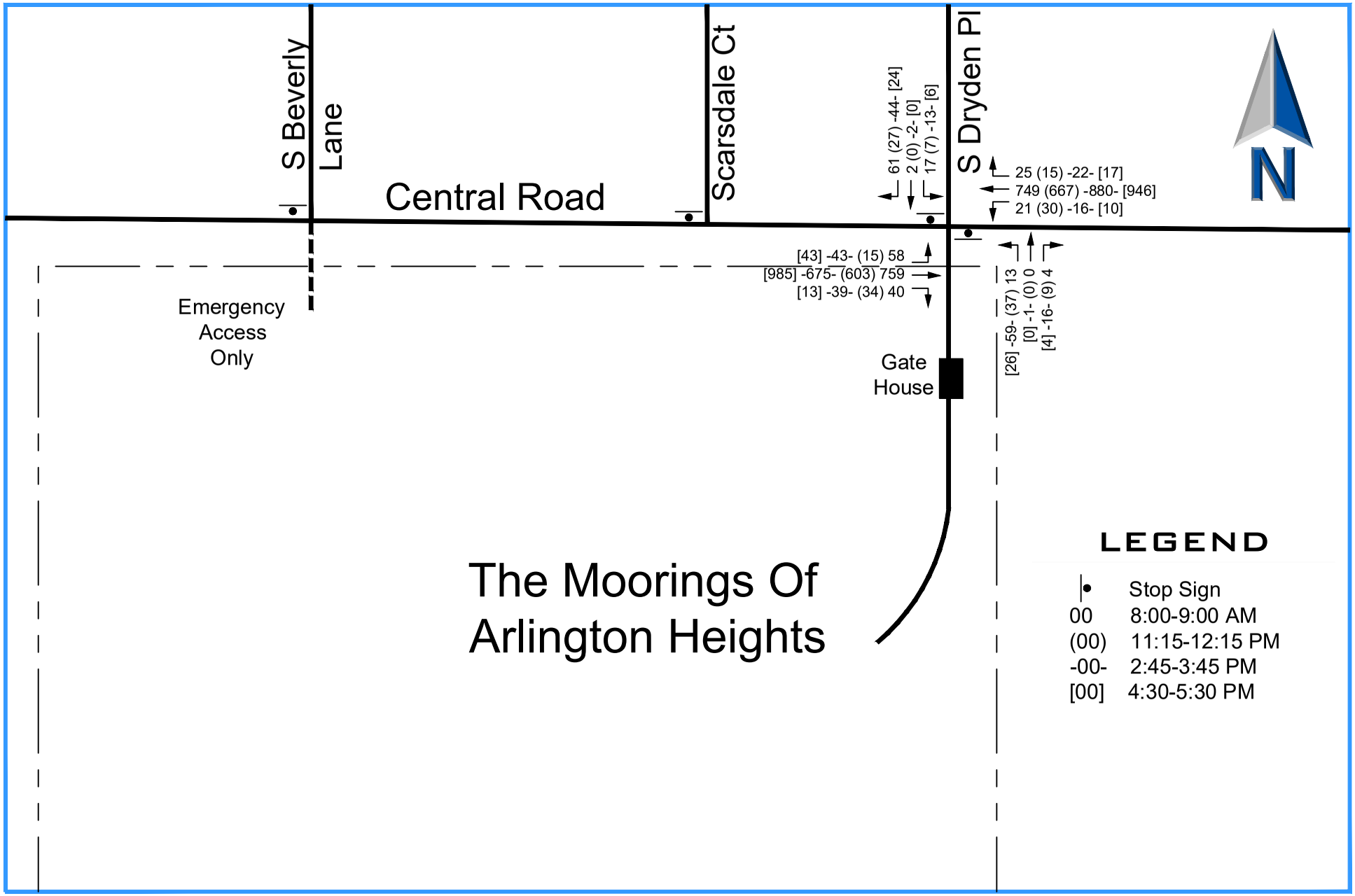
Figure 6



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Dryden School Expansion Traffic Volumes

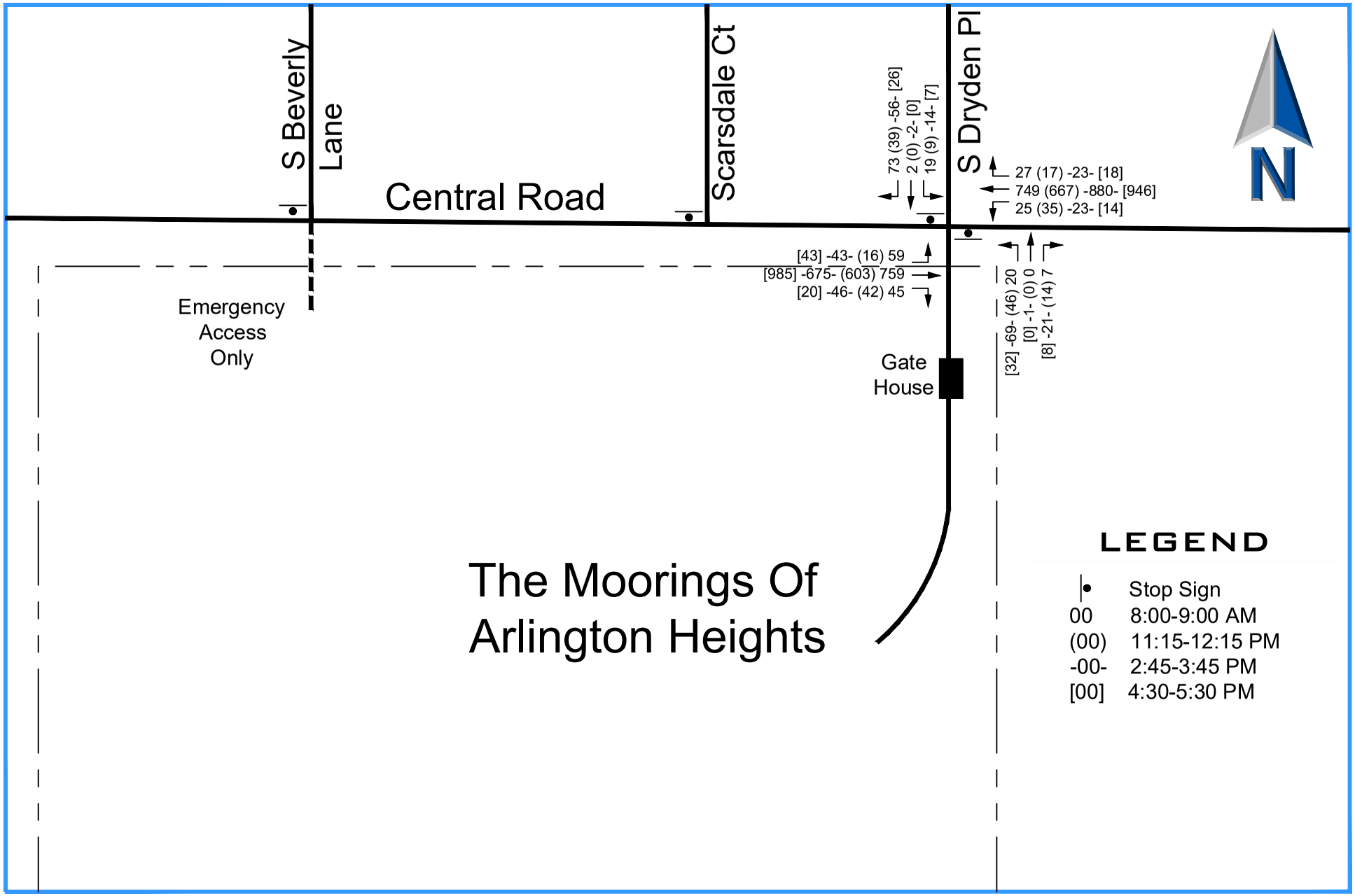
Figure 7



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Year 2030 Base Traffic Volumes

Figure 8



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Year 2030 Total Traffic Volumes

Figure 9

4 – ANALYSES

Intersection Capacity Analyses

To determine the operation of the study area intersections and the access drives, intersection capacity analyses were conducted for the existing and projected traffic volumes. An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 6**.

Table 6
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)		
		Signals	Roundabouts	Stop Signs
A	Minimal delay and few stops	<10	<10	<10
B	Low delay with more stops	>10-20	>10-15	>10-15
C	Light congestion	>20-35	>15-25	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35	>25-35
E	High delays and number of stops	>55-80	>35-50	>35-50
F	Unacceptable delays/over capacity	>80	>50	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection using the SYNCHRO capacity software to determine the existing and future operations of the road network and access system. These analyses were performed for the weekday street and peak-hours. The capacity analyses are summarized in **Table 7 and 8** and are included in the **Appendix**.

Tables 7 and 8 show the existing and projected level of service results for each of the movements at the intersection. The movements are working well except for the northbound though/left-turn lane which works at Level of Service F in the peak-hours. This will not change with the proposed expansion. Although this movement works poorly, the volume of traffic and queuing is low. Based on the capacity analyses and the minimal amount of additional site traffic, no additional improvements are recommended for the intersection of Central Road at Dryden Place/the Moorings Access.

Table 7
Morning Peaks
Intersection Level of Service

Movement	Central Road Peak (8:00-9:00 AM)		Moorings Peak (11:15 AM-12:15 PM)	
	2024	2030	2024	2030
Eastbound Left	B-10.1	B-10.2	A-9.1	A-9.2
Westbound Left	A-9.9	B-10.2	A-9.0	A-9.1
Northbound Thru/Left	F-72.3	F-100+	D-34.3	E-36.9
Northbound Right	B-11.5	B-11.7	B-10.4	B-10.6
Southbound Approach	D-31.2	E-38.1	C-15.0	C-15.4

Table 8
Afternoon Peaks
Intersection Level of Service

Movement	Central Road Peak (4:30-5:30 PM)		Moorings Peak (2:45-3:45 PM)	
	2024	2030	2024	2030
Eastbound Left	B-10.5	B-10.9	B-10.8	B-10.9
Westbound Left	B-10.4	B-10.6	A-9.5	A-9.7
Northbound Thru/Left	F-97.3	F-100+	F-100+	F-100+
Northbound Right	B-12.1	B-12.4	B-14.9	B-14.7
Southbound Approach	C-24.1	D-26.4	E-44.3	F-50.5

5 – SIGNAL WARRANT STUDY

A traffic signal warrant study was conducted to determine if the intersection of The Mooring's entrance or Dryden Place with Central Road met the minimum requirements for a traffic signal. The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following traffic signal warrants:

Warrant 1 - Eight-Hour Vehicular Volume
Warrant 2 - Four-Hour Vehicular Volume
Warrant 3 - Peak Hour Vehicular Volume
Warrant 4 - Pedestrian Volume
Warrant 5 - School Crossing
Warrant 6 - Coordinated Signal System
Warrant 7 - Crash Experience
Warrant 8 - Roadway Network
Warrant 9 - Intersection Near a Grade Crossing

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

The existing thirteen-hour traffic counts were modified to determine the projected 2030 traffic volumes accounting for the Mooring's expansion, Dryden School's addition, and general growth in background traffic. This data was inputted into the Illinois Department of Transportation's worksheets, (see **Appendix)**, to determine if any warrants are met.

Warrant 1 – Eight-Hour Vehicular Volume (Condition A – Eight Hour Vehicular Volume)

This warrant is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a new traffic signal. Warrant 1A is satisfied if the following conditions are met for any eight hours of an average day, for a major street with a speed limit of 40 mph and two lanes at each major street approach and minor street approach with one or two lanes:

- 600 vehicles per hour on major street (total of both approaches)
- 150 vehicles per hour on minor street (Dryden Place – 1 lane)
- 200 vehicles per hour on minor street (The Moorings – 2 lanes)

For the major street approach, Central Road, there were at least eight hours that satisfy the conditions of Warrant 1A. However, there are no time periods in which the conditions of Warrant 1A are satisfied for either minor street approach. The highest hourly minor street volume found during the analysis period was vehicles between 61 vph on Dryden Place and 75 vph at the Moorings entrance, which is significantly below the volume threshold (150-200 vph) required for Warrant 1A. As a result, **Warrant 1A is NOT SATISFIED**.

Warrant 1 – Eight-Hour Vehicular Volume (Condition B – Interruption of Continuous Traffic)

This warrant is intended for application at locations where Condition A is not satisfied and where the traffic volume on the major street is so heavy that traffic on a minor intersection street suffers excessive delay or conflict in entering or crossing the major street. Warrant 1B is satisfied if the following conditions are met for any eight hours of an average day, for a major street with a speed limit of 40 mph and two lanes at each approach and minor street approach with one or two lanes:

- 900 vehicles per hour on major street (total of both approaches)
- 75 vehicles per hour on minor street (Dryden Place – 1 lane)
- 150 vehicles per hour on minor street (The Moorings – 2 lanes)

For the major street approach, there are eight hours that would satisfy the conditions of Warrant 1B. However, there is only one hour in which the conditions of Warrant 1B are satisfied for the minor street approach. The highest hourly volume found during the analysis period was 75 vehicles on Moorings Drive, which exceeds the 75 vph threshold for only one of the eight hours of the day. As a result, **Warrant 1B is NOT SATISFIED**.

Warrant 2 – Four-Hour Vehicular Volume

This warrant is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. Warrant 2 is satisfied if an engineering study finds that, for each of any four hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor street approach (one direction only) all fall above the applicable curve in Figure 4C-1 of the MUTCD, which is found in the Appendix. On the minor street, the higher volume is not required to be on the same approach during each of these four hours. The minor street approach volumes must exceed 80 vph, which is the lower threshold volume, which does not occur and not the four hours required. As a result, **Warrant 2 is NOT SATISFIED**.

Warrant 3 – Peak Hour

This warrant is intended for use at a location where traffic conditions are such that for a minimum of one hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street. This warrant is only to be applied in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time. This warrant is satisfied if the following two categories are met:

A. If all three of the following conditions exist for the same one hour (any four consecutive 15-minute periods) of an average day:

   a. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds 5 vehicle-hours for a two-lane approach; and

   b. The volume on the same minor street approach (one direction only) equals and exceed 150 vehicles per hour for two moving lanes; and

   c. The total entering volume serviced during the hour exceeds 650 vehicles per hour for intersections with three approaches.

B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve on Figure 4C-3.

The minor street approach volume never exceeds 100 vehicles per hour minimum volume, thus this warrant is not satisfied. Thus, **Warrant 3 is NOT SATISFIED**.

Warrant 4 – Pedestrian Volume

This warrant is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street. The need for a traffic control signal at an intersection shall be considered if an engineering study finds that one of the following criteria is met:

A. For each of any four hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) all fall above the curve in Figure 4C-6; or

B. For one hour (any four consecutive 15-minute periods) of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) falls above the curve in Figure 4C-8.

The volume of pedestrians crossing at this intersection was zero during the traffic counts. Thus, **Warrant 4 is NOT SATISFIED.**

Warrant 5 – School Crossing

This warrant is intended for application where school children crossing the major street are the principal reason to consider installing a traffic control signal. For the purposes of this warrant, the word "schoolchildren" includes elementary through high school students.

Dryden Elementary School is located 1,300 feet to the north with no school children observed crossing Central Road, thus **Warrant 5 is NOT SATISFIED.**

Warrant 6 – Coordinated Signal System

Progressive movement in a coordinated signal system sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles. The need for a traffic control signal in terms of this warrant should be considered if one of the following is met:

A. On a one-way street or a street that has traffic predominately in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.

B. On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will provide a progressive operation.

Existing traffic signals are located 2,450 feet to the west at Arlington Heights Road and 1,300 feet to the east at Arthur Avenue. A traffic signal at this location would not improve traffic flow or platooning on Central Road. This warrant is not applicable, and thus **Warrant 6 is NOT SATISFIED**.

Warrant 7 – Crash Experience

The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal.:

A. Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency; and

B. At least one of the following conditions applies to the reported crash history (where each reported crash considered is related to the intersection and apparently exceeds the applicable requirements for a reportable crash): 1. The number of reported angle crashes and pedestrian crashes within a 1-year period equals or exceeds the threshold number in Table 4C-2 for total angle crashes and pedestrian crashes (all severities); or 2. The number of reported fatal-and-injury angle crashes and pedestrian crashes within a 1-year period equals or exceeds the threshold number in Table 4C-2 for total fatal-and-injury angle crashes and pedestrian crashes; or 3. The number of reported angle crashes and pedestrian crashes within a 3-year period equals or exceeds the threshold number in Table 4C-3 for total angle crashes and pedestrian crashes (all severities); or 4. The number of reported fatal-and-injury angle crashes and pedestrian crashes within a 3-year

period equals or exceeds the threshold number in Table 4C-3 for total fatal-and-injury angle crashes and pedestrian crashes; and

C. For each of any 8 hours of an average day, the vehicles per hour (vph) given in both of the 80 percent columns of Condition A in Table 4C-1 (see Section 4C.02), or the vph in both of the 80 percent columns of Condition B in Table 4C-1 exists on the major street and the more critical minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the Pedestrian Volume warrant (see Section 4C.05)

There have only been eight crashes in the last six years at the intersection. Thus, as there are not enough crashes to meet the minimum threshold for this warrant, **Warrant 7 is NOT SATISFIED.** Please note that only three crashes involving a vehicle exiting or entering the Moorings development occurred in those six years.

Warrant 8 – Roadway Network

This warrant is intended to determine if installing a traffic control signal will encourage concentration and organization of traffic flow on a roadway network. The need for a traffic control signal shall be considered if an engineering study finds that the common intersection of two or more major routes meets one or both of the following criteria:

A. The intersection has a total existing, or immediately projected entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and has 5-year projected traffic volumes, based on an engineering study, that meet one or more of Warrants 1, 2, and 3 during an average weekday; or

B. The intersection has a total existing or immediately projected entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a non-normal business day (Saturday or Sunday).

A major route as used in this signal warrant shall have at least one of the following characteristics:

A. It is part of the street or highway system that serves as the principal roadway network for through traffic flow.

B. It includes rural or suburban highways outside, entering, or traversing a city.

C. It appears as a major route on an official plan, such as a major street plan in an urban area traffic and transportation study.

As was seen within the traffic volumes presented for the previous warrants, the traffic volumes both existing and what can reasonably be expected in the future are inadequate to meet the requirements of this warrant, thus **Warrant 8 is NOT SATISFIED**.

Warrant 9 – Intersection Near a Grade Crossing

This warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity of the intersection to a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic signal control.

The nearest grade crossing is approximately 1.4 miles east of the intersection. As a result, this warrant is not applicable and thus **Warrant 9 is NOT SATISFIED.**

Conclusion

The traffic signal warrant study reveals that a signal at the intersection of Central Road at Dryden Place and The Moorings Entrance will not be warranted.

4 - PARKING

Parking Requirements

The parking requirements for the existing development and the proposed addition were calculated based on the Village of Arlington Heights' Zoning Ordinance. Parking at assisted living and memory care facilities is primarily generated by employees and visitors. Residents of the facility do not drive. Parking for Fellowship Hallis based on the building code's capacity rather than its expected use. Currently, it is used for storage but will be available for residents and their guests in the future. **Table 9** summarize the zoning code requirements for The Moorings campus of 636 spaces with the new building.

Table 9
Zoning Code Requirements for
The Mooring's with Expansion

Unit Type	Units/Beds	Zoning Code Requirement	Total
Senior Apartments	192	One Space per Unit	192
Apartment Expansion	70	One Space per Unit	70
Senior Villas	74	Two Spaces per Unit	148
Skilled Care	92	One Space per Two Beds	46
Memory Care	20	One Space per Two Beds	10
Assisted Living	73	One Space per Unit	73
Fellowship Hall	486 seats	One Space per Five Seats	97
		Total	**636**

Residential Auto Ownership

The Moorings of Arlington Heights provided resident vehicle ownership data for the apartments and villas on the existing campus. As previously noted, residents of the skilled care and assisted living/memory care are not able to drive. There are 212 vehicles owned by residents on campus for the 259 occupied apartments and villas or 0.82 vehicles per unit.

Senior Villa Parking

The senior villas or cottages are located along the north, south, and west perimeter of the campus. They consist of a mixture of buildings with either 1 car or 2 car garages and driveways. One building has three units and one garage. Driveways spaces are not counted as code parking spaces. The two-car garage villas have sufficient parking and meet the zoning code requirements while the one- car garage villas are short one required space per unit. The two units without garages are short a total of 4 spaces.

With the redevelopment of the three-unit with a one-car garage building into a two-unit building with two two-car garages, the required number of spaces drops to 148 spaces (2x74). The number of spaces increased by two spaces to 109 spaces not including the driveways. The required 148 spaces are 39 spaces more than the 109 spaces provided. The villas require a 39-space parking variation. There are a total of 207 spaces available with the driveway area in front of each garage that are not code complaint.

Table 10
Senior Villas Parking Inventory and Survey

Unit Type	Units	Location	Regular	Accessible	Total	Spaces Required	Parked Vehicles
Senior Villas	75	2 – Units with No Garage	0	-	0		0
		51 - One Car Garages	51	-	51		48(2)
		22 - Two Car Garages	44	-	44		44(2)
		Off-Street Parking	12	-	12		8(1)
		Existing Code Parking	**107**	-	**107**	**150**	**100**
		Driveway Spaces	95	-	95		1
		Total Available Parking	**202**	-	**202**	**150**	**101**
	74	50 - One Car Garages	50	-	55		48(2)
		24 - Two Car Garages	48	-	48		44(2)
		Off-Street Parking	11	-	11		8(1)
		Existing Code Parking	**109**	-	**109**	**148**	**100**
		Driveway Spaces	98	-	98		1
		Total Available Parking	**207**	-	**207**	**148**	**101**

(1) Includes 3 vehicles parked on-street.
(2) Assumes all garage spaces full/reserved. Not every unit has a vehicle.

Skilled and Memory Care Parking

The parking near the skilled care and assisted living building consists of parking spaces along Old Barn Road, a parking lot west of the building, and underground parking**. Table 11** summarizes the parking supply. A total of 104 parking spaces are provided, which is less than the 129 required parking spaces. It does exceed the number of spaces used. The overflow of 25 vehicles will park in the parking spaces further to the east. No changes to these parking areas are proposed. No parking variation is required with staff parking in a different portion of the site.

Table 11
Existing Care Parking Inventory and Survey

Unit Type	Beds	Location	Regular	Accessible	Total	Spaces Required	Parked Vehicles
Assisted, Skilled, Sheltered Care	185	West of the Building	37	2	39		32
		Along Old Barn Road	39	4	43		35
		Under the Building	21	1	22		15
		subtotal	**97**	**7(1)**	**104**	**129**	**83**

(1) 5 ADA spaces required and 7 provided

Senior Apartment Parking

Parking for the remainder of the campus is provided at six locations: by the guard house, underground parking, a surface lot by the loading dock, a surface lot by the main entrance, south of the building, and along Moorings Drive. **Table 12** itemizes the parking location and number of spaces. A total of 223 spaces are available, which falls short of the 289 spaces required for the current senior apartment units and Fellowship Hall.

Fifty-nine additional spaces are provided as parallel spaces in the loading and lobby lots and along Moorings Drive. These spaces are used but they do not meet the Village's dimensional requirements and were not counted as code compliant spaces.

With the new building, most of the parking will be relocated. The existing underground parking garage will not be affected. A new underground lot will be provided under the proposed building. Parking south of the building will be expanded, the lobby and loading dock lots will be rebuilt smaller, perpendicular parking will be added to the eastern portion of Old Barn Road and along Moorings Drive, and a new lot near the guard house. **Table 13** summarizes the new parking spaces. There will be a net gain in parking of 185 spaces (223 to 408) which includes the 70 additional spaces required for the new senior apartments. It will exceed the 384 spaces required by the code including the 25 spaces from the west side of campus.

Table 12
Existing Apartment Parking Inventory and Survey

Unit Type	Units	Location	Regular	Accessible	Total	Spaces	Parallel	Parked
Senior Apartments	192	Loading Dock Lot	14	1	15		9	1
		Underground Garage	86	-	86		-	77
		Guard House	4	-	4		-	2
		Surface Spaces South of Building	41	3	44		-	15
		Lobby Parking Lot	71	3	74		9	
		subtotal	**216**	**7**	**223**	**192**	**18**	**160**
East Moorings Drive On-Street			**-**	**-**	**-**		**41**	**14**
Fellowship Hall - 486 seats			**-**	**-**	**-**	**97**	**-**	**-**
Total			**216**	**7**	**223**	**289**	**59**	**174**

Table 13
Proposed Apartment Parking Inventory and Survey

Unit Type	Units	Location	Regular	Accessible	Total	Spaces
Senior Apartments	262	Loading Dock Lot	7	-	7	
		Existing Underground Garage	86	-	86	
		Northeast Lot	37	-	37	
		New Underground Garage	67	3	70	
		Lobby Lot	37	4	41	
		Old Barn Road	47	-	47	
		Moorings Drive	32	-	32	
		South Lot	84	4	88	
		subtotal	**397**	**11**	**408**	**262**
Fellowship Hall - 486 seats			**-**	**-**	**-**	**97**
Overflow Parking Need from Skilled Care Area			**-**	**-**	**-**	**25**
Total			**397**	**11(1)**	**408**	**384**

(1) 9 ADA spaces required and 11 provided

Parking Summary

After the completion of the expansion and associated parking improvements, The Moorings Campus will have a total of 621 parking spaces (See **Table 14**), which is less than the total required 636 spaces. The overall parking variation is not 15 spaces (636-621) for the whole campus. The variation is 39 spaces for the single-car garages (50) minus the 11 additional spaces provided by the villas.

Table 14
Overall Parking Suppply and Requirements

Users	Size	Regular	Accessible	Total	Spaces Required	Parked Vehicles
Villas	74 units	109	-	109	148	103
Apartments	262 Units	397	11	408	262	244[(1)]
Fellowship Hall	486 Seats				97	
All Care	185 beds	97	7	104	129	83
Totals		**603**	**18**	**621**	**636**	**430**

(1)174 existing parked vehicles plus 70 vehicles for the new units

5 – CONCLUSIONS

The results of this study found:

1. The volume of traffic generated by the 70 independent living units is minimal (14 to 21 vehicles per hour) due to the nature of the use.
2. The net change in area traffic volumes is nominal.
3. The Mooring's driveway on Central Road does not require any additional roadway improvements.
4. A review of vehicular crash data does not support the need for traffic improvements.
5. A traffic signal will not be warranted at the intersection of the Mooring's driveway/Dryden Place on Central Road.
6. The proposed 70-unit senior apartments require one space per unit for a total of 70 spaces. required.
7. Upon completion of the two projects, a total of 636 spaces are required on-campus which exceeds by the 621 spaces provided.
8. The senior villas will have 109 spaces which is less than the code requirement of 148 spaces due to the villas having one-car garages.
9. Skillled, memory-care, and assisted-living units have 104 spaces which is less than the 129 required. Twenty-five vehicles will park further east in the campus.
10. The existing and proposed senior apartment parking areas will be reconstructed totaling 408 spaces which exceeds the zoning requirements.
11. Overall, the site is required to provide 636 spaces, which is more than the 621 parking spaces provided.
12. The required parking variation is 39 spaces.

Appendix

- **Existing 2024 Traffic Counts**
- **CMAP Growth Letter**
- **2017-2022 Crash Data**
- **Signal Warrant Worksheets**
- **Intersection Capacity Analyses**
    - **2024 Existing Conditions**
    - **2030 Total Traffic Volumes**

Central Road at Dryden Place and The Moorings Access Drive

Arlington Heights, Illinois

Begin Time	Dryden Place Southbound			Central Road Westbound			The Moorings Drive Northbound			Central Road Eastbound			15 Minute Totals	60 Minute Totals	Peak Hour Factor
	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Tuesday February 13, 2024														
6:00 AM	4	0	1	0	51	1	1	0	1	0	94	2	155	1056	0.67
6:15 AM	4	0	1	3	86	5	0	0	3	3	107	2	214	1234	0.78
6:30 AM	1	0	3	2	126	6	1	0	2	10	136	5	292	1380	0.87
6:45 AM	2	0	3	4	181	10	1	0	2	17	169	6	395	1505	0.90
7:00 AM	8	0	3	1	130	7	1	0	3	13	159	8	333	1570	0.85
7:15 AM	10	0	4	4	145	7	1	0	4	7	173	5	360	1655	0.90
7:30 AM	7	0	1	2	187	4	1	0	4	4	202	5	417	1688	0.92
7:45 AM	7	0	4	8	221	5	2	0	4	13	186	10	460	1679	0.91
8:00 AM	6	1	3	5	186	3	0	0	5	12	183	14	**418**	**1710**	**0.87**
8:15 AM	7	0	3	5	172	1	1	0	3	12	184	5	393	1681	0.86
8:30 AM	7	0	2	2	189	8	2	0	1	9	179	9	408	1642	0.84
8:45 AM	40	1	9	12	184	9	1	0	4	7	195	29	491	1524	0.78
9:00 AM	36	1	15	10	156	3	4	0	7	6	147	4	389	1375	0.88
9:15 AM	5	1	3	6	169	6	1	0	5	7	143	8	354	1266	0.89
9:30 AM	4	0	3	5	118	5	0	0	7	8	136	4	290	1225	0.90
9:45 AM	3	0	3	5	149	7	3	0	8	7	153	4	342	1265	0.92
10:00 AM	4	0	1	3	126	3	1	0	5	8	127	2	280	1249	0.95
10:15 AM	3	0	1	3	142	6	0	0	7	11	138	2	313	1284	0.97
10:30 AM	1	0	0	1	140	2	3	0	8	8	164	3	330	1319	0.95
10:45 AM	3	0	0	4	153	3	1	0	1	6	152	3	326	1357	0.92
11:00 AM	5	1	2	3	125	7	1	1	4	12	151	3	315	1393	0.95
11:15 AM	3	0	4	4	163	7	2	0	7	10	147	1	**348**	**1416**	**0.96**
11:30 AM	6	0	1	4	172	7	3	0	12	11	144	8	368	1438	0.97
11:45 AM	13	0	2	4	158	8	0	0	7	5	158	7	362	1436	0.97
Noon	4	0	0	3	158	8	4	0	11	8	140	2	338	1453	0.96
12:15 PM	8	0	1	0	161	0	2	0	7	11	174	6	370	1498	0.98
12:30 PM	3	0	3	7	175	2	0	0	6	9	150	11	366	1507	0.98
12:45 PM	7	0	5	12	158	6	0	0	4	8	163	16	379	1481	0.97
1:00 PM	22	0	9	8	159	6	1	0	11	3	152	12	383	1445	0.94
1:15 PM	8	0	1	5	151	5	2	0	6	8	185	8	379	1480	0.89
1:30 PM	9	1	1	1	158	5	1	0	11	11	137	5	340	1491	0.89
1:45 PM	4	0	4	3	157	1	3	0	8	11	146	6	343	1599	0.89
2:00 PM	6	0	3	1	182	4	1	0	12	4	196	9	418	1646	0.92
2:15 PM	4	0	0	3	184	3	1	0	10	5	177	3	390	1634	0.91
2:30 PM	7	0	2	1	223	7	2	2	7	14	178	5	448	1705	0.92
2:45 PM	3	0	5	6	201	2	1	0	7	13	147	5	**390**	**1770**	**0.86**
3:00 PM	7	1	4	7	209	3	1	0	10	11	143	10	406	1847	0.90
3:15 PM	8	0	1	5	191	3	11	1	18	10	198	15	461	1952	0.95
3:30 PM	25	1	3	3	258	8	3	0	24	5	171	12	513	1975	0.96
3:45 PM	14	0	2	2	236	8	1	0	3	10	183	8	467	1963	0.96
4:00 PM	8	0	3	4	241	5	0	0	14	4	224	8	511	1992	0.97
4:15 PM	4	0	0	7	217	4	0	0	2	5	239	6	484	1984	0.99
4:30 PM	5	0	3	3	243	3	1	0	9	4	221	9	**501**	**2027**	**0.96**
4:45 PM	9	0	0	4	217	0	2	0	9	1	241	13	496	1977	0.94
5:00 PM	4	0	1	7	225	2	0	0	4	4	248	8	503	1904	0.90
5:15 PM	5	0	2	3	239	5	1	0	4	4	252	12	527	1826	0.87
5:30 PM	5	0	2	3	230	2	0	0	6	4	190	9	451	1627	0.24
5:45 PM	5	1	0	2	202	1	2	1	1	1	193	14	423	1494	0.18
6:00 PM	4	0	7	2	223	2	2	0	2	1	173	9	425	1371	0.17
6:15 PM	3	0	1	5	143	1	1	1	7	2	156	8	328		
6:30 PM	0	0	1	3	151	4	0	1	3	2	147	6	318		
6:45 PM	1	0	1	2	154	1	1	0	1	1	135	3	300		
Total	381	9	137	212	9075	231	75	7	331	380	8786	387			
8:00-9:00 AM	**60**	**2**	**17**	**24**	**731**	**21**	**4**	**0**	**13**	**40**	**741**	**57**	**1710**		
11:15 AM-12:15 PM	**26**	**0**	**7**	**15**	**651**	**30**	**9**	**0**	**37**	**34**	**589**	**18**	**1416**		
2:45-3:45 PM	**43**	**2**	**13**	**21**	**859**	**16**	**16**	**1**	**59**	**39**	**659**	**42**	**1770**		
4:30-5:30 PM	**23**	**0**	**6**	**17**	**924**	**10**	**4**	**0**	**26**	**13**	**962**	**42**	**2027**		

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

February 7, 2024

Stephen B. Corcoran, PE, PTOE
Director of Traffic Engineering
Eriksson Engineering Association, LTD.
145 Commerce Drive
Suite A
Grayslake, IL 60030

Subject: Central Road east and west of Dryden Place
IDOT

Dear Mr. Corcoran:

In response to a request made on your behalf and dated 2/6/2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2022)	Year 2050 ADT
Central Road E and W of Dryden	18,500	20,700
Dryden Pl (growth factor from 2023 to 2050)		1.115 (0.4% annual growth)

0.42%/year

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 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 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
S:\AdminGroups\ResearchAnalysis\2024_TrafficForecasts\ArlingtonHeights\ck-21-24\ck-21-24.docx

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ Injuries A	------ B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit

Central Road at Dryden Place and the Moorings Driveway

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201801410803																				
1/19/2018 3:28 PM	Cloudy/Overcast	Other	0	0	0	0	Turning	Daylight	0.00	2892790.97022959 1974398.24256093										
											SUV	South	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	West	Slow/Stop In Traffic	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	*Total*	*%*
Turning	1	100.0%
TOTAL:	***1***	

Dayof Wk	*Total*	*%*
Friday	1	100.0%
TOTAL:	***1***	

Hour of Day	*Total*	*%*
3 PM	1	100.0%
TOTAL:	***1***	

Vehicle Type	*Total*	*%*
Passenger	1	50.0%
SUV	1	50.0%
TOTAL:	***2***	

Weather Cond	*Total*	*%*
Cloudy/Overcast	1	100.0%
TOTAL:	***1***	

Light Cond	*Total*	*%*
Daylight	1	100.0%
TOTAL:	***1***	

Road Surface	*Total*	*%*
Other	1	100.0%
TOTAL:	***1***	

DIRP	*Total*	*%*
South	1	50.0%
West	1	50.0%
TOTAL:	***2***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
201901154523																				
1/12/2019 12:40 PM	Snow	Snow or Slush	0	0	0	0	Front to Rear	Daylight	0.00	2892790.95574468 1974399.01659032										
											SUV	West	Changing Lanes	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	West	Slow/Stop In Traffic	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
201901452442																				
10/7/2019 3:35 PM	Clear	Dry	0	0	0	0	Turning	Daylight	0.00	2892790.96898104 1974398.30927994										
											SUV	North	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	West	Turning Left	Motor Vehicle In Traffic	Intersection	(UNK)	(UNK)	(UNK)	(UNK)	2
201901471359																				
10/21/2019 7:09 PM	Cloudy/Overcast	Dry	0	1	0	0	Turning	Darkness, Lighted Road	0.00	2892790.96506222 1974398.51868927										
											Passenger	North	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											SUV	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Central Road at Dryden Place and the Moorings Driveway

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
3	0	0	1	0	2	0	1	0	1	0

Type of Crash	*Total*	*%*
Front to Rear	1	33.3%
Turning	2	66.7%
TOTAL:	***3***	

Dayof Wk	*Total*	*%*
Monday	2	66.7%
Saturday	1	33.3%
TOTAL:	***3***	

Hour of Day	*Total*	*%*
Noon	1	33.3%
3 PM	1	33.3%
7 PM	1	33.3%
TOTAL:	***3***	

Vehicle Type	*Total*	*%*
Passenger	3	50.0%
SUV	3	50.0%
TOTAL:	***6***	

Weather Cond	*Total*	*%*
Clear	1	33.3%
Cloudy/Overcast	1	33.3%
Snow	1	33.3%
TOTAL:	***3***	

Light Cond	*Total*	*%*
Darkness, Lighted Road	1	33.3%
Daylight	2	66.7%
TOTAL:	***3***	

Road Surface	*Total*	*%*
Dry	2	66.7%
Snow or Slush	1	33.3%
TOTAL:	***3***	

DIRP	*Total*	*%*
East	1	16.7%
North	2	33.3%
West	3	50.0%
TOTAL:	***6***	

Central Road at Dryden Place and the Moorings Driveway

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202001148088																				
2/13/2020 8:25 AM	Snow	Snow or Slush	0	0	0	0	Front to Rear	Daylight	2.77	2892770.89283276 1974397.88851702										
											SUV	East	Avoiding Vehicle/Objects	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Van/Mini-Van	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2020 to 12/31/2020

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	*Total*	*%*
Front to Rear	1	100.0%
TOTAL:	***1***	

Dayof Wk	*Total*	*%*
Thursday	1	100.0%
TOTAL:	***1***	

Hour of Day	*Total*	*%*
08 AM	1	100.0%
TOTAL:	***1***	

Vehicle Type	*Total*	*%*
SUV	1	50.0%
Van/Mini-Van	1	50.0%
TOTAL:	***2***	

Weather Cond	*Total*	*%*
Snow	1	100.0%
TOTAL:	***1***	

Light Cond	*Total*	*%*
Daylight	1	100.0%
TOTAL:	***1***	

Road Surface	*Total*	*%*
Snow or Slush	1	100.0%
TOTAL:	***1***	

DIRP	*Total*	*%*
East	2	100.0%
TOTAL:	***2***	

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202101011058																				
1/3/2021 3:26 PM	Clear	Dry	0	0	0	0	Angle	Daylight	0.00	2892790.97258125 1974398.11689534										
											Passenger	South	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	West	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2
202101337134																				
10/23/2021 4:43 PM	Clear	Dry	0	0	0	0	Animal	Daylight	0.00	2892790.96464336 1974398.54107218										
											Passenger	East	Straight Ahead	Other Animal	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1

Coordinate Collision Diagram Report

1/1/2021 to 12/31/2021

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
2	0	0	0	0	2	0	0	0	0	0

Type of Crash	*Total*	*%*
Angle	1	50.0%
Animal	1	50.0%
TOTAL:	***2***	

Dayof Wk	*Total*	*%*
Saturday	1	50.0%
Sunday	1	50.0%
TOTAL:	***2***	

Hour of Day	*Total*	*%*
3 PM	1	50.0%
4 PM	1	50.0%
TOTAL:	***2***	

Vehicle Type	*Total*	*%*
Passenger	3	100.0%
TOTAL:	***3***	

Weather Cond	*Total*	*%*
Clear	2	100.0%
TOTAL:	***2***	

Light Cond	*Total*	*%*
Daylight	2	100.0%
TOTAL:	***2***	

Road Surface	*Total*	*%*
Dry	2	100.0%
TOTAL:	***2***	

DIRP	*Total*	*%*
East	1	33.3%
South	1	33.3%
West	1	33.3%
TOTAL:	***3***	

Illinois Department of Transportation

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Date	Weather	Roadway	------ A	Injuries B	------ C	Killed	Type of Crash	Light Condition	Mile	XCoordinate YCoordinate	Vehicle Type	DIRP	Maneuver	Event 1	Loc 1	Event 2	Loc 2	Event 3	Loc 3	Unit
202201408448																				
12/16/2022 2:07 AM	Freezing Rain	Snow or Slush	0	1	0	0	Turning	Daylight	0.00	2892790.95836156 1974398.87675207										
											SUV	West	Turning Left	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	1
											Passenger	East	Straight Ahead	Motor Vehicle In Traffic	On Pavement (Roadway)	(UNK)	(UNK)	(UNK)	(UNK)	2

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	1	0	0	0	1	0	1	0

Type of Crash	*Total*	*%*
Turning	1	100.0%
TOTAL:	***1***	

Dayof Wk	*Total*	*%*
Friday	1	100.0%
TOTAL:	***1***	

Hour of Day	*Total*	*%*
02 AM	1	100.0%
TOTAL:	***1***	

Vehicle Type	*Total*	*%*
Passenger	1	50.0%
SUV	1	50.0%
TOTAL:	***2***	

Weather Cond	*Total*	*%*
Freezing Rain	1	100.0%
TOTAL:	***1***	

Light Cond	*Total*	*%*
Daylight	1	100.0%
TOTAL:	***1***	

Road Surface	*Total*	*%*
Snow or Slush	1	100.0%
TOTAL:	***1***	

DIRP	*Total*	*%*
East	1	50.0%
West	1	50.0%
TOTAL:	***2***	

Coordinate Collision Diagram Report

1/1/2022 to 12/31/2022

For XCoordinate 2892783.501 : YCoordinate 1974396.888 | Foot Tolerance : 250 | County : Cook | Intersection Related: Intersections | *See Notes at End of Report.

Notes

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

Intersection: Central Road at Dryden Place/Moorings Entrance **TRAFFIC VOLUME SUMMARY**
Municipal;ity: Arlington Heights
County: Cook **SRA:** No

Speed Limit of Road: 40mph **Isolated Community under 10,000:** No
Number of Lanes on Major Approach: 2 plus left-turn lane **Number of Lanes on Minor Street:** NB-2, SB-1

Start Time	Major Street Volumes (Both Approaches)	Adjusted Minor Street Volume (Highest Volume Approach)	Check boxes that meet any warrant. Warrant 1 A 100%	Warrant 1 B 100%	Warrant 1A/B 80% of A	Warrant 1A/B 80% of B	80% of Warrant 4
6:00 AM	1064	17					
7:00 AM	1557	27					
8:00 AM	1668	50					
9:00 AM	1309	61				x	
10:00 AM	1251	28					
11:00 AM	1367	40					
12:00 PM	1435	37					
1:00 PM	1388	47					
2:00 PM	1624	49					
3:00 PM	1765	75					
4:00 PM	1977	44					
5:00 PM	1912	21					
6:00 PM	1371	20					

Hours Met:					
Volume Requirements:	**Major**	600	900	480	720
	Minor:SB	150	75	120	60
	Minor: NB	200	100	160	80

WARRANT 1	YES	**NO**	
Condition A	YES	**NO**	
Minimum Volume			
Condition B	YES	**NO**	
Interuption of Traffic			
Condition A/B	YES	**NO**	
Combination of Warrants			
WARRANT 2	YES	**NO**	
Four-hour			
WARRANT 3	YES	**NO**	
Peak-hour			
WARRANT 4	YES	**NO**	
Pedestrian			
WARRANT 5	YES	**NO**	
School Crossing			
WARRANT 6	YES	**NO**	
Coordination of Signals			
WARRANT 7	YES	**NO**	
Crash Experience			
WARRANT 8	YES	**NO**	
Road Network			
WARRANT 9	YES	**NO**	
Near Grade Crossing			

Count Date: Tuesday February 4, 2024
Volumes Shown: 2030 Projections
Date Reviewed:
Reviewed By:

Crash Data	2018	2019	2020	2021	2022
Number	1	3	1	2	1
Correctable	1	2	0	0	1

Geometry **Southbound** Combined Rt/Th/Lt

Intersection: Central Road at Dryden Place/Moorings Entrance **TRAFFIC VOLUME SUMMARY**
Municipal;ity: Arlington Heights
County: Cook

	Traffic from North Dryden Place				Traffic from East Central Road				Traffic from South Moorings Entrance				Traffic From West Central Road			
Start Time	**Right**	**Thru**	**Left**	**Total**	**Right**	**Thru**	**Left**	**Total**	**Right**	**Thru**	**Left**	**Total**	**Right**	**Thru**	**Left**	**Total**
6:00 AM	12	0	9	**21**	10	455	27	**492**	4	0	10	**14**	37	518	16	**572**
7:00 AM	35	0	13	**48**	16	699	29	**744**	6	0	19	**25**	46	737	30	**813**
8:00 AM	73	2	18	**94**	26	749	26	**800**	5	0	16	**21**	50	759	59	**868**
9:00 AM	55	2	26	**83**	28	606	26	**660**	10	0	34	**44**	35	593	21	**649**
10:00 AM	12	0	3	**15**	12	574	17	**604**	6	0	26	**32**	41	595	11	**647**
11:00 AM	29	1	10	**40**	16	633	36	**685**	7	1	37	**46**	47	614	20	**682**
12:00 PM	24	0	10	**34**	24	668	20	**711**	7	0	35	**42**	45	642	37	**724**
1:00 PM	47	1	16	**65**	18	640	21	**680**	9	0	45	**54**	41	635	33	**709**
2:00 PM	26	0	11	**38**	12	809	20	**841**	6	2	45	**54**	45	715	24	**783**
3:00 PM	67	2	11	**81**	18	915	27	**961**	20	1	68	**90**	45	712	47	**804**
4:00 PM	36	0	7	**43**	19	940	15	**974**	4	0	42	**46**	17	947	38	**1002**
5:00 PM	23	1	6	**31**	16	918	12	**946**	4	1	19	**24**	16	904	45	**965**
6:00 PM	9	0	11	**20**	13	687	10	**710**	5	2	16	**24**	7	626	28	**661**

Count Date: Tuesday February 4, 2024
Volumes Shown: 2030 Projections
Date Reviewed:
Reviewed By:

By: Eriksson Engineering
Date:

Intersection: Central Road at Dryden Place/Moorings Entrance
Municipal;ity: Arlington Heights
County: Cook

Start Time	Minor Street Dryden Place (SB) Configuration - 1 Right	Thru	Left	Total	% Rts	Critical Mainline Appr. Volume per Lane	Base Right-turn Reduction %	Mainline Congestion Factor %	Adjusted Right-turn Reduction %	Adjusted Right Turns	Adjusted Minor Street Volumes
6:00 AM	12	0	9	**21**	**57%**	**232**	40%	0%	40%	7	**17**
7:00 AM	35	0	13	**48**	**72%**	**358**	60%	0%	60%	14	**27**
8:00 AM	73	2	18	**94**	**78%**	**387**	60%	0%	60%	29	**50**
9:00 AM	55	2	26	**83**	**66%**	**317**	40%	0%	40%	33	**61**
10:00 AM	12	0	3	**15**	**80%**	**293**	60%	0%	60%	5	**8**
11:00 AM	29	1	10	**40**	**71%**	**325**	60%	0%	60%	11	**23**
12:00 PM	24	0	10	**34**	**70%**	**346**	60%	0%	60%	9	**20**
1:00 PM	47	1	16	**65**	**73%**	**329**	60%	0%	60%	19	**36**
2:00 PM	26	0	11	**38**	**70%**	**411**	40%	5%	35%	17	**28**
3:00 PM	67	2	11	**81**	**83%**	**467**	60%	5%	55%	30	**44**
4:00 PM	36	0	7	**43**	**83%**	**480**	60%	5%	55%	16	**23**
5:00 PM	23	1	6	**31**	**76%**	**467**	60%	5%	55%	11	**18**
6:00 PM	9	0	11	**20**	**45%**	**350**	40%	0%	40%	6	**17**

Count Date: Tuesday February 4, 2024
Volumes Shown: 2030 Projections
By: Eriksson Engineering
Date Reviewed:
Date:
Reviewed By:

Start Time	Minor Street Moorings Entrance (NB) Configuration - 3 Right	Thru	Left	Total	% Rts	Critical Mainline Appr. Volume per Lane	Base Right-turn Reduction %	Mainline Congestion Factor %	Adjusted Right-turn Reduction %	Adjusted Right Turns	Adjusted Minor Street Volumes	Peak Appr Volume Both
6:00 AM	4	0	10	**14**	**27%**	**278**	75%	0%	75%	1	**11**	17
7:00 AM	6	0	19	**25**	**25%**	**392**	75%	0%	75%	2	**20**	27
8:00 AM	5	0	16	**21**	**24%**	**404**	75%	0%	75%	1	**17**	50
9:00 AM	10	0	34	**44**	**23%**	**314**	75%	0%	75%	2	**36**	61
10:00 AM	6	0	26	**32**	**19%**	**318**	75%	0%	75%	2	**28**	28
11:00 AM	7	1	37	**46**	**16%**	**331**	75%	0%	75%	2	**40**	40
12:00 PM	7	0	35	**42**	**18%**	**343**	75%	0%	75%	2	**37**	37
1:00 PM	9	0	45	**54**	**16%**	**338**	75%	0%	75%	2	**47**	47
2:00 PM	6	2	45	**54**	**12%**	**380**	75%	0%	75%	2	**49**	49
3:00 PM	20	1	68	**90**	**22%**	**378**	75%	0%	75%	5	**75**	75
4:00 PM	4	0	42	**46**	**8%**	**482**	75%	10%	65%	1	**44**	44
5:00 PM	4	1	19	**24**	**16%**	**460**	75%	10%	65%	1	**21**	21
6:00 PM	5	2	16	**24**	**21%**	**317**	75%	0%	75%	1	**20**	20

Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	57	741	40	21	731	24	13	0	4	17	2	60
Future Vol, veh/h	57	741	40	21	731	24	13	0	4	17	2	60
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	66	852	46	24	840	28	15	0	5	20	2	69

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	868	0	0	898	0	0	1476	1923	449	1460	1932	434
Stage 1	-	-	-	-	-	-	1007	1007	-	902	902	-
Stage 2	-	-	-	-	-	-	469	916	-	558	1030	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	772	-	-	752	-	-	88	66	557	90	65	570
Stage 1	-	-	-	-	-	-	258	317	-	299	355	-
Stage 2	-	-	-	-	-	-	544	349	-	482	309	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	772	-	-	752	-	-	68	58	557	81	58	570
Mov Cap-2 Maneuver	-	-	-	-	-	-	68	58	-	81	58	-
Stage 1	-	-	-	-	-	-	236	290	-	274	344	-
Stage 2	-	-	-	-	-	-	460	338	-	437	283	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0.3	58	31.2
HCM LOS			F	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	68	557	772	-	-	752	-	-	226
HCM Lane V/C Ratio	0.22	0.008	0.085	-	-	0.032	-	-	0.402
HCM Control Delay (s)	72.3	11.5	10.1	-	-	9.9	-	-	31.2
HCM Lane LOS	F	B	B	-	-	A	-	-	D
HCM 95th %tile Q(veh)	0.8	0	0.3	-	-	0.1	-	-	1.8

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	589	34	30	651	15	37	0	9	7	0	26
Future Vol, veh/h	18	589	34	30	651	15	37	0	9	7	0	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	614	35	31	678	16	39	0	9	7	0	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	694	0	0	649	0	0	1071	1426	325	1093	1435	347
Stage 1	-	-	-	-	-	-	670	670	-	748	748	-
Stage 2	-	-	-	-	-	-	401	756	-	345	687	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	897	-	-	933	-	-	175	134	671	169	133	649
Stage 1	-	-	-	-	-	-	413	454	-	371	418	-
Stage 2	-	-	-	-	-	-	597	414	-	644	446	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	897	-	-	933	-	-	161	127	671	160	126	649
Mov Cap-2 Maneuver	-	-	-	-	-	-	161	127	-	160	126	-
Stage 1	-	-	-	-	-	-	404	444	-	363	404	-
Stage 2	-	-	-	-	-	-	553	400	-	622	437	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.3	0.4	29.6	15
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	161	671	897	-	-	933	-	-	394
HCM Lane V/C Ratio	0.239	0.014	0.021	-	-	0.033	-	-	0.087
HCM Control Delay (s)	34.3	10.4	9.1	-	-	9	-	-	15
HCM Lane LOS	D	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.9	0	0.1	-	-	0.1	-	-	0.3

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	962	13	10	924	17	26	0	4	6	0	23
Future Vol, veh/h	42	962	13	10	924	17	26	0	4	6	0	23
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	1002	14	10	963	18	27	0	4	6	0	24

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	981	0	0	1016	0	0	1599	2098	508	1581	2096	491
Stage 1	-	-	-	-	-	-	1097	1097	-	992	992	-
Stage 2	-	-	-	-	-	-	502	1001	-	589	1104	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	699	-	-	678	-	-	71	51	510	73	51	523
Stage 1	-	-	-	-	-	-	227	287	-	264	322	-
Stage 2	-	-	-	-	-	-	520	319	-	461	285	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	699	-	-	678	-	-	64	47	510	68	47	523
Mov Cap-2 Maneuver	-	-	-	-	-	-	64	47	-	68	47	-
Stage 1	-	-	-	-	-	-	213	269	-	247	317	-
Stage 2	-	-	-	-	-	-	489	314	-	428	267	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.1	86.1	24.1
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	64	510	699	-	-	678	-	-	219
HCM Lane V/C Ratio	0.423	0.008	0.063	-	-	0.015	-	-	0.138
HCM Control Delay (s)	97.5	12.1	10.5	-	-	10.4	-	-	24.1
HCM Lane LOS	F	B	B	-	-	B	-	-	C
HCM 95th %tile Q(veh)	1.6	0	0.2	-	-	0	-	-	0.5

Intersection	
Int Delay, s/veh	8.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	42	659	39	16	859	21	59	1	16	13	2	43
Future Vol, veh/h	42	659	39	16	859	21	59	1	16	13	2	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	25	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	766	45	19	999	24	69	1	19	15	8	50

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1023	0	0	811	0	0	1429	1948	406	1531	1958	512
Stage 1	-	-	-	-	-	-	887	887	-	1049	1049	-
Stage 2	-	-	-	-	-	-	542	1061	-	482	909	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	674	-	-	811	-	-	95	64	594	80	63	507
Stage 1	-	-	-	-	-	-	305	360	-	243	303	-
Stage 2	-	-	-	-	-	-	492	299	-	534	352	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	674	-	-	811	-	-	71	58	594	71	57	507
Mov Cap-2 Maneuver	-	-	-	-	-	-	71	58	-	71	57	-
Stage 1	-	-	-	-	-	-	283	334	-	225	296	-
Stage 2	-	-	-	-	-	-	421	292	-	478	326	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.2	156.1	44.3
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	71	385	674	-	-	811	-	-	162
HCM Lane V/C Ratio	0.966	0.051	0.072	-	-	0.023	-	-	0.451
HCM Control Delay (s)	196.8	14.9	10.8	-	-	9.5	-	-	44.3
HCM Lane LOS	F	B	B	-	-	A	-	-	E
HCM 95th %tile Q(veh)	4.9	0.2	0.2	-	-	0.1	-	-	2.1

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	59	759	45	34	749	27	20	0	7	19	2	73
Future Vol, veh/h	59	759	45	34	749	27	20	0	7	19	2	73
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	68	872	52	39	861	31	23	0	8	22	2	84

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	892	0	0	924	0	0	1544	2004	462	1527	2015	446
Stage 1	-	-	-	-	-	-	1034	1034	-	955	955	-
Stage 2	-	-	-	-	-	-	510	970	-	572	1060	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	756	-	-	735	-	-	78	59	547	80	58	560
Stage 1	-	-	-	-	-	-	248	308	-	278	335	-
Stage 2	-	-	-	-	-	-	514	330	-	472	299	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	756	-	-	735	-	-	57	51	547	70	50	560
Mov Cap-2 Maneuver	-	-	-	-	-	-	57	51	-	70	50	-
Stage 1	-	-	-	-	-	-	226	280	-	253	317	-
Stage 2	-	-	-	-	-	-	411	313	-	423	272	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.7	0.4	81.3	38.1
HCM LOS			F	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	57	547	756	-	-	735	-	-	213
HCM Lane V/C Ratio	0.403	0.015	0.09	-	-	0.053	-	-	0.507
HCM Control Delay (s)	105.6	11.7	10.2	-	-	10.2	-	-	38.1
HCM Lane LOS	F	B	B	-	-	B	-	-	E
HCM 95th %tile Q(veh)	1.5	0	0.3	-	-	0.2	-	-	2.6

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	603	42	35	667	17	45	0	14	9	0	39
Future Vol, veh/h	16	603	42	35	667	17	45	0	14	9	0	39
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	628	44	36	695	18	47	0	15	9	0	41

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	713	0	0	672	0	0	1104	1469	336	1124	1482	357
Stage 1	-	-	-	-	-	-	684	684	-	776	776	-
Stage 2	-	-	-	-	-	-	420	785	-	348	706	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	883	-	-	915	-	-	166	126	660	160	124	639
Stage 1	-	-	-	-	-	-	405	447	-	356	406	-
Stage 2	-	-	-	-	-	-	581	402	-	641	437	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	883	-	-	915	-	-	149	119	660	150	117	639
Mov Cap-2 Maneuver	-	-	-	-	-	-	149	119	-	150	117	-
Stage 1	-	-	-	-	-	-	397	439	-	349	390	-
Stage 2	-	-	-	-	-	-	523	386	-	615	429	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.2	0.4	32.9	15.4
HCM LOS			D	C

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	149	660	883	-	-	915	-	-	397
HCM Lane V/C Ratio	0.315	0.022	0.019	-	-	0.04	-	-	0.126
HCM Control Delay (s)	39.9	10.6	9.2	-	-	9.1	-	-	15.4
HCM Lane LOS	E	B	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	1.3	0.1	0.1	-	-	0.1	-	-	0.4

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	43	985	20	14	946	18	32	0	8	7	0	26
Future Vol, veh/h	43	985	20	14	946	18	32	0	8	7	0	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	45	1026	21	15	985	19	33	0	8	7	0	27

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1004	0	0	1047	0	0	1650	2161	524	1628	2162	502
Stage 1	-	-	-	-	-	-	1127	1127	-	1025	1025	-
Stage 2	-	-	-	-	-	-	523	1034	-	603	1137	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	686	-	-	660	-	-	65	47	498	68	47	515
Stage 1	-	-	-	-	-	-	218	278	-	252	311	-
Stage 2	-	-	-	-	-	-	505	308	-	453	275	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	686	-	-	660	-	-	57	43	498	62	43	515
Mov Cap-2 Maneuver	-	-	-	-	-	-	57	43	-	62	43	-
Stage 1	-	-	-	-	-	-	204	260	-	235	304	-
Stage 2	-	-	-	-	-	-	468	301	-	416	257	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.4	0.2	109.6	26.4
HCM LOS			F	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	57	498	686	-	-	660	-	-	202
HCM Lane V/C Ratio	0.585	0.017	0.065	-	-	0.022	-	-	0.17
HCM Control Delay (s)	133.9	12.4	10.6	-	-	10.6	-	-	26.4
HCM Lane LOS	F	B	B	-	-	B	-	-	D
HCM 95th %tile Q(veh)	2.4	0.1	0.2	-	-	0.1	-	-	0.6

Intersection	
Int Delay, s/veh	15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	675	46	23	880	23	69	1	21	14	2	56
Future Vol, veh/h	44	675	46	23	880	23	69	1	21	14	2	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	270	-	-	150	-	-	85	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	25	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	51	785	53	27	1023	27	80	1	24	16	8	65

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1050	0	0	838	0	0	1484	2018	419	1586	2031	525
Stage 1	-	-	-	-	-	-	914	914	-	1091	1091	-
Stage 2	-	-	-	-	-	-	570	1104	-	495	940	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	6.54	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	5.54	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	4.02	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	659	-	-	792	-	-	87	58	583	73	57	497
Stage 1	-	-	-	-	-	-	294	350	-	229	289	-
Stage 2	-	-	-	-	-	-	474	285	-	525	340	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	659	-	-	792	-	-	~ 61	52	583	63	51	497
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 61	52	-	63	51	-
Stage 1	-	-	-	-	-	-	271	323	-	211	279	-
Stage 2	-	-	-	-	-	-	386	275	-	462	314	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.6	0.2	257.5	50.5
HCM LOS			F	F

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	61	398	659	-	-	792	-	-	164
HCM Lane V/C Ratio	1.315	0.064	0.078	-	-	0.034	-	-	0.545
HCM Control Delay (s)	$ 334.9	14.7	10.9	-	-	9.7	-	-	50.5
HCM Lane LOS	F	B	B	-	-	A	-	-	F
HCM 95th %tile Q(veh)	6.8	0.2	0.3	-	-	0.1	-	-	2.8

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Village of Arlington Heights
Interoffice Memorandum

To:	**Sam Hubbard, Development Planner**
From:	**Elliot Eldridge, Assistant Building Official,**
Department:	**Building & Life Safety Department**
File Number:	**PCA00008-2024**
Project:	**The Moorings Independent Living Expansion – 811 E. Central Ave.**
Review Round:	**Round 1 Review**
Date:	**June 12, 2024**

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OIF THE FOLLOWING?

	YES	NO
1. VILLAGE BUILDING CODE	☐	☒
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

GENERAL COMMENTS:

1. The following adopted codes shall apply:
   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 International Swimming Pool and Spa Code with amendments
   g. 2018 Illinois Energy Conservation Code with state amendments
   h. 2018 Illinois Accessibility Code
   i. 2014 Illinois Plumbing Code with amendments
   j. 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. Provide the proposed construction type of the residential buildings. Section: 2018 IBC Tables 601 and 602.
4. Provide the proposed occupant load for the building, include all amenity spaces, leasing spaces, and residential units, per section: 2018 IBC Table 1004.5.
5. Provide the fire-resistance rating of the exterior walls between the Independent Living building, the proposed building and the Round Barn shall comply with the requirements of 2018 IBC Table 601/602 based on the fire separation distance.

6. The lower-level enclosed parking garages shall comply with 2018 IBC 406.2, 406.4 and 406.6.
7. The enclosed parking garages shall have an automatic fire suppression system as required by 2018 IFC 903.2.10.
8. Per 2018 IBC section 403.4.8.3 standby power is required for loads specified as follows:
   a. Ventilation and automatic fire detection equipment for smokeproof enclosers.
   b. Elevators.
   c. Where elevators are provided in a high-rise building for accessible means of egress, fire service access or occupant self-evacuation, the standby power system shall also comply with Sections 1009.4, 3007 or 3008 as applicable.
9. Per 2018 IBC section 403.4.8.4 emergency power is required for loads specified as follows:
   a. Exit signs and means of egress illumination required by Chapter 10.
   b. Elevator car lighting.
   c. Emergency voice/alarm communication systems.
   d. Automatic fire detection systems.
   e. Fire alarm systems.
   f. Electrically powered fire pumps.
   g. Power and lighting for the fire command center required by Section 403.4.6.
10. In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. The plans do not appear to conform to this requirement.
11. In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal. Proper signage is required. 2018 IBC 1011.12. The plans do not appear to conform to this requirement.
12. All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. The plans do not appear to conform to this requirement.
13. If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line. The plans do not appear to conform to this requirement.
14. Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. The plans do not appear to conform to this requirement.
15. Separate permits are required for fuel tanks to supply an emergency back-up generator. The plans do not appear to conform to this requirement.
16. Structural calculations along with structural drawings by an Illinois licensed structural engineer shall be provided for each building.
17. The enclosed parking garages shall have mechanical ventilation. The plans do not appear to conform to this requirement.
18. Roof access shall be provided for all roof top equipment. Depending on the location of the roof access opening, guards may be required. Information was not provided.
    A preliminary construction staging plan and development schedule shall be provided for review by the Building & Life Safety Department prior to permit issuance for each phase of the project.
19. Note: “A transmittal letter detailing all the changes from the initial review will be required for any additional reviews”.

FIRE PREVENTION COMMENTS:

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The plans do not appear to conform to this requirement.
2. Approved radio coverage for emergency responders within the building based on the existing coverage levels utilized measured at the exterior of the building shall be provided. The plans do not appear to conform to this requirement.
3. Fire pump room location not specified. The plans do not appear to conform to this requirement.
4. Fire pumps, if provided, shall be installed in accordance with the 2018 International Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. The plans do not appear to conform to this requirement.
5. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. The plans do not appear to conform to this requirement.
6. Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. In order to verify compliance, please provide the proposed location of the FDC and the location of a fire hydrant within 100 feet of the FDC. 2018 IFC 912.2.1 as amended. The plans do not appear to conform to this requirement.
7. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. 2018 IFC 903.4.3
8. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. The plans do not appear to conform to this requirement.
9. Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space. 2018 IFC 907.5.2.3.1 as amended. The plans do not appear to conform to this requirement.
10. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance. Verify with the Fire Code Official and Fire Department if they should be included at the main entrance if they will be in the fire command center. The plans do not appear to conform to this requirement.
11. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. (More than one may be required based on the size of the project/building). The plans do not appear to conform to this requirement.

12. 32. The fire pump/sprinkler room shall be separated from all other areas of the building by 2-hour fire barriers and 2-hour horizontal assemblies. The fire pump/sprinkler room may be required to by located on the first floor. Its location will be determined by the Fire Department. The plans do not appear to conform to this requirement.

PLAN COMMISSION REVIEW
ENGINEERING DIVISION

Village of Arlington Heights
Interoffice Memorandum

To:	**Planning Staff Liaison**
From:	**Nanci Julius, P.E. Senior Civil Engineer**
Department:	**Public Works Department, Engineering Division**
File Number:	**PCA00008-2024**
Project:	**The Moorings, 811 W Central Road**
Review Round:	**Round 1**
Date:	**June 11, 2024**

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

1. PUBLIC IMPROVEMENTS REQUIRED:

	YES	NO	COMMENTS
a. Underground Utilities			
i. Water……..	☐	☒	_____
ii. Sanitary Sewer …….	☐	☒	_____
iii. Storm Sewer……	☐	☒	_____
b. Surface Improvement			
i. Pavement ……..	☐	☒	_____
ii. Curb& Gutter……..	☐	☒	_____
iii. Sidewalks…….	☐	☒	_____
iv. Street Lighting……..	☐	☒	_____
c. Easements			
i. Utility & Drainage….	☐	☒	_____
ii. Access……	☐	☒	_____

2. PERMITS REQUIRED OTHER THAN VILLAGE

a. MWRDGC…… ☒	d. IEPA…… ☒
b. IDOT…… ☒	e. CCHD…… ☐
c. ARMY CORP… ☐	f. OTHER…… ☐_____

3. R.O.W. DEDICATIONS……	YES ☐	NO ☒	_____
4. SITE PLAN ACCEPTABLE……	YES ☐	NO ☒	_____
5. PRELMINARY PLATE ACCEPTABLE……	YES ☐	NO ☐	N/A
6. TRAFFIC STUDY ACCEPTABLE……..	YES ☒	NO ☐	_____
7. STORMWATER DETENTION REQUIRED……	YES ☒	NO ☐	_____
8. CONTRIBUTION ORDINANCE EXISTING……..	YES ☒	NO ☐	82-32, no fees due
9. FLOOD PLAIN OR FLOODWAY EXISTING……..	YES ☐	NO ☒	_____
10. WETLAND EXISTING……	YES ☐	NO ☒	_____

ADDITIONAL COMMENTS ARE ATTACHED.

PLAN COMMISSION PCA00008-2024
The Moorings – Independent Living expansion
811 E Central 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. 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

13. An MWRD permit will be required for the stormwater improvements and the sanitary sewer.

14. AN IEPA permit will be required.

15. The preliminary stormwater report has been reviewed.
    a) Provide a summary for each area and the overall site.
    b) Provide exhibits showing existing and proposed conditions for each area.
    c) Per the June 4th meeting with Village staff to discuss the methodology, the existing stormwater detention will remain in place during construction.
        i. Provide a phased construction plan and schedule. The phasing must be reviewed and approved the MWRD.
        ii. A sediment basin may be needed for erosion control.
        iii. The north pond is proposed to connect to the existing structure located on the south side of Central Road. Evaluate the feasibility of reconnecting the north ponds to the 60” storm sewer located on the north side of Central Road.
    d) The Moorings is in in for permit to demolish a tri-plex, reconstruct a new duplex, and construct a new path on the border of areas A and B. Provide additional detention for the increase in impervious area for the duplex and path as part of this redevelopment.

16. The basins require a 1-foot freeboard with an overflow weir at the 6” line. The basin requires a 5’ flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.

17. A wet bottom basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.

18. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site.

19. The Photometric Site Plan lighting intensities is acceptable. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

20. 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. Update the Paving & Surface Legend on the Grading and Paving Plan.

21. Show Tower 133 maneuvering into the Fire Truck Stopping Areas.

22. The fire lane in the circular parking lot is dimensioned from the back-of-curb to the parking lane. The fire lane from the edge of pavement to the parking lane must be 26 ft minimum.

23. The proposed improvements modify access to the existing four-story building. Show Tower 133 maneuvering around the island to the front entrance.

24. The demolition plan impacts the main entrance to the complex, reduces access to the existing four-story building, and results in dead ends for Crescent Drive and East Old Barn Lane. Provide a staging plan. Include information on when access will be limited at the main entrance, Crescent Drive, East Old Barn Lane and access to the existing four-story building.



06-11-24

_____

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

PLAN COMMISSION REVIEW
FIRE DEPARTMENT

Village of Arlington Heights
Interoffice Memorandum

To:	**Sam Hubbard**
From:	**Div. Chief Dave Roberts**
Department:	**Fire Deprtment**
File Number:	**24-008**
Project:	**811 E Central Rd**
Review Round:	**Round 1 Review**
Date:	**June 12th, 2024**

GENERAL COMMENTS:

1. IFC 2018 503.1.1 **Buildings and facilities**.
   Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) 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. Please provide documentation showing compliance with this section of the code.

2. IFC 2018 503.2.1 **Fire Apparatus Access Road Dimensions.**
   Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide documentation showing compliance to this code requirement.

3. IFC 2018 D103.4 **Dead ends.** (As amended by Arlington Heights Municipal Code Article I Section 27-102)
   Must be approved by the Fire Chief. Please provide documentation showing a fire apparatus access road with no "dead ends".

4. IFC 2018 D105.1 **Aerial Access Roads 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. Please provide

documentation showing compliance to the above code requirement including a "continuous" and "complete" auto turn diagram with AHFD Tower 133.

5. 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 provide documentation showing compliance with this section of the code.

6. 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. Please provide documentation showing compliance with this section of the code.

7. 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 provide documentation showing compliance with this section of the code.

PLAN COMMISSION REVIEW
POLICE DEPARTMENT

Village of Arlington Heights
Interoffice Memorandum

To:	**Sam Hubbard**
From:	**Officer Steven Dinov #358**
Department:	**Police Department**
File Number:	
Project:	**The Moorings Independent Living Expansion/ 811 E Central Ave**
Review Round:	**Round 1 Review**
Date:	**June 17, 2024**

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?)

The character of use is consistent with the area and is not a concern. This is recommended to limit access and loitering. The addition of trespass signs is recommended.

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, and other criminal activity.

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.

Please consider the following for parking: 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.

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. Additionally, the Police Department agrees with the recommendation of the parking and traffic study

6. GENERAL COMMENTS:

a. 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.
b. Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.
c. The underground parking garage will create both vehicle and pedestrian traffic around the property. The area around the vehicle entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the parking garage must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal when vehicles are exiting.

   Will the new parking garage utilize access control to restrict non-residents/non-permitted driver's access?

   Parking could become an issue if a larger percentage of residents than expected have vehicles.

   Emergency telephones or call boxes should be installed in the parking area for added safety.

   Signage should be used whenever possible to increase access control. This includes clearly marked pedestrian entrances delineating public spaces from private spaces. Approved pedestrian entrances should be clear of obstructions and distractions to encourage use. Unapproved entrances on the ground floor should be securely locked in compliance with building, fire and life-safety codes. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk.

   CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility.

   Structural support elements should be round rather than rectangular. A round column allows for much greater visibility around the corners than a rectangular or square columns.

   Elevators and stairwells should incorporate as much glass and high-visibility placement as structurally possible. Glass-walled elevators placed along the exterior of the building provide for good natural visibility by people on the street and within the garage.

The interior of parking garages should be painted in light colors to increase reflectivity of the luminaries, which should use polycarbonate lenses for vandal- and break-resistance. The ceiling should be painted white to further increase the goal of reflectivity.

CCTV is an essential part of CPTED and is highly recommended in a parking garage. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV.

d. Trash Enclosures. Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured.

   Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras.

e. Additional Resident Storage Space

   Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.

5/23

Supervisor

PLAN COMMISSION REVIEW
HEALTH SERVICES DEPARTMENT

Village of Arlington Heights

Interoffice Memorandum

To:	**Sam Hubbard, Development Planner**
From:	**Sean Freres, Environmental Health Officer**
Department:	**Health Department**
File Number:	**PCA00008-2024**
Project:	**The Moorings of Arlington Heights/ 811 E. Central Rd.**
Review Round:	**Round 1 Review**
Date:	**May, 28, 2024**

Health Department has no comments at this time.

Village of Arlington Heights
Interoffice Memorandum

From:	**Sam Hubbard, Development Planner**
Department:	**Planning & Community Development Department**
File Number:	**24-008**
Project:	**The Moorings Senior Living Expansion – 811 E Central Rd**
Review Round:	**Round 1**
Date:	**June 12, 2024**

	YES	NO
1. COMPLIES WITH COMPREHENSIVE PLAN:	☒	☐
2. COMPLIES WITH THOROUGHFARE PLAN:	☒	☐
3. VARIAITONS NEEDED FROM ZONING REGULATIONS:	☒	☐
4. VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS:	☐	☒
5. SUBDIVISION REQUIRED:	☐	☒
6. SCHOOL/PARK/LIBRARY CONTRIBUTION REQUIRED:	☒	☐

Zoning:

7. The following zoning approvals have been requested as based on the plans. Please verify:
    a. Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property.
    b. Should it be determined that a parking variation is no longer necessary, the previously granted parking variations shall be rescinded.
    c. Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories.
    d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.
    e. A parking variation may be required and will be assessed based upon your response to these comments.
    f. Additional zoning actions may be identified based on a response to these comments.

8. For each variation, a separate response to each 4 standards for variation approval shall be provided. The response to the land use variation standards of approval must be modified as it must be specific to each variation requested. It is drafted to address the overall 70-unit building and not the specific variations required. In your justification for

the height variation, consider discussing the proposed height and number of floors in comparison to the existing buildings on the campus, the landscape buffer proposed at the eastern property line, the specific location of the building within the campus, and the desire to preserve greenspace and reduce walking corridor lengths.

9. Additional details on market demand must be provided. Please note that the 2015 PUD amendment included a presentation from Tracy Cross & Associates that outlined market area demographics, along with a shorty summary of the findings and market demand analysis within the full study. A copy of the 2015 document can be provided upon request.

General:

10. Provide a summary on the status of a Building Code Review Board (BCRB) request to waive the 2018 requirement for an aerial apparatus road. Is the petitioner still intending to make this request and has the request been formally submitted to the Building & Life Safety Department? What is the timeline for this request?

11. If the development team is intending to proceed with the BCRB request, you're strongly encouraged to submit additional details on the alternative configuration, which would allow zoning entitlements to be granted for both options (provided no variations are created with the 2021 Building Code alternative). At a minimum, a separate landscape plan showing the alternative must be provided, along with a new fire truck turning exhibit and details on how the alternative would alter the overall parking supply.

12. Provide a written summary of the two neighborhood meetings, including when they occurred, approximately how many attendees there were, the questions asked/concerns raised, and the responses provided to any questions/concerns.

13. The divided site plan makes it difficult to conceptualize the location of the proposed building and improvements in relation to entire campus. Provide a separate site plan that shows the overall campus and proposed modifications on one sheet. On the site plan, please indicate the heights of all buildings within The Moorings campus, along with their usage (Independent Living, Assisted Living, Skilled Nursing, Memory Care, Fellowship Hall, etc.) and number of units/beds in each building.

14. Per Chapter 28, Section 9.8i, a preliminary development schedule and construction staging plan is required.

15. No plat of survey was provided. Please verify that there are no easements that would interfere with the proposed improvements.

16. Provide a short summary explaining affordability at The Moorings and how the facility addresses affordability concerns given the lack of affordable units. How does The Moorings address a situation where a resident runs out of funds?

17. Impact fees shall be required for each new independent living unit.

18. Please revise the project narrative to outline any green/sustainable design features proposed within the development.

19. All plans/documents revised as a result of these comments shall include a revision date.

20. Your response to these comments must be uploaded to the CSS portal, along with all revised plans. Once the entire resubmittal has been uploaded, please email Sam Hubbard at shubbard@vah.com to notify that a resubmittal has been uploaded. Additionally, one hard copy of all revised plan sets and documents must be submitted.

Site:

21. Increase the drive aisle width from 23.9' to 24' within the northeast parking lot. Two-way drive aisles are required to be 24' in width, as measured from face of curb to face of curb, or a variation shall be required.

22. Increase the drive aisles from 20' wide to 24' wide at the southeast of the proposed building that leads into the circular parking area/main building entrance.

23. Increase the width of the ramp leading to the garage from 22.5' to 24', or request a variation.

24. To the west of the Round Barn there is various outdoor storage occurring (large dumpster/compactor, trailers, building materials, etc.) and there is a garage that is proposed for removal. Additionally, various busses/vans are stored in this area. What are the plans for these elements and where will they be stored upon completion of the project?

25. Provide T/W and B/W elevations at both ends, as well as one midpoint, of the retaining wall proposed adjacent to the Round Barn. What material will this retaining wall be constructed of?

26. A sidewalk is proposed adjacent to the ramp leading into the garage. Will there be a door for access into the garage adjacent to this ramp?

27. Consider installing a safety fence along the sides of the ramp wall.

28. Provide details for the fencing proposed along the north and southern sides of the new buildings (height, style, materials, product cut sheets).

29. There are bumped out areas along portions of the sidewalks. What is planned for these bump-out areas? Benched seating? Please add a call-out on the engineering plans to clarify the intent.

30. Provide the foundation square footage for the proposed building on sheet C-202.

31. Please identify and show all necessary ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, etc.) on the engineering plans. These elements must be appropriately located and screened from view.

32. Will there be any external dumpster/refuse storage areas or will all refuse be stored within the building until pick-up day?

Building:

33. Provide additional renderings showing the building at different angles/perspectives. Please verify the accuracy of the renderings, which show certain improvements that are not shown on the plans (fishing docks, signage doesn't match plans, certain sidewalks are not present on renderings, retaining wall in front of Round Barn is not shown, etc.).

34. Provide conceptual floorplans for the five proposed unit types.

35. Dimension the parking stalls and drive aisles within the basement parking area. Label ADA parking stalls.

Landscape & Photometric:

36. The middle parking row within the northeastern parking lot is missing landscape islands at both ends. Additionally, a shade tree is required in the landscape island that includes a crosswalk at the northwest of the Round Barn. Revise the plans to incorporate the code required landscape islands including a shade tree.

37. The row of 24 parking stalls proposed on the southern side of the new building needs to include an interim landscape island with a shade tree. Please incorporate the code required landscape island and adjust the parking totals accordingly.

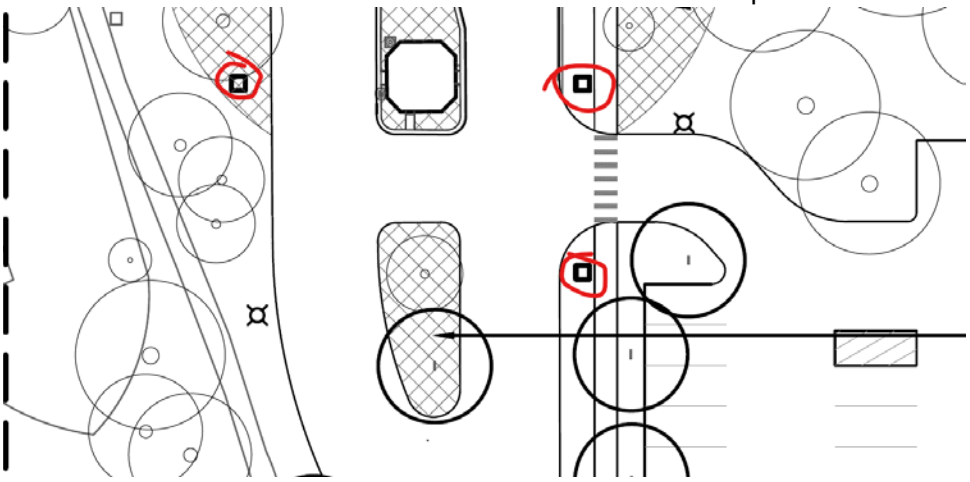
38. Provide details for the proposed monument sign. Please evaluate the location of the sign and all site landscaping relative to sight lines/visibility for motorists.

39. Adjust the engineering plans to show the location of all proposed light fixtures.

40. The light pole is proposed in the northeast parking lot is not labeled on the photometric plan. Correct as applicable.

41. Why are proposed light fixtures T3 and T5 listed as "existing" on the photometric plan Light Fixture Schedule?

42. What are the box features as shown on the Landscape Plan?



Traffic & Parking:

43. Ensure coordination across all plans/documents with regards to the number of units and number of parking stalls proposed. Please note the following:
    a. Parking totals shall be updated to reflect any parking stalls added/removed to comply with landscape island requirements and drive aisle width requirements.
    b. Verify if all unit totals and parking totals have taken into consideration conversion of the triplex to duplex, as well as changes to the parking supply adjacent to that project.
    c. Sheet C-201 lists 60 existing skilled care units/beds and 267 existing independent living units; Parking Study lists 92 existing skilled care units/beds and 266 independent living units.
    d. Sheet A-101 depicts 71 garage parking stalls; project narrative and Parking Study state 70 structured parking stalls will be constructed.

44. Driveway parking stalls cannot be counted as code-required parking. Remove these stalls from the overall parking supply calculations.

45. Parallel stalls that do not meet the Village requirements were added along the eastern side of South Moorings Drive in 2023. These stalls cause the two-way drive aisle to fall short of the 24' width requirement and may impede emergency vehicle access. Parking stalls that do not meet Village requirements cannot be counted towards the overall parking supply. Were these spaces properly permitted? Please check with the Building and Life-Safety Department to verify if they impede fire access. These stalls are not shown on any of the engineering plans and they should be removed. Adjust the parking supply number accordingly.

46. Please provide a campus-wide parking exhibit showing the location and amount of all existing/proposed parking stalls within garages, below buildings, surface parking lots, and adjacent to streets/drive aisles to allow staff to verify accuracy of the existing/proposed parking supply. Indicate which areas are meant for residents, visitors, and staff. A variation for parking may be required.

47. Verify compliance with all 2018 IAC regulations for number of ADA parking stalls required, both within the proposed garage and within the proposed exterior guest/employees parking areas.

48. Verify whether there will be any sight line issues for vehicles entering/exiting the proposed below-grade garage.

49. Consider high-visibility striping for the proposed crosswalks.

50. Seven bike parking stalls area required. Please indicate location of bike parking areas on plans.

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Interoffice Memorandum

To:	**Sam Hubbard, Development Planner**
From:	**Derek Mach, Landscape Planner**
Department:	**Planning & Community Development Department**
File Number:	**PCA00008-2024**
Project:	**811 E. Central Rd.**
Review Round:	**Round 1 Review**
Date:	**June 11, 2024**

	YES	NO
1. COMPLIES WITH TREE PRESERVATION ORDINACE:	☐	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

COMMENTS:

1. Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen.

2. Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15).

3. Provide a list of trees that correlate with the tree preservation plan.

4. Provide a more detailed planting plan.

5. All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening.

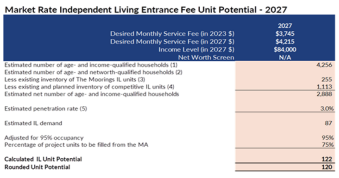
6. A landscape compliance bond in the amount of 30% of the landscaping costs will be required.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks				Last edited: 07.02.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Building & Life Safety Department	1	Building	1.The following adopted codes shall apply: 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 International Swimming Pool and Spa Code with amendments g.2018 Illinois Energy Conservation Code with state amendments h.2018 Illinois Accessibility Code i.2014 Illinois Plumbing Code with amendments j.2017 National Electrical Code with amendments	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	2	Building	Drawings produced by an Illinois licensed architect are required for permit submittal. The plans do not appear to conform to this requirement.	Ackowledged, the final permit drawings set will be stamped by a licensed architect.
Building & Life Safety Department	3	Building	Provide analyzation showing that the Height and area of each building shall comply with 2018 IBC Chapter 5, Table 504.3, Table 504.4 and Table 506.2. The plans do not appear to conform to this requirement.	Per your request, the building height and area information have been added to Sheet G -101
Building & Life Safety Department	4	Building	Provide the proposed construction type of the residential buildings. Section: 2018 IBC Tables 601 and 602.	Per your request, the building height and area information have been added to Sheet G -102
Building & Life Safety Department	5	Building	Provide the fire-resistance rating of the exterior walls between the Independent Living building, the proposed building and the Round Barn shall comply with the requirements of 2018 IBC Table 601/602 based on the fire separation distance.	Per your request, the building height and area information have been added to Sheet G -103
Building & Life Safety Department	6	Building	The lower-level enclosed parking garages shall comply with 2018 IBC 406.2, 406.4 and 406.6.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	7	Building	The enclosed parking garages shall have an automatic fire suppression system as required by 2018 IFC 903.2.10	The Parking Garage will be protected by an automatic fire suppresion system per 2018 IFC 903.2.10 and IBC 903.1.1
Building & Life Safety Department	8	Building	Per 2018 IBC section 403.4.8.3 standby power is required for loads specified as follows: a. Ventilation and automatic fire detection equipment for smokeproof enclosers. b. Elevators. c. Where elevators are provided in a high-rise building for accessible means of egress, fire service access or occupant self-evacuation, the standby power system shall also comply with Sections 1009.4, 3007 or 3008 as applicable.	According to IBC 2018 Section 403.4.8.3, buildings classified as "high rise" are regulated under this specific section. Since the proposed new IL building does not meet the definition of a high rise, this particular code section does not apply.
Building & Life Safety Department	9	Building	Per 2018 IBC section 403.4.8.4 emergency power is required for loads specified as follows: a. Exit signs and means of egress illumination required by Chapter 10. b. Elevator car lighting. c. Emergency voice/alarm communication systems. d. Automatic fire detection systems. e. Fire alarm systems. f. Electrically powered fire pumps. g. Power and lighting for the fire command center required by Section 403.4.6.	According to IBC 2018 Section 403.4.8.3, buildings classified as "high rise" are regulated under this specific section. Since the proposed new IL building does not meet the definition of a high rise, this particular code section does not apply.
Building & Life Safety Department	10	Building	In order to be considered part of an accessible means of egress, an elevator shall comply with the emergency operation and signaling device requirements. The plans do not appear to conform to this requirement.	The elevator will meet the requirements for emergency operation and signaling devices. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	11	Building	In buildings four or more stories above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than four units vertical in 12 units horizontal. Proper signage is required. 2018 IBC 1011.12. The plans do not appear to conform to this requirement.	IBC 2018 1011.12.2 ROOF ACCESS, Exception 1. In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less tha 15 square feet in area and having a minimum dimensions of 2 feet.
Building & Life Safety Department	12	Building	All new elevators shall be equipped with emergency key opening devices at all landings. The location and specific type of device shall be approved by the Fire Department. The plans do not appear to conform to this requirement.	The elevator will meet the requirements for emergency operation and signaling devices. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	13	Building	If the elevator uses an automatic dialer, the ten-digit number 847-590-3470 shall be used. If bidirectional communication is available and is used, the elevator should call 911. The phone line used to dial 911 must have the correct address information affiliated with that phone line. The plans do not appear to conform to this requirement.	The elevator will meet the requirements. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	14	Building	Emergency Signs required for elevators shall be 7 inches by 5 inches and read as follows: IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS. The plans do not appear to conform to this requirement.	The elevator will meet the requirements. In the final permit drawings, a detailed cut sheet specifying the elevator will be included for review.
Building & Life Safety Department	15	Building	Separate permits are required for fuel tanks to supply an emergency back-up generator. The plans do not appear to conform to this requirement	Acknowleged.
Building & Life Safety Department	16	Building	Structural calculations along with structural drawings by an Illinois licensed structural engineer shall be provided for each building.	Ackowledged, the final permit drawings and calculations will be stamped by a licensed structural engineer.
Building & Life Safety Department	17	Building	The enclosed parking garages shall have mechanical ventilation. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	18	Building	Roof access shall be provided for all roof top equipment. Depending on the location of the roof access opening, guards may be required. Information was not provided. A preliminary construction staging plan and development schedule shall be provided for review by the Building & Life Safety Department prior to permit issuance for each phase of the project.	Ackowledged, roof access will be provided for the rooftop equipment. A preliminary staging plan and construction schedule will be provided to the the Village of Arlington Heights by the General Contractor following the PUD Amendment
Building & Life Safety Department	19	Building	Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".	Ackowledged.
Building & Life Safety Department	1	Fire Prevention	An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks				Last edited: 07.02.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Building & Life Safety Department	2	Fire Prevention	Approved radio coverage for emergency responders within the building based on the existing coverage levels utilized measured at the exterior of the building shall be provided. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	3	Fire Prevention	Fire pump room location not specified. The plans do not appear to conform to this requirement	Acknowledged, the design will conform to the applicable codes. A fire pump room has been added to the basement. Please see Sheet A -100 for fire pump room location.
Building & Life Safety Department	4	Fire Prevention	Fire pumps, if provided, shall be installed in accordance with the 2018 International Fire Code and NFPA 20 and shall comply with all current code requirements including a minimum of two water mains located in different streets. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	5	Fire Prevention	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 fireresistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	6	Fire Prevention	Fire department connections (FDC) shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved. In order to verify compliance, please provide the proposed location of the FDC and the location of a fire hydrant within 100 feet of the FDC. 2018 IFC 912.2.1 as amended. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	7	Fire Prevention	A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor. 2018 IFC 903.4.3	Acknowledged, the design will conform to the applicable codes.
Building & Life Safety Department	8	Fire Prevention	A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. The plans do not appear to conform to this requirement.	Fire alarm of the new building will tie into existing fire alarm control panel at existing main entry.
Building & Life Safety Department	9	Fire Prevention	Visible alarm notification appliances shall be provided in public areas and common areas. A visible exterior weatherproof alarm notification device shall be located within closest proximity to the front main entrance of the building or tenant space. 2018 IFC 907.5.2.3.1 as amended. The plans do not appear to conform to this requirement.	Existing main entry will be utilized for new building. There is currently no existing strobe light.
Building & Life Safety Department	10	Fire Prevention	A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance. Verify with the Fire Code Official and Fire Department if they should be included at the main entrance if they will be in the fire command center. The plans do not appear to conform to this requirement.	The new IL building will utilize the main entry and FACP of the existing building.
Building & Life Safety Department	11	Fire Prevention	A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official. (More than one may be required based on the size of the project/building). The plans do not appear to conform to this requirement.	There is an knox box at the main entry of the existing building, please clarify if additional one is required.
Building & Life Safety Department	12	Fire Prevention	32. The fire pump/sprinkler room shall be separated from all other areas of the building by 2-hour fire barriers and 2-hour horizontal assemblies. The fire pump/sprinkler room may be required to by located on the first floor. Its location will be determined by the Fire Department. The plans do not appear to conform to this requirement.	Acknowledged, the design will conform to the applicable codes.
END OF COMMENTS FROM BUILDING & LIFE SAFETY DEPARTMENT				
Public works department	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.	Acknowledged.
Public works department	12		Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection: Projected Coordinate System: NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet Projection: Transverse_Mercator False_Easting: 984250.00000000	Acknowledged.
Public works department	13		An MWRD permit will be required for the stormwater improvements and the sanitary sewer.	Acknowledged.
Public works department	14		AN IEPA permit will be required	Acknowledged.
Public works department	15		The preliminary stormwater report has been reviewed. a) Provide a summary for each area and the overall site. b) Provide exhibits showing existing and proposed conditions for each area. c) Per the June 4th meeting with Village staff to discuss the methodology, the existing stormwater detention will remain in place during construction. i. Provide a phased construction plan and schedule. The phasing must be reviewed and approved the MWRD. ii. A sediment basin may be needed for erosion control. iii. The north pond is proposed to connect to the existing structure located on the south side of Central Road. Evaluate the feasibility of reconnecting the north ponds to the 60" storm sewer located on the north side of Central Road. d) The Moorings is in in for permit to demolish a tri-plex, reconstruct a new duplex, and construct a new path on the border of areas A and B. Provide additional detention for the increase in impervious area for the duplex and path as part of this redevelopment.	A) A summary of each area and the overall site is included in the updated stormwater report. B) A proposed exhibit showing the campus and delineated tributary areas is provided in the updated storwmater report. C) Acknowledged, the existing detention facilities shall remain in place during construction. i) A phased construction logistics plan shall be provided by the contractor during final engineering. ii) Acknowledged, Soil erosion and sediment control practices will be fully explored during final engineering. iii) Per discussion with MWRD, we are first trying to determine the connection location of the existing pond. If connection is to a combined sewer, as a previously approved and permitted connection, and owned and maintained by VAH, the MWRD is ok with the existing connection to remain as an existing condition. D) Area for the Duplex is included in the updated stormwater calculations.
Public works department	16		The basins require a 1-foot freeboard with an overflow weir at the 6" line. The basin requires a 5' flat zone around the perimeter before the top of slope begins. Provide calculations for sizing the weir.	Basins have been updated to include a 5' wide flat zone at the top of berm. Overflow calculations are included in the udpated stormwater report.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks				Last edited: 07.02.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Public works department	17		A wet bottom basin shall be constructed with a minimum depth of six feet (6'). A safety ledge, five feet (5') wide, back pitched towards the shore three inches (3"), at three feet (3') below normal water level (NWL) must be provided. The side slopes leading down to the safety ledge must be 5:1 maximum. Provisions, such as a recirculation pump, must be made to keep the pond nuisance free.	We request that the safety ledge be allowed at 1' below the normal water to accommodate emergent plantings as a volume control / BMP measure.
Public works department	18		Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Clearly show the overflow route for the site.	Acknowledged.
Public works department	19		The Photometric Site Plan lighting intensities is acceptable. Provide the associated catalog cuts for all roadway, parking lot, and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.	Acknowledged. Fixture cut sheets have been shared with
Public works department	20		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. Update the Paving & Surface Legend on the Grading and Paving Plan.	The heavy duty asphalt pavement hatch has been updated accordingly.
Public works department	21		Show Tower 133 maneuvering into the Fire Truck Stopping Areas.	The fire and life safety exhibit has been updated accordingly.
Public works department	22		The fire lane in the circular parking lot is dimensioned from the back-of-curb to the parking lane. The fire lane from the edge of pavement to the parking lane must be 26 ft minimum.	All dimensions are to back of curb or edge of lane when adjacent to a parking area. Dimensions should accommodate the thickness of the curb and read 27' or 26.5' when adjacent to parking areas.
Public works department	23		The proposed improvements modify access to the existing four-story building. Show Tower 133 maneuvering around the island to the front entrance.	The fire and life safety exhibit has been updated accordingly.
Public works department	24		The demolition plan impacts the main entrance to the complex, reduces access to the existing four-story building, and results in dead ends for Crescent Drive and East Old Barn Lane. Provide a staging plan. Include information on when access will be limited at the main entrance, Crescent Drive, East Old Barn Lane and access to the existing four-story building.	A Phased Construction Logistics plan shall be provided by the contractor.
END OF COMMENTS FROM ENGINEERING DIVISION, PUBLUC WORKS DEPARTMENT				
Fire Department	1		IFC 2018 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and	Acknowledged.
Fire Department	2		IFC 2018 503.2.1 Fire Apparatus Access Road Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6	Acknowledged.
Fire Department	3		IFC 2018 D103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) Must be approved by the Fire Chief. Please provide documentation showing a fire apparatus access road with no "dead ends".	The fire apparatus road is located on the south and east sides of the building.
Fire Department	4		IFC 2018 D105.1 Aerial Access Roads 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. Please provide 2 documentation showing compliance to the above code requirement including a "continuous" and "complete" auto turn diagram with AHFD Tower 133.	Acknowledged.
Fire Department	5		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 provide documentation showing compliance with this section of the code.	A fire and life safety exhibit is provided in this submittal.
Fire Department	6		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. Please provide documentation showing compliance with this section of the code.	A fire and life safety exhibit is provided in this submittal.
Fire Department	7		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 provide documentation showing compliance with this section of the	Acknowledged.
END OF COMMENTS FROM FIRE DEPARTMENT				
Police Department	1	General Comments	The character of use is consistent with the area and is not a concern. This is recommended,to limit access and loitering. The addition of trespass signs is recommended	Acknowledged. There is one point of site access for people entering the site, which has a gate and attendee.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks				Last edited: 07.02.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Police Department	2	General Comments	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, and other criminal activity. 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. Please consider the following for parking: The height of the light fixtures makes a differencein 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.	Acknowledged. We have provided a photmetric plan to show light levels around the proposed expansion. Pole height proposed for the parking area will match existing pole heights, which is near the range suggested.
Police Department	3	General Comments	There are no traffic problems at this location.	Acknowledged
Police Department	4	General Comments	This is not a problem area in relation to traffic accidents.	Acknowledged
Police Department	5	General Comments	This development should not create any additional traffic problems. Additionally, the PoliceDepartment agrees with the recommendation of the parking and traffic study	Acknowledged, Presbyterain Homes has hired an traffic engineer and conducted a traffic study for this project.
Police Department	6	General Comments	6.GENERAL COMMENTS: **a.**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. **b.**Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc. **c.** The underground parking garage will create both vehicle and pedestrian traffic around the property. The area around the vehicle entrance/exit should be clear of obstructions. Vehicle traffic entering and exiting the parking garage must be able to view other vehicles and pedestrians. Street parking adjacent to the entrances/exits should be prohibited. Warning lights/audible signals could be used to signal when vehicles are exiting. Will the new parking garage utilize access control to restrict non-residents/non-permitted driver's access? Parking could become an issue if a larger percentage of residents than expected have vehicles. Emergency telephones or call boxes should be installed in the parking area for added safety. Signage should be used whenever possible to increase access control. This includes clearly marked pedestrian entrances delineating public spaces from private spaces. Approved pedestrian entrances should be clear of obstructions and distractions to encourage use. Unapproved entrances on the ground floor should be securely locked in compliance with building, fire and life-safety codes. Avoid forcing pedestrians to cross the paths of the cars whenever possible. When such encounters are unavoidable, the design should create a safe passage for persons to move along until they come to a marked crosswalk. CPTED recommends one means of entry and exit for all vehicles. The less entrances there are, the easier it is to control the users and uses of the facility. Structural support elements should be round rather than rectangular. A round column allows for much greater visibility around the corners than a rectangular or square columns. Elevators and stairwells should incorporate as much glass and high-visibility placement as structurally possible. Glass-walled elevators placed along the exterior of the building provide for good natural visibility by people on the street and within the garage.The interior of parking garages should be painted in light colors to increase reflectivity of the luminaries, which should use polycarbonate lenses for vandal- and break-resistance. The ceiling should be painted white to further increase the goal of reflectivity. CCIV is an essential part of CPTED and is highly recommended in a parking garage. Signage indicating the use of video surveillance and monitoring is also highly recommended in conjunction with CCTV. **d.**Trash Enclosures. Locking trash enclosures is recommended to discourage foraging. Additionally, the trash enclosure provides a place of concealment for criminal activity if trash areas are not properly secured. Should be monitored 24/7 by CCTV and contain clearly visible signage indicating the use of security cameras. **e.**Additional Resident Storage Space Are additional storage spaces for residents included in the plans for this project? If yes, storage facilities should be secure and accessible only to residents. There should be signage to encourage users to lock their storage lockers and video surveillance of the area to deter theft and help identify potential offenders.	A. Presbyterain Homes will reach out to the police department and ensure all contact information is up to date. B. The landscape detail will ensure open sightlines while maintaining the characteristics of the existing campus. C. **Garage exit/entry**: there will be a stop sign and stop mat at the exit for the garage, so that vehicles can make a safe decision about pedestrians and other vehicles. The retaining wall will be held as low as possible to provide visibility to the sides. The garage ramp slope is roughly 3%, allowing cars to move with ease along the gentle incline/decline. **Garage access**: the access to the garage will be secure, the residents will have a car mounted fob to get access. Access will not be permitted to non residents, each parking space will be assigned to a resident of that building. **Emergency Communication:** an emergency phone will be provided in the parking area. **Signage** signage at entrances will be installed **Pedestrian access points**: Doors will be clear of obstruction, will be secured with a key fob for residents and staff. **Crosswalks** to connect to the existing pathways we have provided crosswalks at certain locations. These will use high visibility crosswalk markings. **Glazing in elevator and stairwell:** We have prioritized glazing in the dwelling units instead of stairs and elevator. **Garage paint color:** The garage walls and ceiling will be painted with a light color to increase visibility. Light fixtures will be suitable for a parking garage. **CCTV:** The building will have a video surveillence system. D. Acknowledged, CCTV will be included at mentioned area. E. Acknowledged, CCTV will be included at storage area.
END OF COMMENTS FROM POLICE DEPARTMENT				
Department of Planning and Community Development	7	Zoning	The following zoning approvals have been requested as based on the plans. Please verify: a. Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property. b. Should it be determined that a parking variation is no longer necessary, the previously granted parking variations shall be rescinded. c. Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories. d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District. e. A parking variation may be required and will be assessed based upon your response to these comments. f. Additional zoning actions may be identified based on a response to these comments.	Acknowledged, we have checked the zoning requirement and confiming: a. the 70- unit independent living is allowed under PUD ordinances dated back to 85-154. b. Parking variation is still needed based on recent conversation with Sam Hubbard. We will continue pursuing a parking variation. c. Variation to Chapter 28, Section 5.1-8.5, to allow a **67.5'** tall 5-story building where building heights are limited 45' to 4-stories. d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District. e. Parking variation is still needed based on recent conversation with Sam Hubbard. We will continue pursuing a parking variation. f. Acknowledged.
Department of Planning and Community Development	8	Zoning	For each variation, a separate response to each 4 standards for variation approval shall be provided. The response to the land use variation standards of approval must be modified as it must be specific to each variation requested. It is drafted to address the overall 70-unit building and not the specific variations required. In your justification for the height variation, consider discussing the proposed height and number of floors in comparison to the existing buildings on the campus, the landscape buffer proposed at the eastern property line, the specific location of the building within the campus, and the desire to preserve greenspace and reduce walking corridor lengths.	Acknowledged. Refer to document titled "Responses to Land Use Variation Criteria"

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks				Last edited: 07.02.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Department of Planning and Community Development	9	Zoning	Additional details on market demand must be provided. Please note that the 2015 PUD amendment included a presentation from Tracy Cross & Associates that outlined market area demographics, along with a shorty summary of the findings and market demand analysis within the full study. A copy of the 2015 document can be provided upon request.	Plante Moran Living Forward has provided 3 Market Demand Studies for The Moorings of Arlington Heights. The market studies were conducted for three consecutive years and indicated a consistent need for independent senior living housing in the area. These studies were conducted in: •October 2021 •July 2022 •December 2023 Based on Plante Moran Living Forward's analysis of age and income qualifiers (consistent with The Moorings estimated income level qualifier), a 122 unit need in the primary market areas exists. This need is forecasted for continued growth for the next 14+ years. Based on this information, Presbyterian Homes concluded to move forward with a 70-unit expansion project at The Moorings of Arlington Heights. Note: The full market feasibility studies include proprietary information.  **Market Rate Independent Living Entrance Fee Unit Potential - 2027** 2027 Desired Monthly Service Fee (in 2023 $) $3,745 Desired Monthly Service Fee (in 2027 $) $4,215 Income Level (in 2027 $) $84,000 Net Worth Screen N/A Estimated number of age- and income-qualified households (1) 4,256 Estimated number of age- and networth-qualified households (2) Less existing inventory of The Moorings IL units (3) 255 Less existing and planned inventory of competitive IL units (4) 1,113 Estimated net number of age- and income-qualified households 2,888 Estimated penetration rate (5) 3.0% Estimated IL demand 87 Adjusted for 95% occupancy 95% Percentage of project units to be filled from the MA 75% **Calculated IL Unit Potential** 122 **Rounded Unit Potential** 120 (1) Source: Claritas estimated number of households in the MA aged 73+ who own a home and have the minimum annual income outlined in the header of each scenario. (2) Source: Claritas estimated number of households in the MA aged 73+ who own a home and have the minimum net worth outlined in the header of each scenario. (3) Existing units are adjusted for 95% occupancy. (4) Competitive existing and planned units are adjusted for 95% occupancy; planned units are also adjusted for a 75% MA draw. (5) The estimated penetration rate likely to move1 of 3% is applied.
Department of Planning and Community Development	10	General Comments	Provide a summary on the status of a Building Code Review Board (BCRB) request to waive the 2018 requirement for an aerial apparatus road. Is the petitioner still intending to make this request and has the request been formally submitted to the Building & Life Safety Department? What is the timeline for this request?	We started communication for a BCRB request in mid-May and are in the midst of communication on our request. Alternate layouts for the proposed request are provided by civil and landscape architecture in this resubmission. We understand that the decision will take a few months.
Department of Planning and Community Development	11	General Comments	If the development team is intending to proceed with the BCRB request, you're strongly encouraged to submit additional details on the alternative configuration, which would allow zoning entitlements to be granted for both options (provided no variations are created with the 2021 Building Code alternative). At a minimum, a separate landscape plan showing the alternative must be provided, along with a new fire truck turning exhibit and details on how the alternative would alter the overall parking supply.	We have provided civil and landscape plans for the proposed alternate in the resubmission
Department of Planning and Community Development	12	General Comments	Provide a written summary of the two neighborhood meetings, including when they occurred, approximately how many attendees there were, the questions asked/concerns raised, and the responses provided to any questions/concerns.	A letter titled "PH Response to Neighbor Meetings 6-28-2024," summarizing the neighbor meeting, is included in this submission for your review.
Department of Planning and Community Development	13	General Comments	The divided site plan makes it difficult to conceptualize the location of the proposed building and improvements in relation to entire campus. Provide a separate site plan that shows the overall campus and proposed modifications on one sheet. On the site plan, please indicate the heights of all buildings within The Moorings campus, along with their usage (Independent Living, Assisted Living, Skilled Nursing, Memory Care, Fellowship Hall, etc.) and number of units/beds in each building.	Acknowledged.New overall Civil geometry plan and architectural site plan are provided for your review.
Department of Planning and Community Development	14	General Comments	Per Chapter 28, Section 9.8i, a preliminary development schedule and construction staging plan is required.	Acknowledged, this will be provided.
Department of Planning and Community Development	15	General Comments	No plat of survey was provided. Please verify that there are no easements that would interfere with the proposed improvements.	A Plat of Survey is included in this resubmission
Department of Planning and Community Development	16	General Comments	Provide a short summary explaining affordability at The Moorings and how the facility addresses affordability concerns given the lack of affordable units. How does The Moorings address a situation where a resident runs out of funds?	As a Life Plan Community, The Moorings of Arlington Heights provides older adults with guaranteed access to higher levels of care, including Assisted Living and Skilled Nursing care to suit any changing needs, through a LifeCare contract. The Geneva Foundation, which services as a philanthropic arm of Presbyterian Homes, provides more than $6 million of annual charitable and additional capital support with programs and services that are funded to respond to the need of residents and associate at all community locations. If a resident at The Moorings (or any of our community locations) runs out of assets through no fault of their own, The Geneva Foundation will pay for the residents' housing and care.
Department of Planning and Community Development	17	General Comments	Impact fees shall be required for each new independent living unit.	Acknowledged
Department of Planning and Community Development	18	General Comments	Please revise the project narrative to outline any green/sustainable design features proposed within the development.	Please review the sustainability narrative included in this submission.
Department of Planning and Community Development	19	General Comments	All plans/documents revised as a result of these comments shall include a revision date.	Acknowledged
Department of Planning and Community Development	20	General Comments	Your response to these comments must be uploaded to the CSS portal, along with all revised plans. Once the entire resubmittal has been uploaded, please email Sam Hubbard at shubbard@vah.com to notify that a resubmittal has been uploaded. Additionally, one hard copy of all revised plan sets and documents must be submitted.	Acknowledged
Department of Planning and Community Development	21	Site	Increase the drive aisle width from 23.9' to 24' within the northeast parking lot. Two-way drive aisles are required to be 24' in width, as measured from face of curb to face of curb, or a variation shall be required.	The site plan has been updated accordingly.
Department of Planning and Community Development	22	Site	Increase the drive aisles from 20' wide to 24' wide at the southeast of the proposed building that leads into the circular parking area/main building entrance.	These drive aisles shall be one-way access only. Arrows, Striping, and Signage have been added to the plan and will be further developed in Final Engineering.
Department of Planning and Community Development	23	Site	Increase the width of the ramp leading to the garage from 22.5' to 24', or request a variation.	The site plan has been updated accordingly.
Department of Planning and Community Development	24	Site	To the west of the Round Barn there is various outdoor storage occurring (large dumpster/compactor, trailers, building materials, etc.) and there is a garage that is proposed for removal. Additionally, various busses/vans are stored in this area. What are the plans for these elements and where will they be stored upon completion of the project?	The dumpster and trash compactor are now shown to be relocated within the maintenance court area. A garage is also being proposed at the west end of the addition within the maintneance court that will house some of the various stoarage items.
Department of Planning and Community Development	25	Site	Provide T/W and B/W elevations at both ends, as well as one midpoint, of the retaining wall proposed adjacent to the Round Barn. What material will this retaining wall be constructed of?	Top of wall and bottom of wall elevations have been added. A cast-in-place concrete wall with railing is currently proposed. A detail will be developed in Final Engineering.
Department of Planning and Community Development	26	Site	A sidewalk is proposed adjacent to the ramp leading into the garage. Will there be a door for access into the garage adjacent to this ramp?	Yes, there will be a door at this location.
Department of Planning and Community Development	27	Site	Consider installing a safety fence along the sides of the ramp wall.	A safety rail shall be installed on the wall between round barn and Old Barn Lane. A safety rail shall also be considered at the ramp wall. Details shall be developed during final engineering.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks				Last edited: 07.02.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Department of Planning and Community Development	28	Site	Provide details for the fencing proposed along the north and southern sides of the new buildings (height, style, materials, product cut sheets).	The fencing proposed at the Identity Sign northeast of the new building and the Faux Bridge southeast of the new building are to be powdercoated metal to look like the white-painted wooden rail fencing elsewhere on the property, but in a more durable and maintenance-friendly finish. The resubmitted drawings include more information regarding the identity sign fencing, and the Faux Bridge will be of a similar sizing and materiality. Final member sizing, spacing, and method of attachment to be developed as the project progresses from the current Schematic Design phase, with final detailing anticipated to be part of the Building Permit submittal once the full design process is complete.
Department of Planning and Community Development	29	Site	There are bumped out areas along portions of the sidewalks. What is planned for these bump-out areas? Benched seating? Please add a call-out on the engineering plans to clarify the intent.	The small rectangular bump-outs are for bench seating. A note has been added to the site geometry plans. Details will be provided in the landscape plans during final engineering.
Department of Planning and Community Development	30	Site	Provide the foundation square footage for the proposed building on sheet C-202.	The ovall ground level gross square footage is 30,920 SF
Department of Planning and Community Development	31	Site	Please identify and show all necessary ground mounted mechanical equipment (AC units, generators, transformers, utility pedestals, etc.) on the engineering plans. These elements must be appropriately located and screened from view.	All ground-mounted mechanical equipment is noted on the drawings. Refer to architectural sheet A-101 and the corresponding civil and landscape drawings. All equipment is either screened by landscaping or a screen wall.
Department of Planning and Community Development	32	Site	Will there be any external dumpster/refuse storage areas or will all refuse be stored within the building until pick-up day?	The existing trash compactor and dumpster shall be relocated within the maintennace court.
Department of Planning and Community Development	33	Building	Provide additional renderings showing the building at different angles/perspectives. Please verify the accuracy of the renderings, which show certain improvements that are not shown on the plans (fishing docks, signage doesn't match plans, certain sidewalks are not present on renderings, retaining wall in front of Round Barn is not shown, etc.).	We have added additioal rendering for your review. Please refer to A-700 series sheets.
Department of Planning and Community Development	34	Building	Provide conceptual floorplans for the five proposed unit types.	We have added additioal enlarged unit plans for your review. Please refer to A-401 and A 402 sheets.
Department of Planning and Community Development	35	Building	Dimension the parking stalls and drive aisles within the basement parking area. Label ADA parking stalls.	We have added dimensions to the parking stall and labelled ADA pakring stalls on sheet A -100
Department of Planning and Community Development	36	Landscape & photometric	The middle parking row within the northeastern parking lot is missing landscape islands at both ends. Additionally, a shade tree is required in the landscape island that includes a crosswalk at the northwest of the Round Barn. Revise the plans to incorporate the code required landscape islands including a shade tree.	A landscpe island is now shown for the triangular stripped section of the norhteast parking lot.
Department of Planning and Community Development	37	Landscape & photometric	The row of 24 parking stalls proposed on the southern side of the new building needs to include an interim landscape island with a shade tree. Please incorporate the code required landscape island and adjust the parking totals accordingly.	The row of 24 stalls on the southern side has been reduced to provide a more direct turn-in to the existing parking garage.The updated submittal drawings include an additional roadway to access the one-way system at the main building entrance. This reconfiguration reduces the long run of parking and therefore is now in compliance with internal planting island requirements.
Department of Planning and Community Development	38	Landscape & photometric	Provide details for the proposed monument sign. Please evaluate the location of the sign and all site landscaping relative to sight lines/visibility for motorists.	Details for all signs, including the Monument Sign, are provided in the revised submittal drawing set and include the illustrative landscaping approach consistent with the Schematic Design level of the submitted plans. The final planting plan to be submitted at the time of Building Permit submittals will be further developed and will respect site lines and motorist visibility.
Department of Planning and Community Development	39	Landscape & photometric	Adjust the engineering plans to show the location of all proposed light fixtures	The civil plans have been updated accordingly.
Department of Planning and Community Development	40	Landscape & photometric	The light pole is proposed in the northeast parking lot is not labeled on the photometric plan. Correct as applicable	We have revised the photometric plan to address this comments. Please refer to new E-100 sheet.
Department of Planning and Community Development	41	Landscape & photometric	Why are proposed light fixtures T3 and T5 listed as "existing" on the photometric plan Light Fixture Schedule?	The design Intent is to reuse existing light poles which are displaced from the modified site layout.
Department of Planning and Community Development	42	Landscape & photometric	What are the box features as shown on the Landscape Plan?	The symbols indicate proposed Wayfinding Signs and details for them are included in the revised submittal drawing set.
Department of Planning and Community Development	43	Traffic and Parking	Ensure coordination across all plans/documents with regards to the number of units and number of parking stalls proposed. Please note the following: a. Parking totals shall be updated to reflect any parking stalls added/removed to comply with landscape island requirements and drive aisle width requirements. b. Verify if all unit totals and parking totals have taken into consideration conversion of the triplex to duplex, as well as changes to the parking supply adjacent to that project. c. Sheet C-201 lists 60 existing skilled care units/beds and 267 existing independent living units; Parking Study lists 92 existing skilled care units/beds and 266 independent living units. d. Sheet A-101 depicts 71 garage parking stalls; project narrative and Parking Study state 70 structured parking stalls will be constructed.	Acknowledged.
Department of Planning and Community Development	44	Traffic and Parking	Driveway parking stalls cannot be counted as code-required parking. Remove these stalls from the overall parking supply calculations.	The driveway stalls have been removed from the parking count.
Department of Planning and Community Development	45	Traffic and Parking	Parallel stalls that do not meet the Village requirements were added along the eastern side of South Moorings Drive in 2023. These stalls cause the two-way drive aisle to fall short of the 24' width requirement and may impede emergency vehicle access. Parking stalls that do not meet Village requirements cannot be counted towards the overall parking supply. Were these spaces properly permitted? Please check with the Building and Life-Safety Department to verify if they impede fire access. These stalls are not shown on any of the engineering plans and they should be removed. Adjust the parking supply number accordingly.	The existing parking supply includes them and acknowledges that they exist and do not meet code. The proposed parking supply does not include the non-compliant stalls and they will be removed as part of this project.
Department of Planning and Community Development	46	Traffic and Parking	Please provide a campus-wide parking exhibit showing the location and amount of all existing/proposed parking stalls within garages, below buildings, surface parking lots, and adjacent to streets/drive aisles to allow staff to verify accuracy of the existing/proposed parking supply. Indicate which areas are meant for residents, visitors, and staff. A variation for parking may be required.	A campus exhibit is included with this submittal.
Department of Planning and Community Development	47	Traffic and Parking	Verify compliance with all 2018 IAC regulations for number of ADA parking stalls required, both within the proposed garage and within the proposed exterior guest/employees parking areas.	The required ADA stalls for 501 to 1000 parking spaces is 2 percent of total. The current proposed parking count is 628 spaces, which would require 13 ADA spaces, and is less than the currently proposed 18 ADA spaces.
Department of Planning and Community Development	48	Traffic and Parking	Verify whether there will be any sight line issues for vehicles entering/exiting the proposed below-grade garage.	The ramp into the parking garage will be approximately 3.5% so we do not expect there to be sight line issues. The retaining wall will stop approximately 10' short of the pedestrian crossing.
Department of Planning and Community Development	49	Traffic and Parking	Consider high-visibility striping for the proposed crosswalks.	Crosswalks shall be 2' wide white stripes offset by 2'.
Department of Planning and Community Development	50	Traffic and Parking	Seven bike parking stalls area required. Please indicate location of bike parking areas on plans.	Bicycle storage has been provided in the parking garage.
Department of Planning and Community Development	51	Landscape	Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen.	An extensive tree survey and evalation of existing trees along the east property line has been undertaken with Urban Forest Management. This determined gaps in the existing dense plantings where additional evergreen trees could be inserted in a horticultrally sound manner that will not adversely affect existing trees, but will achieve continuous screening for the eastern neighbors. The locations shown in the initial submittal drawings have already been planted this spring so they can start to grow in to fill the gaps before the beginning of project construction.
Department of Planning and Community Development	52	Landscape	Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15).	The resubmitted plan includes updates in compliance with this request.
Department of Planning and Community Development	53	Landscape	Provide a list of trees that correlate with the tree preservation plan.	The tree inventory document notes all trees to be removed, protected, and retained.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks				Last edited: 07.02.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Department of Planning and Community Development	54	Landscape	Provide a more detailed planting plan.	Our project intends to meet the design intent and species composition indicated in our Schematic Design plan set that was the basis of our Plan Commission submission. We expect further input from VAH staff, the Design Commission, and our client as we continue to develop the project that may shape our plan, specifications, and quantities as we develop a full set of final plans ready for final Building Permit and construction.
Department of Planning and Community Development	55	Landscape	All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening.	The updated submittal drawings have been revised to show equipment locations and screening.
Department of Planning and Community Development	56	Landscape	A landscape compliance bond in the amount of 30% of the landscaping costs will be required.	Confirmed. It is our understanding that the landscape bond would be based on the permit planting plan, including plant material cost only and excluding installation and irrigation system costs.
END OF COMMENTS FROM PCD DEPARTMENT				

PLAN COMMISSION REVIEW
BUILDING & LIFE SAFETY DEPARTMENT

Village of Arlington Heights

Interoffice Memorandum

To:	**Sam Hubbard, Development Planner**
	Jorge Torres, Director of Building & Life Safety
From:	**Elliot Eldridge, Assistant Building Official**
Department:	**Building & Life Safety Department**
File Number:	**24-00008**
Project:	**Moorings Independent Living Expansion – 811 E. Central Ave.**
Review Round:	**Round 2**
Date:	**July 16th, 2024**

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING?

	YES	NO
1. VILLAGE BUILDING CODE	☐	☐
2. PRESENT ZONING USE	☐	☐
3. REQUESTED ZONING USE	☐	☐
4. SUBDIVISION REQUIRED	☐	☐
5. SIGN CODE	☐	☐

6. GENERAL COMMENTS:

7. 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.

8. The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. Please provide updated drawings showing these corrections.

9. IFC 2018 503.2.1 Dimensions.
   Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide updated drawings showing these corrections.

10. IFC 2018 503.4 Obstruction of fire apparatus access roads.
    Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. The road that connects the north drive and south drive shows “bollards” at both ends. Please provide updated drawings showing these corrections.

11. IFC 2018 D103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.

12. IFC 2018 503.1.1 Buildings and facilities.
    Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) 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 apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.

13. IFC 2018 D105.1 Aerial Access Roads 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. The Fire and Life Safety Exhibit does not meet the above requirement.

14. 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. The Fire and Life Safety Exhibit does not meet the above requirement.

15. 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 Fire and Life Safety Exhibit does not meet the above requirement.

16. 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 per IFC 2018 D105.3 Proximity to building. Provide dimensions. The submittal does not appear to meet this requirement.

17. Per Public State Act 103-0053, 100% of the total parking spaces must be EV-capable.

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

_____
Supervisor

PLAN COMMISSION PCA00008-2024
The Moorings – Independent Living expansion
811 E Central Road
Round 2

25. The petitioner's response to comment nos. 11-14,16, 18-20 are acceptable.

26. The petitioner's response to comment no. 15 is noted. The preliminary Stormwater Report has been reviewed.
    a) Provide a written summary of the existing and proposed conditions for each area.
    b) The Tributary Area Exhibit has been reviewed. Provide additional information to identify each of the ponds, including the new pond. If the name of the ponds have changed from prior MWRD permit submittals, please indicate in the summary.
    c) The petitioner's response to comment c) that the existing basins shall remain in place during construction is noted.
        i. Provide a preliminary outline of the phased construction logistics. The final plan can be provided at final engineering.
        ii. A sediment basin may be needed for erosion control.
        iii. The petitioner's response to comment c) iii, is noted. Provide updates as information becomes available.
    d) The petitioner's response to comment d) is acceptable.

27. The petitioner's response to comment no. 17 is noted. Provide cross sections of the safety ledge located at 1 ft below the normal water level. Provide both the normal water level and high-water level on the cross section, including the plantings.

28. The petitioner's response to comment nos. 21-23 is noted. Per communication with the Fire Department: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and the 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. Additional, more detailed comments have been provided under separate review from the Fire Department.

    The Site Geometry Plan does not meet these two requirements throughout the site. In addition, the dimensions in several locations are shown from the back-of-curb. The petitioner and Civil Engineer shall schedule a virtual meeting with Village staff to discuss the fire access to both the proposed building and the existing five-story building that the access is being modified.

29. The petitioner's response to comment no. 24 is noted. Provide a preliminary outline of the phased construction logistics. The final logistics plan can be provided at final engineering.

ADDITIONAL COMMENTS

30. The proposed parking lot layout for the existing five-story building has one-way circulation. The interior parking shall be revised to angle parking to better define the one-way traffic.

_____

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

PLAN COMMISSION REVIEW
FIRE DEPARTMENT

Village of Arlington Heights
Interoffice Memorandum

To:	**Sam Hubbard**
From:	**Div. Chief Dave Roberts**
Department:	**Fire Department**
File Number:	**24-00008**
Project:	**The Moorings**
Review Round:	**Round 2**
Date:	**July 12th, 2024**

GENERAL COMMENTS:

1. The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. *Please provide updated drawings showing these corrections.*

2. IFC 2018 503.2.1 **Dimensions**.
   Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). *Please provide updated drawings showing these corrections.*

3. IFC 2018 503.4 **Obstruction of fire apparatus access roads**.
   Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. *The road that connects the north drive and south drive shows "bollards" at both ends. Please provide updated drawings showing these corrections.*

4. IFC 2018 D103.4 **Dead ends**. (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. *Please provide updated drawings showing these corrections.*

5. IFC 2018 503.1.1 **Buildings and facilities**.
   Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) 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 apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. *Please provide updated drawings showing these corrections.*

6. IFC 2018 D105.1 **Aerial Access Roads 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. *The Fire and Life Safety Exhibit does not meet the above requirement.*

7. 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. *The Fire and Life Safety Exhibit does not meet the above requirement.*

8. 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 Fire and Life Safety Exhibit does not meet the above requirement.*

PLAN COMMISSION REVIEW
POLICE DEPARTMENT

Village of Arlington Heights
Interoffice Memorandum

To:	**Sam Hubbard**
From:	**Officer Steven Dinov #358**
Department:	**Police Department**
File Number:	**PCA00008-2024**
Project:	**The Moorings / 811 E Central Rd**
Review Round:	**Round 2 Review**
Date:	**July, 11, 2024**

ROUND 2 COMMENTS: The Police has no additional comments.

B. Clark 585

Supervisor

Village of Arlington Heights
Interoffice Memorandum

From:	**Sam Hubbard, Development Planner**
Department:	**Planning & Community Development Department**
File Number:	**24-008**
Project:	**The Moorings Senior Living Expansion – 811 E Central Rd**
Review Round:	**Round 2**
Date:	**July 15, 2024**

Zoning:

51. The response to the following comments is acceptable: 10, 12, 15-18, 21, 23, 27, 29, 30, 32, 34, 35, 37, 39, 40, 41, 47-50.

52. The response to comment #7 is noted. Based upon a review of the revised submittal, the list of necessary zoning approvals has been updated. Please verify that your application is requesting approval of the following zoning entitlements:
    a. Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property.
    b. Variation to Chapter 28, Section 10-4, to reduce the number of required off-street parking stalls from 636 to 585.
    c. Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories.
    d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District.
    e. Additional zoning actions may be identified based on a response to these comments.

53. The response to comment #8 is noted. You're encouraged to further refine the height variation justification to discuss the compatibility of the proposed height and number of floors relative to the existing building heights on campus, as well as the compatibility of the proposed height given the specific setback of the building to the closest residential homes.

54. The response to comment #9 is noted. Provide the referenced market studies with proprietary information redacted, or provide a separate document that contains an abbreviated summary of the demographic and income statistics considered, along with the forecasted growth in target population and expected absorption rate for the proposed units. Details should be provided on any market competition, as well as why 70-units were proposed given projected market demand and forecasted growth.

General:

55. The response to comment #11 is noted, however, no fire truck turning/fire life-safety exhibit was provided for the alternative configuration within the Round 2 submittal. Please

provide this document, along with the originally provided alternative geometric plan and alternative landscape plan as part of an alternative configuration package/plan set.

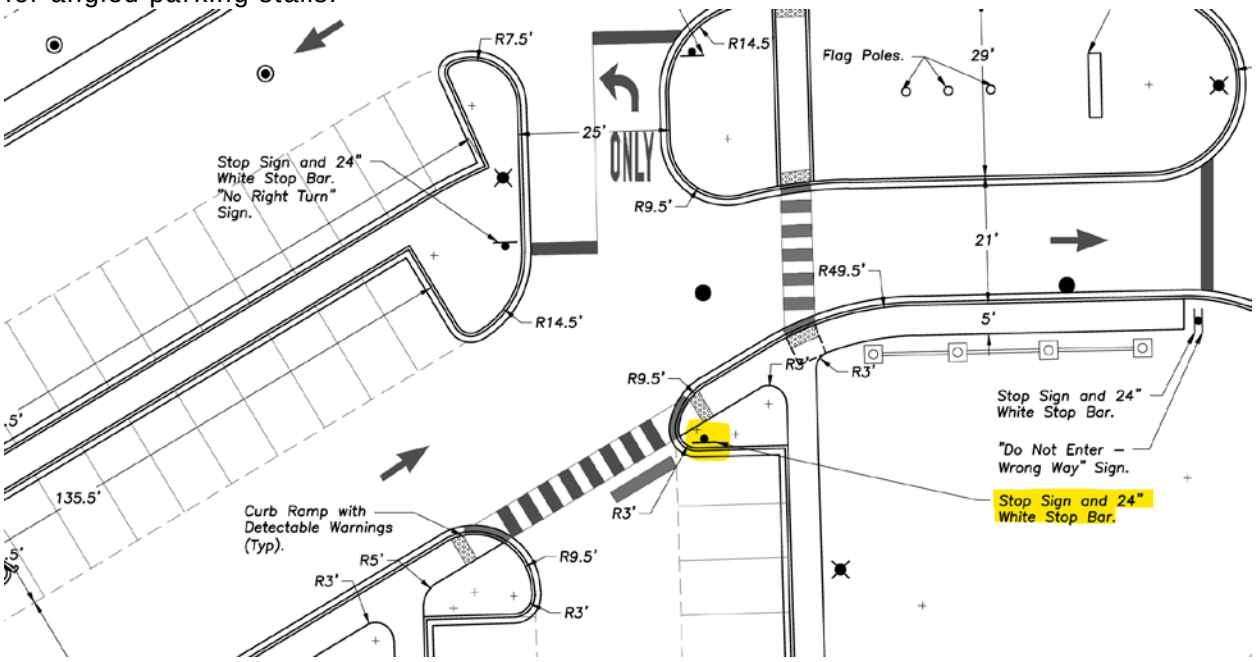
56. The response to comment #13 is noted, however, no details were provided on the number of units/beds for each use group in each building (SNF beds, memory care beds, assisted living units, etc.). The Fellowship Hall was not labeled, and the one-story connection between the IL and AL buildings was not labeled. Please add the missing details to the plan.

57. The response to comment #14 is noted. Please provide the required plan and timeline/schedule.

58. The response to comment #20 is noted. Your response to these comments must be submitted in a similar fashion. Please ensure that the hard-copy set of your Round 3 submission includes a full-sized copy of the Plat of Survey and Campus Parking Exhibit.

Site:

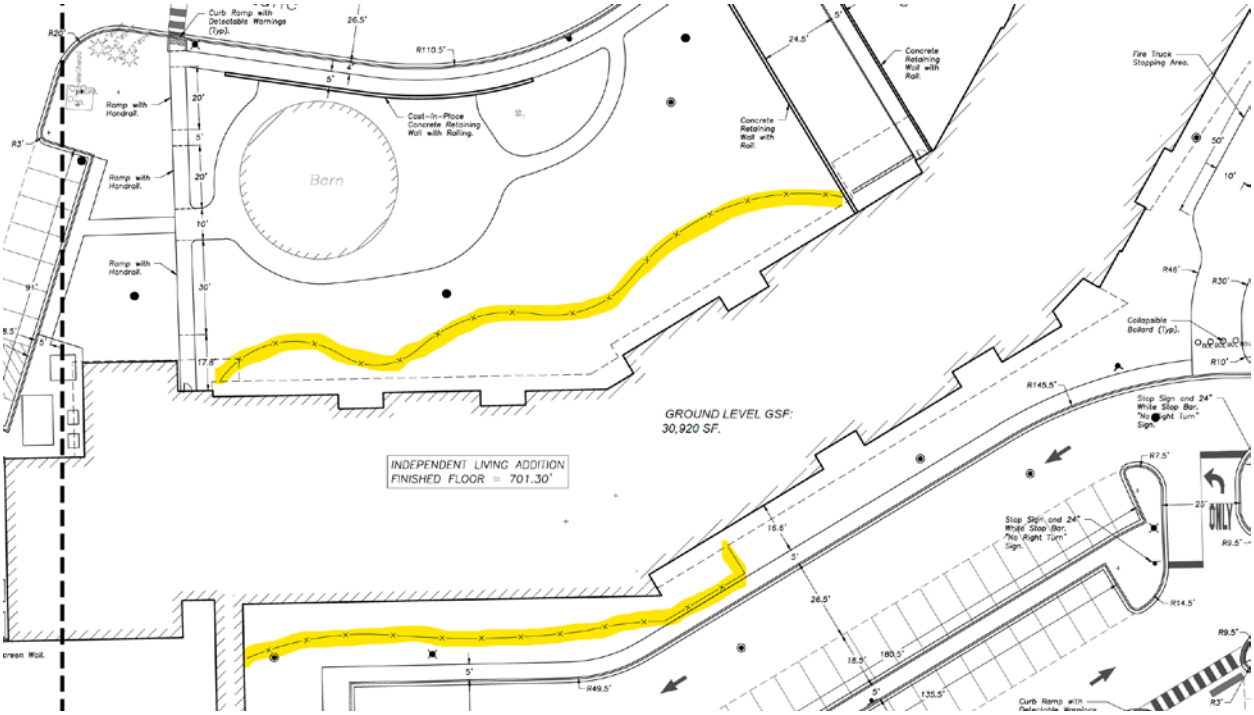
59. The response to comment #22 is noted. Please ensure that the sign shown below will include language prohibiting left turn movements. This can be finalized at time of building permit. However, please note that the Engineering Division is requiring that the parking stalls along the one-way drive aisle be revised to an angled orientation for safety given the one-way circulation. Any lost parking due to this modification must be accounted for within the requested variation and other documents within this application that reference the parking totals. Please verify if the IAC allows for the sharing of an ADA access aisle for angled parking stalls.



60. The response to comment #24 is noted. Please outline the plan for any bus/vehicle storage.

61. The response to comment #25 is noted. Provide details on the color and appearance of the northern elevation of the retaining wall adjacent to the Round Barn. Consider a decorative stamped concrete appearance compatible with the Round Barn.

62. The response to comment #28 did not address the question. Please provide details on the fencing proposed along the north and south sides of the building. Cut sheets or plan details showing the height, material, color, and style are required.



63. The response to comment #31 is noted. Please show the proposed wing wall extension at the northwest corner of the building on the elevations (DS-EXT-EL-W).

Building:

64. The response to comment #33 is noted. A singular concrete "pond overlook" was shown on the civil and landscape plans.

Landscape & Photometric:

65. The response to comment #36 is noted, however, a landscape island including a shade tree is still missing from the north end of the 4-space parking row within the northeast parking lot. Please add the missing landscape island and shade tree. See comments from Derek Mach for additional landscaping modifications required.

66. The response to comment #38 is noted. Signage shall be reviewed once final details are provided, and variations may be required. Please be aware that only minor deviations to the landscape plan at time of building permit may be authorized, which shall not generally

decrease the quantity of planting or quality of the design. Changes beyond this scope could require formal zoning approval to authorize.

67. The response to comment #42 is noted. Pending final design, a sign variation for these elements may be required.

Traffic & Parking:

68. The response to comment #43 is noted, however, there are issues with how the parking has been calculated. Specifically, the 87-space "future parking lot" cannot be counted towards the onsite total since it is not proposed as part of this project and not depicted on the Engineering plans. Accordingly, the proposed parking total is 585 spaces (which could increase to 590 if the alternative parking configuration south of the proposed building is implemented). The parking study and justification for variation shall be revised accordingly. Please note the following relative to the parking study:
    a. There is a typo on page 23: 299 spaces should be 289.
    b. Page 23 of the study states that any AL, MC, and SNF overflow (up to 25 vehicles) wil park in the spaces further east on Old Bard Road. These spaces are listed as "residential" spaces in the Campus Parking Exhibit. It is assumed that MC and SNF residents don't drive, and the 22 garage spaces are suitable for the AL residents that may own a car. Would the spaces further east on Old Barn Road be designed as for staff and visitors?
    c. Page 25 incorrectly lists the proposed parking total as 747 spaces.

69. The response to comment #46 is noted. The Campus Parking Exhibit shall be revised to show the 35-space parking lot in place of the "future lot". Please note that the existing 7-space parking lot to the east of the "future lot" as shown on this exhibit (which was included in the future lot parking total) currently includes 9 parking stalls and is depicted as having 8 stalls but labeled as having 7 stalls.

70. Are all interior and exterior resident parking stalls assigned, or can they be used by non-residents when not in use?

Comments prepared by: _____

PLAN COMMISSION REVIEW
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Interoffice Memorandum

To:	**Sam Hubbard, Development Planner**
From:	**Derek Mach, Landscape Planner**
Department:	**Planning & Community Development Department**
File Number:	**PCA00008-2024**
Project:	**811 E. Central Rd.**
Review Round:	**Round 1 Review**
Date:	**July 12, 2024**

	YES	NO
1. COMPLIES WITH TREE PRESERVATION ORDINACE:	☒	☐
2. COMPLIES WITH LANDSCAPE PLAN ORDINANCE:	☐	☒
3. PARKWAY TREE FEE REQUIRED:	☐	☒

COMMENTS:

1. Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen.
   Per Chapter 28, Section 6.15-1.2a, a six foot tall opaque screen must be provided for parking areas adjacent to a residential district. Additional evergreens must be provided along the east property line in order to meet the screening requirement.

2. Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15).
   Per Chapter 28, Section 6.15-1.2b, a four-inch caliper shade tree in a landscaped island equal in area to one parking space must be provided at the ends of all parking rows. Please provide the code required island and tree at the end of the parking row for the north parking area. In addition, please provide the code required tree in the island at the west end of the building. This island may need to be expanded to accommodate both the tree and the utility structure.

3. Provide a list of trees that correlate with the tree preservation plan.
   Revised plans and response noted. Please explore options for preserving trees: 1146-1148 and 1427.

4. Provide a more detailed planting plan.
   As part of the permit process, a detailed planting plan should be provided.

5. All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening.
   Revised plans and response noted.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Building & Life Safety Department	7	General Comments	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.	The fire and life safety plan has been updated to show 150' fire hydrant circles that overlap over all sections of the building while staying on fire apparatus roads without a dead-end.
Building & Life Safety Department	8	General Comments	The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	9	General Comments	IFC 2018 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide updated drawings showing these corrections.	Fire apparatus roads shall be updated to dimension 20' from the gutter.
Building & Life Safety Department	10	General Comments	IFC 2018 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. The road that connects the north drive and south drive shows "bollards" at both ends. Please provide updated drawings showing these corrections.	Bollards shall be removed if required.
Building & Life Safety Department	11	General Comments	IFC 2018 D103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The dead end on the west side of the building shall not be used as a fire apparatus road.
Building & Life Safety Department	12	General Comments	IFC 2018 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) 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 apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated to show 150' fire hydrant circles that overlap over all sections of the building while staying on fire apparatus roads without a dead-end.
Building & Life Safety Department	13	General Comments	IFC 2018 D105.1 Aerial Access Roads 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. The Fire and Life Safety Exhibit does not meet the above requirement.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	14	General Comments	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. The Fire and Life Safety Exhibit does not meet the above requirement.	Fire apparatus roads shall be updated to dimension 26' from the gutter.
Building & Life Safety Department	15	General Comments	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 Fire and Life Safety Exhibit does not meet the above requirement.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	16	General Comments	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 per IFC 2018 D105.3 Proximity to building. Provide dimensions. The submittal does not appear to meet this requirement.	The fire and life safety plan has been updated accordingly.
Building & Life Safety Department	17	General Comments	Per Public State Act 103-0053, 100% of the total parking spaces must be EV capable.	We interpret that each new residential unit that has dedicated parking shall be made EV Capable. We have 70 new units. We propose to provide all 70 EV capable spaces in the parking garage.
Building & Life Safety Department	18	General Comments	Note: "A transmittal letter detailing all the changes from the initial review will be required for any additional reviews".	Acknowledged.A written response is included in the round 3 plan commission submission

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Building & Life Safety Department	25	General Comments	The petitioner's response to comment nos. 11-14,16, 18-20 are acceptable.	Acknowledged.
Building & Life Safety Department	26	General Comments	The petitioner's response to comment no. 15 is noted. The preliminary Stormwater Report has been reviewed. a) Provide a written summary of the existing and proposed conditions for each area. b) The Tributary Area Exhibit has been reviewed. Provide additional information to identify each of the ponds, including the new pond. If the name of the ponds have changed from prior MWRD permit submittals, please indicate in the summary. c) The petitioner's response to comment c) that the existing basins shall remain in place during construction is noted. i. Provide a preliminary outline of the phased construction logistics. The final plan can be provided at final engineering. II. A sediment basin may be needed for erosion control. iii. The petitioner's response to comment c) iii, is noted. Provide updates as information becomes available. d) The petitioner's response to comment d) is acceptable.	Acknowledged.A written response is included in the round 3 plan commission submission
Building & Life Safety Department	27	General Comments	The petitioner's response to comment no. 17 is noted. Provide cross sections of the safety ledge located at 1 ft below the normal water level. Provide both the normal water level and high-water level on the cross section, including the plantings.	Acknowledged.
Building & Life Safety Department	28	General Comments	The petitioner's response to comment nos. 21-23 is noted. Per communication with the Fire Department: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and the 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. Additional, more detailed comments have been provided under separate review from the Fire Department. The Site Geometry Plan does not meet these two requirements throughout the site. In addition, the dimensions in several locations are shown from the back-of-curb. The petitioner and Civil Engineer shall schedule a virtual meeting with Village staff to discuss the fire access to both the proposed building and the existing five-story building that the access is being modified.	Acknowledged. These items shall be provided.
Building & Life Safety Department	29	General Comments	The petitioner's response to comment no. 24 is noted. Provide a preliminary outline of the phased construction logistics. The final logistics plan can be provided at final engineering.	Acknowledged. Two new documents are included in this submission. a. Misc_ Moorings Concept Schedule_24.07.22 b.Misc_ Moorings Logistics_2024.07.23
Building & Life Safety Department	30	General Comments	The proposed parking lot layout for the existing five-story building has one-way circulation. The interior parking shall be revised to angle parking to better define the one-way traffic.	Fire apparatus roads shall be updated to dimension 26' from the gutter. The parking layout has been revised with angle parking.
END OF COMMENTS FROM BUILDING & LIFE SAFETY DEPARTMENT				
Fire Department	1	General Comments	The autoturn drawing on the Fire and Life Safety Exhibit shows Tower Ladder exceeding the dimensions of the fire apparatus access roads and/or aerial access roads. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated accordingly.
Fire Department	2	General Comments	IFC 2018 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). Please provide updated drawings showing these corrections.	Fire apparatus roads shall be updated to dimension 20' from the gutter.
Fire Department	3	General Comments	IFC 2018 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. The road that connects the north drive and south drive shows "bollards" at both ends. Please provide updated drawings showing these corrections.	Bollards shall be removed if required.
Fire Department	4	General Comments	IFC 2018 D103.4 Dead ends. (As amended by Arlington Heights Municipal Code Article I Section 27-102) The apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The dead end on the west side of the building shall not be used as a fire apparatus road.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Fire Department	5	General Comments	IFC 2018 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) 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 apparatus access road on the west side of the proposed building is a dead end and is not allowed unless approved by the Fire Chief. Please provide updated drawings showing these corrections.	The fire and life safety plan has been updated to show 150' fire hydrant circles that overlap over all sections of the building while staying on fire apparatus roads without a dead-end.
Fire Department	6	General Comments	IFC 2018 D105.1 Aerial Access Roads 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. The Fire and Life Safety Exhibit does not meet the above requirement.	Following disucssions with the Fire Department and Building & Life Safety Dept, the aerial fire apparatus access road has been updated.
Fire Department	7	General Comments	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. The Fire and Life Safety Exhibit does not meet the above requirement.	Fire apparatus roads shall be updated to dimension 26' from the gutter.
Fire Department	8	General Comments	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 Fire and Life Safety Exhibit does not meet the above requirement.	The fire and life safety plan has been updated accordingly.
END OF COMMENTS FROM FIRE DEPARTMENT				
Department of Planning and Community Development	51	Zoning	The response to the following comments is acceptable: 10, 12, 15-18, 21, 23, 27, 29, 30, 32, 34, 35, 37, 39, 40, 41, 47-50.	Acknowledged.
Department of Planning and Community Development	52	Zoning	The response to comment #7 is noted. Based upon a review of the revised submittal, the list of necessary zoning approvals has been updated. Please verify that your application is requesting approval of the following zoning entitlements: a. Amendment to PUD Ordinances 85-154, 88-057, 89-043, 91-108, 92-051, 93-051, 02-077, 06-069, and 15-046 to allow construction of a 70-unit independent living building on the subject property. b. Variation to Chapter 28, Section 10-4, to reduce the number of required off-street parking stalls from 636 to 585. c. Variation to Chapter 28, Section 5.1-8.5, to allow a 62.5' tall 5-story building where building heights are limited 45' to 4-stories. d. Variation to Chapter 28, Section 6.10, to allow two 6.5' tall elevator overruns to be constructed above the maximum building height permitted in the I District. e. Additional zoning actions may be identified based on a response to these comments.	a. Acknowledged. b.Updated information related to the proposed parking total and the variation is included in this package c. Updated information related to the proposed building height and the variation is included in this package d. Confrimed. e. Acknowledged.
Department of Planning and Community Development	53	Zoning	The response to comment #8 is noted. You're encouraged to further refine the height variation justification to discuss the compatibility of the proposed height and number of floors relative to the existing building heights on campus, as well as the compatibility of the proposed height given the specific setback of the building to the closest residential homes.	Acknowledged. The comments provided in the justification letter have been expanded to include the points made.
Department of Planning and Community Development	54	Zoning	The response to comment #9 is noted. Provide the referenced market studies with proprietary information redacted, or provide a separate document that contains an abbreviated summary of the demographic and income statistics considered, along with the forecasted growth in target population and expected absorption rate for the proposed units. Details should be provided on any market competition, as well as why 70-units were proposed given projected market demand and forecasted growth.	The full maketing research report is provided in this resubmission. The file is named "12_Market Study_2024.07.26".

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Department of Planning and Community Development	55	General Comments	The response to comment #11 is noted, however, no fire truck turning/fire life-safety exhibit was provided for the alternative configuration within the Round 2 submittal. Please provide this document, along with the originally provided alternative geometric plan and alternative landscape plan as part of an alternative configuration package/plan set.	The new resubmittal includes an alternative configuration plan package.
Department of Planning and Community Development	56	General Comments	The response to comment #13 is noted, however, no details were provided on the number of units/beds for each use group in each building (SNF beds, memory care beds, assisted living units, etc.). The Fellowship Hall was not labeled, and the one-story connection between the IL and AL buildings was not labeled. Please add the missing details to the plan.	As requested, the units/beds information has been added to architectural site plan sheet A-001. The fellowship hall and the one-story connector's location has also been included in the plan.
Department of Planning and Community Development	57	General Comments	The response to comment #14 is noted. Please provide the required plan and timeline/schedule.	A premilinary logistics and schedule has been included in this submission.
Department of Planning and Community Development	58	General Comments	The response to comment #20 is noted. Your response to these comments must be submitted in a similar fashion. Please ensure that the hard-copy set of your Round 3 submission includes a full-sized copy of the Plat of Survey and Campus Parking Exhibit.	Acknowleged. Plat of Survey and Campus Pakring Exhibit will be plotted as full size.
Department of Planning and Community Development	59	Site	The response to comment #22 is noted. Please ensure that the sign shown below will include language prohibiting left turn movements. This can be finalized at time of building permit. However, please note that the Engineering Division is requiring that the parking stalls along the one-way drive aisle be revised to an angled orientation for safety given the one-way circulation. Any lost parking due to this modification must be accounted for within the requested variation and other documents within this application that reference the parking totals. Please verify if the IAC allows for the sharing of an ADA access aisle for angled parking stalls.	A sign prohibiting left turns has been added to the documents. The parking area at the main entry has been revised to provide angled parking. The accessible stalls have been placed to coordinate with angled parking requirements; they do not share the loading zone space. The parking variation quantity has been revised to reflect the change in spaces provided.
Department of Planning and Community Development	60	Site	The response to comment #24 is noted. Please outline the plan for any bus/vehicle storage.	The community has one 26' bus used for transportation. It will be located in a parking space in the loading area to the west of the proposed building.
Department of Planning and Community Development	61	Site	The response to comment #25 is noted. Provide details on the color and appearance of the northern elevation of the retaining wall adjacent to the Round Barn. Consider a decorative stamped concrete appearance compatible with the Round Barn	The retaining wall in this area will have a stamped concrete finsh with earthtone color.
Department of Planning and Community Development	62	Site	The response to comment #28 did not address the question. Please provide details on the fencing proposed along the north and south sides of the building. Cut sheets or plan details showing the height, material, color, and style are required.	There is no fencing proposed at this location. It is a boundary between different types of landscape planting. The graphic has been removed.
Department of Planning and Community Development	63	Site	The response to comment #31 is noted. Please show the proposed wing wall extension at the northwest corner of the building on the elevations (DS-EXT-EL-W).	The wing wall extension is integral to the west elevation and has been included in the elevation design. The wall tag indicated the exterior wall is EWS-2 with white and grey blend modular brick
Department of Planning and Community Development	64	Building	The response to comment #33 is noted. A singular concrete "pond overlook" was shown on the civil and landscape plans.	The design for the overlook is confirmed to be a singular overlook, which will be a concrete pad with a curved railing to allow for an overlook view at the water's edge.
Department of Planning and Community Development	65	Landscape & photometric	The response to comment #36 is noted, however, a landscape island including a shade tree is still missing from the north end of the 4-space parking row within the northeast parking lot. Please add the missing landscape island and shade tree. See comments from Derek Mach for additional landscaping modifications required.	The resubmitted plan has been updated to include the parking islands and trees requested.
Department of Planning and Community Development	66	Landscape & photometric	The response to comment #38 is noted. Signage shall be reviewed once final details are provided, and variations may be required. Please be aware that only minor deviations to the landscape plan at time of building permit may be authorized, which shall not generally decrease the quantity of planting or quality of the design. Changes beyond this scope could require formal zoning approval to authorize.	Signage has been revised to accommodate the 6'-0" max. height. Final details and sign planting plan to be provided at time the signs are submitted for Building Perrmit.
Department of Planning and Community Development	67	Landscape & photometric	The response to comment #42 is noted. Pending final design, a sign variation for these elements may be required.	Signage has been revised to accommodate the 6'-0" max. height. Final details to be provided at time the signs are submitted for Building Perrmit.
Department of Planning and Community Development	68	Traffic and Parking	The response to comment #43 is noted, however, there are issues with how the parking has been calculated. Specifically, the 87-space "future parking lot" cannot be counted towards the onsite total since it is not proposed as part of this project and not depicted on the Engineering plans. Accordingly, the proposed parking total is 585 spaces (which could increase to 590 if the alternative parking configuration south of the proposed building is implemented). The parking study and justification for variation shall be revised accordingly. Please note the following relative to the parking study: a. There is a typo on page 23: 299 spaces should be 289. b. Page 23 of the study states that any AL, MC, and SNF overflow (up to 25 vehicles) wil park in the spaces further east on Old Bard Road. These spaces are listed as "residential" spaces in the Campus Parking Exhibit. It is assumed that MC and SNF residents don't drive, and the 22 garage spaces are suitable for the AL residents that may own a car. Would the spaces further east on Old Barn Road be designed as for staff and visitors? c. Page 25 incorrectly lists the proposed parking total as 747 spaces.	The traffic and parknig study and parking exhibit has been updated accordingly. The parking numbers have been revised with the removal of the future parking lot, angled parking at the main entrance, and other minor revisions.
Department of Planning and Community Development	69	Traffic and Parking	The response to comment #46 is noted. The Campus Parking Exhibit shall be revised to show the 35-space parking lot in place of the "future lot". Please note that the existing 7 space parking lot to the east of the "future lot" as shown on this exhibit (which was included in the future lot parking total) currently includes 9 parking stalls and is depicted as having 8 stalls but labeled as having 7 stalls	The parking exhibit has been updated accordingly. The future lot has been removed from the plans and parking study.

Presbyterian Homes _ The Moorings: VAH_SDC_Priliminary Feedbacks_Round 2				Last edited: 08.06.2024
Agency	**Comment Number on Letter**	**Discipline**	**Review Comment**	**Final Response to VAH**
Department of Planning and Community Development	70	Traffic and Parking	Are all interior and exterior resident parking stalls assigned, or can they be used by non residents when not in use?	The interior parking spaces are gnerally assigned to residents and the some exterior spaces are assigned to resiidnts for their sole use
Department of Planning and Community Development	1	Landscape plan	Provide a dense buffer along the east property line adjacent to the single-family homes. Infill with evergreens in order to create an opaque screen. Per Chapter 28, Section 6.15-1.2a, a six foot tall opaque screen must be provided for parking areas adjacent to a residential district. Additional evergreens must be provided along the east property line in order to meet the screening requirement.	The revised Landscape Plan submittal has been updated with additional proposed evergreen trees and screening plantings that were installed in May of this year. These plants were installed so they could start growing to fill gaps before project construction, giving them about 3 years to fill in based on anticipated construction completion in 2027. To provide VAH with more context, the revised submittal includes an additional exhibit with images of existing conditions at the east property line adjacent to new parking, including mature trees and the plantings installed in May. After sharing this exhibit and reviewing the conditions with VAH staff on site, the difficulty of achieving a 6' height evergreen screen without impacting existing trees on the Moorings and neighboring properties was acknowledged. In order to preserve existing trees and root zones, the following solution was discussed: Proceed per the current plan, but review screening again near the end of construction in 2027 to ascertain the coverage provided at that point in time. If acceptable coverage is not achieved, additional measures may be considered by Presbyterian Homes, which may include planting additional small evergreen trees, placing fence panels, or a combination of both.
Department of Planning and Community Development	2	Landscape plan	Provide 4 inch caliper shade trees at the ends of all parking rows and at the end of every 20 parking spaces (Chapter 28, Section 6.15). Per Chapter 28, Section 6.15-1.2b, a four-inch caliper shade tree in a landscaped island equal in area to one parking space must be provided at the ends of all parking rows. Please provide the code required island and tree at the end of the parking row for the north parking area. In addition, please provide the code required tree in the island at the west end of the building. This island may need to be expanded to accommodate both the tree and the utility structure.	The resubmitted plan includes updates in compliance with this request.
Department of Planning and Community Development	3	Landscape plan	Provide a list of trees that correlate with the tree preservation plan. Revised plans and response noted. Please explore options for preserving trees: 1146-1148 and 1427.	Trees #1146-1148 require removal since they are located in the center of the proposed pond and are too large for relocation. Tree #1427 is located within the new drive and head-in street parking. Given the proximity of tree #1427 to the demolition and construction area of the newly configured road, the tree root zone would be alomost completely distrubed and would likely not survive the disturbance even if that parking spot were removed and the adjacent parking island were expanded to include the tree.
Department of Planning and Community Development	4	Landscape plan	Provide a more detailed planting plan. As part of the permit process, a detailed planting plan should be provided.	Acknowledged. A detailed planting plan will be provided at the time of Building Permit submittal.
Department of Planning and Community Development	5	Landscape plan	All mechanical units must be screened with landscaping or other appropriate methods of screening. Please show all proposed ground mounted units and the proposed screening. Revised plans and response noted.	Acknowledged.
END OF COMMENTS FROM PCD DEPARTMENT				

Plan Commission
8/14/2024

Item: Spent Grain Brewing - 17 N. Vail Ave. - PC#24-009

Department: Planning & Community Development Department

Requested Action

Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required

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

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit to allow a brew pub, and Variation to waive the requirement for a traffic and parking study, and is generally supportive of the use subject to the following conditions:

1. The petitioner shall be required to purchase Employee Parking Permits for parking within the Village owned garage system for the maximum number of employees working on the subject property during the largest work shift.

2. 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 5-22-24	Minutes
Project Narrative	Exhibits
Floor Plan	Exhibits
Outdoor Dining Plan	Exhibits
Market Study	Exhibits

Proposed Menu	Exhibits
Special Use Criteria Responses	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

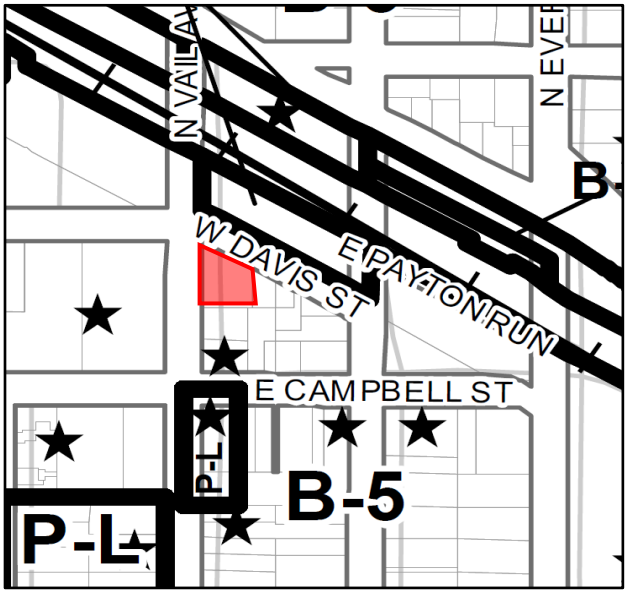
STAFF DEVELOPMENT COMMITTEE REPORT

***File Number**: PC 24-009*
***Project Title**: Spent Grain Brewing*
***Address**: 17 N. Vail Ave*
***PIN**: 03-29-341-020*

***To**: Plan Commission*
***Prepared By**: Hailey Nicholas, Assistant Planner*
***Meeting Date**: August 14, 2024*
***Date Prepared**: August 6, 2024*

***Petitioner**: Eric Lamkins*
***Address**: 501 W. Wing St*
Arlington Heights, IL 60005

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



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L, Public Land District	Public Parking Lot	Government
South	B-5, Downtown District	Offices	Mixed Use
East	B-5, Downtown District	Professional Office & Restaurant (The Bakester)	Mixed Use
West	B-5, Downtown District	Mixed Use (Multi-Family Residential & Restaurants)	Mixed Use

Requested Action

1. Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required

1. A Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Project Background

The subject property is located within the Downtown District on the Southeast corner of Vail Avenue and Davis Street, and is part of a multi-tenant building with LaTasca Tapas and the Domain on Vail Apartments. The subject unit was formerly occupied by Bangkok Café, but is vacant at this time. The unit is approximately 2,509 square feet in size with access to a 520 square-foot basement. The petitioner, Eric Lamkins of Spent Grain Brewing, has executed a lease for the subject unit at 17 N. Vail Avenue to open and operate a brew pub business. The preliminary floor plan includes a dining area, bar, and kitchen on the main level with a storage area and kegs for brewing in the basement. They are also proposing a year-round small outdoor dining area, with plans to participate in Arlington Alfresco.

The business operations include brewing beer products, cooking food, and serving food and alcohol. Hours of operation would be 3:00pm-10:00pm Wednesday and Thursday, 12:00pm-11:00pm on Friday and Saturday, and 12:00pm-8:00pm on Sundays. They plan to have about 10-16 employees in total. The business owner is licensed as a Class 3 brewer by the State of Illinois, and plan to obtain their Brew Pub license after receiving their liquor license from the Village.

Zoning and Comprehensive Plan

The subject property is zoned B-5, Downtown District. The proposed use is classified as a Brew Pub, which is allowed with a Special Use Permit in the B-5 District. Although the restaurant could qualify for a Special Use Permit waiver based on the size of the space (under 4,000 square feet in floor area), due to the unique pairing of restaurant and brewery, the business is not eligible for the Special Use Permit waiver. There is an approved Special Use Permit for the existing restaurant within the space, however the inclusion of the brewery component also precludes Spent Grain Brewing from assuming this existing Special Use Permit. Therefore, the petitioner is required to obtain a Special Use Permit.

The petitioner has provided a written response, explaining how Spent Grain Brewing 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 highlights that there are no other breweries in Arlington Heights, and that their proposed brew pub will be the first of its kind in the area.
- ***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 the operations will adhere to all safety regulations and will maintain a noise level that does not disrupt the surrounding area.
- ***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 discusses that their business is committed to complying with all local, state, and federal regulations along with any conditions specified in the ordinance. They plan to work closely with local authorities to ensure that their operations create a welcoming environment to build on the downtown community.

The petitioner has also provided a market analysis. As this will be their first location, Spent Grain Brewing highlights that there are not many breweries in the area. They also note that the demographics of the area and the location within the Downtown are ideal for this type of business. Staff has found the petitioner's market analysis sufficient.

The Comprehensive Plan classifies this property as appropriate for "Mixed Use" uses, and the proposed brew pub is compatible with this designation.

Building, Site, and Landscaping

The petitioner has proposed minor changes to the exterior of the building, primarily design changes like signage. The petitioner is also considering installing a "garage door" along the building, similar to that at Cortland's Garage located at 1 N. Vail Ave. The petitioner has been made aware that in order to utilize the "garage door" concept they would need to meet the minimum requirements set for open air dining set by the Village in January 2017. Detailed plans have not been provided at this time, but the petitioner is aware that they will be required to obtain a building permit for such work and a separate sign permit for any signage proposed.

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

The petitioner has proposed an outdoor dining area, including 4 tables and 8 seats. A separate license agreement is required for outdoor dining, and an additional license agreement may be required if the petitioner decides to participate in Arlington Alfresco. The petitioner is aware that they will need to work with Staff to enter into the required license agreement(s) outside of the Plan Commission process in order to offer outdoor dining.

Parking and Traffic

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. The petitioner has requested a variation to waive this requirement and must therefore provide written justification to the criteria for Variation approval as outlined below:

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

As the proposed use would be occupying a former restaurant space with a similar seating capacity, Staff is supportive of the requested variation. Additionally, the Downtown street network has capacity to handle additional traffic and staff does not expect traffic generation from the proposed use to be a significant issue.

With regards to parking, patrons and employees of this business will be accommodated within on-street parking spaces and within the Village owned parking facilities in the Downtown area. Per Section 11.5-8 of Chapter 28, off street parking requirements for downtown uses can be met through provisions of spaces within Village owned parking

facilities such as the Vail Avenue garage. The amount of off-street parking for Spent Grain Brewing as required by the Village Zoning Code is outline below:

SPACE	USE	AREA (SF)	NUMBER OF SEATS	PARKING RATIO	PARKING REQUIRED
Indoor Dining	B-5 Restaurant	686	72	1/200	3
Outdoor Dining	B-5 Restaurant	90	8	1/200	1
Total					4

Staff is not concerned about parking availability in the Vail Avenue garage at this time. However, consistent with what is required of other Downtown restaurants, staff is recommending a condition of approval that requires full time employees to obtain an employee parking permit for parking within the Village owned garage system to accommodate employee parking for the proposed use.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Special Use Permit to allow a brew pub, and Variation to waive the requirement for a traffic and parking study, and is generally supportive of the use subject to the following conditions:

1. The petitioner shall be required to purchase Employee Parking Permits for parking within the Village owned garage system for the maximum number of employees working on the subject property during the largest work shift.
2. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ August 9, 2024.
Michael Lysicatos, Assistant Director of Planning & Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON AUGUST 14, 2024, AT 7:30 P.M. in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois to consider Petition No. 24-009, a request for a Special Use Permit to operate a Brew Pub in the B-5 District. The subject property is located at 17 North Vail Avenue, in Arlington Heights, Illinois. The PIN for the subject property is 03-29-341-020. The subject property is legally described as follows:

THAT PART OF BLOCK 23 IN ORIGINAL TOWN OF DUNTON IN SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDICAN, DESCRIBED AS FOLLOWS: STARTING AT A POINT 42 FEET WEST OF THE NORTHEAST CORNER OF LOT 5, IN BLOCK 23 AFORESAID AND MEASURED ALONG THE NORTH LINE OF LOT 5; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 5, EXTENDED NORTHWARD 80.88 FEET MORE OR LESS TO THE NORTHERLY LINE OF BLOCK 23 SAID NORTHERLY LINE BEING THE SOUTHERLY LINE OF DAVIS STREET; FORMERLY KNOWN AS RAILROAD AVENUE; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCK 23 AFORESAID 105.28 FEET MORE OR LESS TO THE NORTHWEST CORNER OF BLOCK 23 AFORESAIDL THENCE SOUTH 133.97 FEET MORE OR LESS TO THE NORTH LINE OF LOT 5 AFORESAID ALONG THE WEST LINE OF BLOCK 23 AFORESAID ALSO KNOWN AS THE EAST LINE OF VAIL STREET; THENCE EAST ALONG THE NORTH LINE OF LOT 5 AFORESAID 90.70 FEET TO THE POINT OF BEGINNING, OTHERWISE KNOWN AND DESCRIBED AS LOTS 6 & 7 (EXCEPT THE EAST 42 FEET THEREOF) IN BLOCK 23 IN ORIGINAL TOWN OF DUNTON, ACCORDING TO THE PLAT RECORDED MARCH 4, 1886 IN BOOK 22 OF PLATS PAGE 5 AS DOCUMENT 695762, IN COOK COUNTY, ILLINOIS.

The Plan Commission will consider any zoning actions or relief from Chapter 28 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.

Jay Cherwin, Chair
ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 30th, 2024 (4617865)

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 07/30/2024 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 # 4617865

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS


N Highland Ave
W Wing St
N Chestnut Ave
N Vail Ave
W Davis St
N Dunton Ave
E Northwest Hwy
UNION PACIFIC NORTHWEST (METRA) UP-NW
E Payton Run
N Evergreen Ave
W Campbell St
E Campbell St
S Chestnut Ave
S Highland Ave
S Vail Ave
S Dunton Ave
S Evergreen Ave
204
122
131-235
121
206-220
200
140-180
114
100
225
111
101
99
21
17
5-13
1-15
3-5
157-163
102-140
170-176
2-4
6
10
12-14
16-20
24-28
106

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON: **May 22, 2024**

Project Title: Spent Grain Brewery

Address: 17 N. Vail Ave.

Petitioner: Eric Lamkins

Address: 501 W. Wing St.
Arlington Heights, IL 60005

Requested Action:
1. Special Use Permit to allow a Brew Pub in the B-5 District.

Variations Required:
1. Variation from Chapter 28, Section 6.12-1, to waive the requirement for a traffic and parking study prepared by a qualified professional engineer.

Attendees: Eric Lamkins, Spent Grain Brewery
John Sigalos, Plan Commissioner
Lynn Jensen, Plan Commissioner
Bruce Green, Plan Commissioner
Hailey Nicholas, Planning Department

Project Summary:
The subject property is located within the Downtown District on the Southeast corner of Vail Avenue and Davis Street, and is part of a larger multi-tenant building with LaTasca Tapas and the Domain on Vail Apartments. The subject unit was formerly occupied by Bangkok Thai Restaurant, but is vacant at this time. The unit is approximately 2,509 square feet in size with access to a 520 square-foot basement. The petitioner, Eric Lamkins of Spent Grain Brewing, has executed a lease for the subject unit at 17 N. Vail Avenue to open and operate a brew pub business. The preliminary floor plan includes a dining area, bar, and kitchen on the main level with a storage area and kegs for brewing in the basement.

The business operations would include brewing beer products, cooking food, and serving food and alcohol. Hours of operation would be 3:00pm-10:00pm Wednesday and Thursday, 12:00pm-11:00pm on Friday and Saturday, and 12:00pm-8:00pm on Sundays. They plan to have a about 10-16 employees in total. The business owner is licensed as a Class 3 brewer by the State of Illinois, and plan to obtain their Brew Pub license after receiving their liquor license from the Village.

Meeting Discussion:

Mr. Lamkins – we are proposing to take over the space 17 N. Vail Avenue. We are looking to open what is considered a nano brewery, brewing single barrels, which are 30 gallons. The entire system fits inside the kitchen and is ventless. It does not vent outside, so there's no concern for odors. It is a self-contained system that is kept in the kitchen, and will be fermenting down the basement. All of the main tanks and the walk-in refrigerator with the kegs will all be kept down stairs. The name of the brewery is Spent Grain Brewery. The very first part of the brewing process you create spent grain, buy soaking the grain in the water to create your mash. At that time, when you're done with those grains there, they are discarded, you can give them to a farmer or thrown away, and those grants are referred to as spent grain. In our case we actually reutilize, some of the spent grain, so we're using that name because we're going to represent that as part of our

food menu. We are looking at appetizers, a couple of soups, salads and then a light fair entree, meaning like a sandwich and chips, but not full dinners. Each of those things would have something that is made with spent grain. Bread is obviously the easiest to make with spent grains, but we can make granola and dog treats.

We are looking to develop more of a relaxed lounge environment, with 24 seats of dining inside, 14 seats and then another 24 seats of leather couches and chairs taking up the bulk of space to create that lounge environment. We are replacing the doors and having them move forward to flatten out and we will do garage door screens pretty similar to what Cortland's is using today, so that we can open up the outside. Outdoor seating during Alfresco, the space on the sidewalk would be permitted.

Ms. Nicholas - the petitioners of Spent Grain Brewing are requesting a special use permit to allow a brew pub in the B-5 downtown district. The subject property is located on the southeast corner of Vail Ave. and Davis St. which is part of a multi-tenant building with La Tasca restaurant, and Domain on Vail Apartments. The subject unit was formerly occupied by the Bangkok Thai restaurant, but is vacant at this time. The petitioner has executed a lease for the subject unit which is approximately 2500 square feet with access to a 520 square foot basement. Their preliminary floor plan includes a dining area, bar, and kitchen on the main level, with a storage area and brewing equipment in the basement. The business operations would include brewing, beer products, cooking food, and serving food and drinks. Hours of operation are tentative at this time, but they are expected to be closed Monday & Tuesday, open 3:00 pm to 10:00 pm Wednesday & Thursday, 12:00 pm to 11:00 pm Friday & Saturday, and 12:00 pm to 8:00 pm Sunday. They anticipate to have anywhere from 10 to 16 employees, and the business owner is licensed as a Class 3 Brewer by the State of Illinois and they plan to obtain their liquor license from the Village of Arlington Heights.

A Plan Commission application has not yet been received, but the petitioners will provide a written response to each of the three hardship criteria necessary for special use permit approval as part of the application. They will also provide a complete project narrative, which should include a detailed description of their business, including an explanation of the products and services that they plan to offer. The comprehensive plan classifieds this property as appropriate for mixed-use land uses, and the proposed use is compatible with that. A traffic and parking study by a certified traffic engineer is required for this project. However, as the employees used to be occupying a former restaurant space with a similar seating capacity, staff is proposed is supportive of a variation request from that requirement. Additionally, the downtown street network has capacity to handle any additional traffic, and staff does not expect traffic generation from the proposed use to be a significant issue. Therefore, as part of their Planning Commission application, the petitioner will also need to provide a written response to the variation approval criteria. Additional details from the petitioner are still needed to calculate the exact parking requirements, however, since this proposal should be in the downtown area, there's no on-site parking, so the required parking will need to be met within the Vail Avenue public parking garage, which is allowed for users within the downtown district. Overall, the staff development committee is generally supportive of this proposal and has no major concerns subject to the submission of a formal application.

Commissioner Jensen - a great project.

Commissioner Sigalos - great to see that you had an elevation of the front. You're putting in these new windows that are going to open up. Will they just have to go to Design Commission then, because of the exteriors being changed?

Ms. Nicholas - it may, or a possible administrative design approval, but design planner will look it over, and determine whether or not that it will need to go to Design Commission.

Mr. Lamkins – essentially what we are doing, the lower stone that runs along the front right now is continuously level with the sidewalk, and we are going to do the same thing, we are bringing those two doors out to make it flush. The new door will be located to your right. The existing door that goes upstairs and new door would be relocated to give that flush straight look across the front. The door would match with the tremors, which is standard commercial doors.

Commissioner Sigalos - a great project, I'm glad to see you in this space, I think you'll do good business there, you will have traffic, especially in the summertime.

Mr. Lamkins – Five year lease with five year tenancy. We are the owners of Kilwins and have been working on this for two

years.

Commissioner Green – I think also it's a great project. One question, when you have a brewery, are there special things you can do, can people come in and not buy food and just taste the beer?

Mr. Lamkins – that would be our intention to have flights of beers where you could sample. We have got our liquor license already applied for. At this time, we do not have an answer if they will have to order something.

Commissioner Green – when you put it in smaller batches, what's the difference?

Mr. Lamkins – absolutely nothing. I brewed today 5 gallons, when I first started brewing it was one gallon. Then obviously you have people. It's not like a cake, you can't just double the recipe, but overall you can double it and all those little factors into how hops play into that, but it doesn't affect it. We are not looking to bottle and package. A Nano Brewery makes more sense. We're not looking to have an assembly landed bottling.

Commissioner Green – I think that would be interesting and I think it is a great idea. Waiving the traffic study, absolutely.

Commissioner Sigalos – when do you anticipate opening?

Mr. Lamkins – my best guess this fall. Reality is it will open probably be after all fresco ends. If construction is done the idea of pull paper off the windows and then people start looking and seeing what's there, but you have to be realistic new shop, new servers, new everything. You don't want to open for Harmony Festival, one of the busiest days downtown.

Public Comment
None

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

Spent Grain Brewing, Inc.
Business Plan Summary

It is our intent to open a nano (Nano: single barrel brewing, 30 Gals, or 1 Keg of Beer) brewery in the Downtown Arlington Heights area. This brewery would focus on brewing all the beers and beverages on-site to serve in-house and will include a dining menu.

We will be using a nano brewing system manufactured by Spike Brewing located in Milwaukee. This system is designed to brew 30-gallon batches of beer at a time, and with a steam condensing lid it does not require any ventilation system and as a result does not create any strong odors normally associated with the brewing process.

The plan will include 16 taps, 2 reserved tentatively for seltzers and sodas. Wine will also be available, with a whiskey tasting bar. We plan to have 3 to 6 employees per shift.

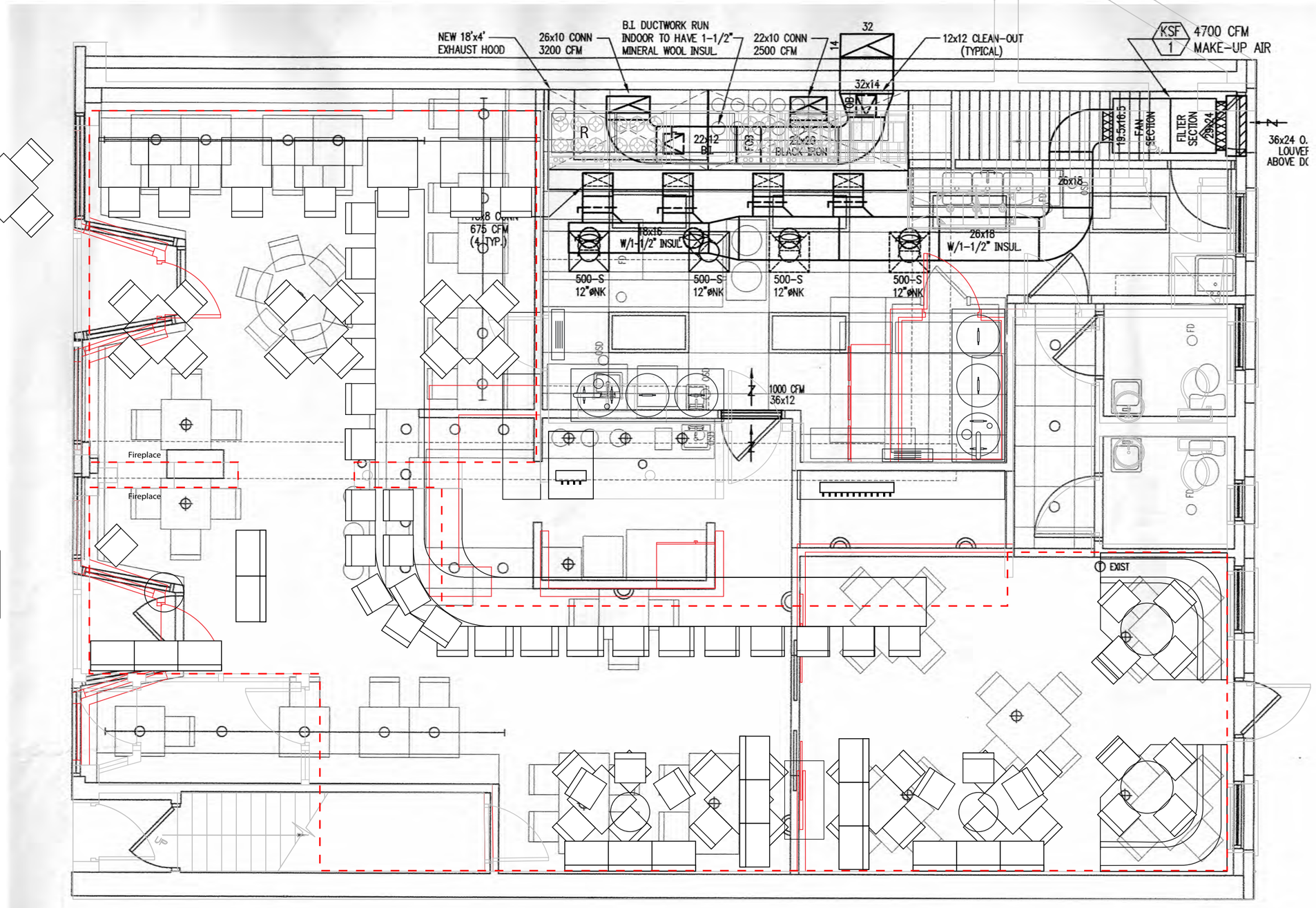
All food will include scratch made products made using the leftover spent grains from the brewing process and beer made on site as ingredients. Foods will include appetizers, soups, salads, sandwiches, flatbreads, seasonal items, and desserts.

The space will seat tentatively 75 guests, with additional seating outside during the alfresco time frame. There will be a small retail section with additional products made from spent grain, local honey and merchandise. Serving hours will be as follows:

Wednesday to Thursday:	3:00 pm – 10:00 pm
Friday to Saturday:	11:00 am – 11:00 pm
Sunday:	11:00 am – 8:00 pm

We plan on village approvals to take 2 to 3 months. Then a 2-month buildout to be ready to open would like to be ready to open this October.

Area in Red = 686 SF
Total Floor = 2,509 SF



1/4" = 1'

0 4' 8' 12'

FIRST FLOOR EXISTING PLAN

TOTAL AREA: 2,509 SQFT

Area in Red = 708 SF
Total Floor = 2,509 SF

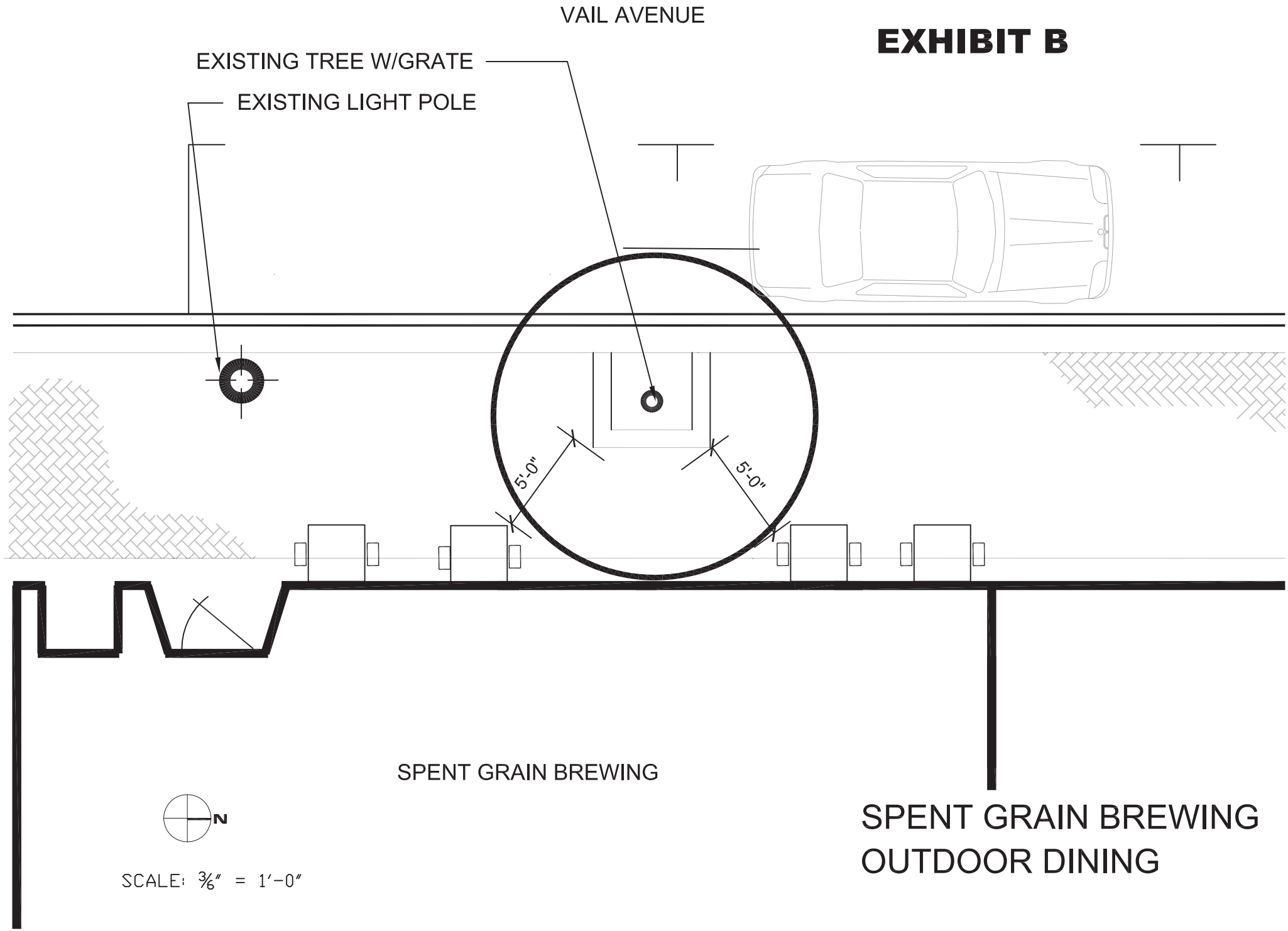
D
W

4'
8'
12'

FIRST FLOOR EXISTING PLAN

TOTAL AREA: 2,509 SQFT

EXHIBIT B



SPENT GRAIN BREWING
OUTDOOR DINING

Arlington Heights is one of the few villages in the neighboring area that does not have a brewery of any type. The popularity of visiting a brewery with a tap room is certainly growing and brings not only residents but beer drinkers and fanatics alike in to check out the beers being made there. Arlington Heights currently lacks this. It's clear that there are plenty beer drinkers in the area if you walk by Beer on the Wall on any giving day/evening and you'll see a line of people buying beer. A nano brewery would complement not only Beer on the Wall but all the other establishments in the area. Currently the closest brewery is only 6 miles away yet will take 20 minutes to get there. The downtown area offers a huge complement of dining options, and this would fill that one piece that is missing not only in Arlington Heights, but in the downtown area.

Included below and article that articulates the benefits of a brewery in Arlington Heights.

Better Beer for a Better Neighborhood: The Value of Craft & Microbreweries

5 Apr 2022, The Provi Team

Craft breweries make great beer. For many people, that's as far as it goes. Most consumers do not consider the ethical, economic and community benefits that craft breweries can provide. The truth is: as craft beer has taken over in the mainstream, craft breweries have become an important part of many local economies and communities. As industry professionals, it is critical for us to understand the role that these establishments play. Drinking better beer is always a plus—but there's a whole lot more to craft breweries than good beer.

Let's explore some of the amazing benefits that craft breweries can introduce to communities and the industry at large.

Local Tax Revenue

Although we may not always like to recognize it, taxes are important for maintaining any society, including the towns and cities that make up those societies. It's not the flashiest item to start our list, but with higher tax revenue, cities can make more improvements to their roads, infrastructure and more. Like any other for-profit business, breweries provide important tax revenue. So, in more ways than one, breweries literally improve cities. Brewery employees also pay taxes. Business licenses and permits further contribute to local economies.

Employment & Economics

Even before a brewery opens, it creates jobs and employment opportunities. There is a lot of hardware that goes into a modern brewery. This means the construction of a brewery is a pretty serious gig—typically far beyond the scope of a "DIY" project. This work gets contracted out to electricians, plumbers, masons and construction crews.

Once the brick-and-mortar facility is up, the day to day for breweries can be an immensely complex operation. Staff is required for everything from warehousing to beer brewing, marketing to serving. That means breweries create a wide variety of employment opportunities. Whether a person works in logistics or food service, they can certainly find a role within a brewery.

Each of these employees brings more spending power to your community, thus boosting the local economy. Additionally, more employees mean more taxes. As mentioned above, this bolsters your local economy even further. Many breweries offer generous benefits packages, creating a much lower turnover rate with employment. This means that brewery employees are more inclined to stay in one place for longer, bringing years of enrichment to their local economies.

Craft & Microbreweries as "Third Places"

Sociologist Ray Oldenburg first coined the term "Third Place" in his book The Great Good Place. A "third place" is somewhere besides work and home where a person can enjoy themselves in a positive, reasonably healthy way. Craft breweries can provide that exact type of place. These establishments create flavorful, exciting beers for enthusiasts to enjoy and discuss. Many breweries also feature live music, games, or other activities for people (whether alcohol is involved or not).

Lesser Environmental Impact

Drinking local beer also significantly reduces environmental impact. The shorter of a distance your beer has to travel, the better. Each mile spent on a truck, plane or other type of freight ups the carbon footprint of that drink. By purchasing beer (or any other product) that is made near your own home, you're reducing the usage of those fossil fuel resources.

Additionally, small breweries are more likely to partner with low-impact, local farmers. They often use grains or products from smaller farms, again bolstering local economies while reducing environmental impact. Many small breweries benefit from alternative energy sources, too. Because their operations are relatively small, it is easy to power small breweries on solar or other alternative types of energy.

Generally speaking, craft breweries are much more interested in eco-friendly practices than larger companies. For large beer brands, pivoting to green operations can take millions or billions of dollars. Meanwhile, craft beer brands can 'go green' for a fraction of the price.

Building Local Communities

Small, local breweries are excellent at getting involved with their communities. From farmers markets to street fairs and other events, local breweries often ingratiate themselves into their neighborhoods quite enthusiastically. In many cities, local breweries become integral parts of their communities—that can include hosting events, participating in street fairs, employing local citizens

and a whole lot more. By supporting your local craft brewery or microbrewery, you are building your community in an authentic, genuine way.

Progressive Brewing

Like many other things in the Food and Bev vertical, beer can be considered an art form. It is important that “beer” as a genre does not stagnate. Without pointing fingers, many of the largest brewers in the world have been brewing the same beer(s) for decades. If this continues, beer as a whole will become less and less popular.

Craft breweries—and especially microbreweries—are famous for pushing boundaries within the beer world. Virtually every major beer style available today started as a ‘craft’ option. From your favorite IPAs to fruited sours, microbreweries have always been at the forefront of beer innovation. For beer enthusiasts, this is critical for our continued enjoyment.

However, for the beer industry as a whole, this is equally important. Without continued improvement, experimentation and development, there is nothing to attract new drinkers to the product segment. The “strange” beers that come from the world of craft brewing eventually trickle down to the mainstream, and can even provide a gateway for future craft enthusiasts.

More than a Buzz

For a long time, any type of alcoholic beverage was seen as merely a tool to get a buzz. But today—thanks in large part to craft breweries—beer is more than just a social lubricant. Craft breweries take their product seriously, and offer patrons taprooms where like-minded drinkers can come together and discuss beer. Gone are the days when drinking was the same as partying. Now, beer is a hobby—or even a passion—for many people in the world. That is entirely due to the success of the craft beer industry.

Better Beer

Last—but certainly not least—craft breweries make better beer. At Provi, we’re all beer-lovers, and we tend to think our readers are, too. By supporting craft breweries, you are supporting better beer. Whether that means new flavors, new brewing techniques or resurrecting traditional methods, craft breweries tend to lead the charge when it comes to creating high-quality beer. What’s not to love about that?

Additional Notes:

Proposed Menu:

All items will include products made fresh with Spent Grains garnered form the brewing process in the form breads, granolas and garnishes. The menu will not provide full dinner meals but dishes that can be considered meals.

Food Preparation/Equipment:

All equipment is currently present at site except for Nano Brewer, fermenting and Brite tanks. Cook tops, prep stations, refrigeration is all planned use. Existing deep frier may be needed but not in the menu's current form. Walk-in fridge will be relocated to the basement per the plan. The Wok station will be removed.

Appetizers:

Spent Grain Pretzel flight. 4 different pretzels with freshly made ground German mustards and dipping sauces

2-3 charcuterie boards including a build-your-own charcuterie board with a selection of unique cheese, meats, fruits and nuts

Seasonal Appetizer

Soup and Salads:

Bake French Onion Soup

Chili

Seasonal Soup

House Salad

Wedge Salad

Ceasar Salad

Panzanella Salad

Seasonal Salad

Entres:

Panini's 2-4 different options

Grilled Cheese

12 inch flat breads 6-10 different options

Chicken waffle?

Thourangour Pretzel

German Sauage dinner

Seasonal bites

Dessert:

Brownies

Apple Crumble

Seasonal Dessert

Special Use Criteria:

1. Public Convenience: Spent Grain Brewing's special use is deemed necessary for the public convenience at this location. Arlington Heights lacks a brewery of any size, be it full, micro, macro or nano. This would be the first of its kind in the area and in Arlington Heights. By offering a full-service nano brewing with food offerings, an atmosphere focused on local products and people in a relaxed adult only lounge environment.

2. No Detriment: The operation of Spent Grain Brewing will not, under any circumstances of the 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.

3. Regulatory Compliance: Spent Grain Brewing 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 create a welcoming environment, building on community and neighborly growth.

Land Use Variation Criteria:

1. Compatibility: The proposed use of 17-19 N Vail Ave for Spent Grain Brewing will not alter the essential character of the location. It is designed to be compatible with existing uses and the zoning of nearby properties. Any modifications made will be designed to keep all aesthetics as they are currently but allow a modern update to the space.

2. Unique Circumstances: The need for a nano-brewery is driven by the lack of any brewery in Arlington Heights. Additionally, we will be providing a lounge like environment which is also lacking in Arlington Heights.

3. Harmony with Intent: Spent Grain will create a relaxed, adult friendly environment offering unique foods made with spent grains and fresh brewed beers. It will also be open to those who seek to enjoy a good glass of wine or sample a unique whiskey.

4. Minimum Variance: The variances requested by Spent Grain Brewery require the minimum necessary to allow for the use of the property. Considering that the space already has a full kitchen and dining space. The nano brew system is self-contained and does not require exterior exhaust. The brewery would be a great addition to the downtown area offering fresh beers and relaxed lounge environment.

Plan Commission
8/14/2024

Item: PC Budget - 2025

Department: Planning & Community Development Department

Background

The attached Plan Commission budget request is proposed for fiscal year 2024. The proposed budget items are identical to the budget from last fiscal year.

Recommendation

Recommend approval of the Plan Commission's 2025 budget request.

ATTACHMENTS:

Description	Type
2025 Proposed Budget	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2025 BUDGET REQUESTS

Name of Board or Commission: PLAN COMMISSION

Chair: JAY CHERWIN

	2022 Actual	2023 Actual	2024 Adopted Budget	2024 Estimated Actual	2025 Proposed Budget	Accounts
CONTRACTUAL SERVICES:						
APA membership dues	-	-	200		200	101-1009-522020-
Travel & Training						
Educational/training materials	-	-	300		300	101-1009-522030-
Photocopying	-	-	-			101-1009-522150-
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ 500**	**$ -**	**$ 500**	